

10,500 SQ. FT. INDUSTRIAL WAREHOUSE FOR LEASE IN BELMONT CRAGIN

3250 N. Kilpatrick Ave. Chicago, IL 60641

CRER



Sean Mason

Broker

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The logo for CRER (Chicago Real Estate Resources, Inc.) is located in the top right corner. It consists of the letters "CRER" in a white, sans-serif font, positioned above a short horizontal white line, all contained within an orange square.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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PROPERTY OVERVIEW

PROPERTY ADDRESS:

3250 N. Kilpatrick Ave. Chicago, IL 60641

LEASE RATE:

\$10 PSF / \$8,750 Per Month

LEASE TYPE:

Modified Gross

BUILDING SIZE:

42,000 Sq. Ft.

AVAILABE:

10,500 Sq. Ft.

CONSTRUCTION:

Masonry

CLEAR HEIGHT:

12 Ft.

ZONING:

M1-1

WARD:

30th

LOADING:

1 DID, 1 Interior Dock

POWER:

400 Amps/3 Phase

AIR CONDITIONED:

Yes

SPRINKLERED:

Yes

PROPERTY DESCRIPTION

CRER is excited to offer 3250 N. Kilpatrick Ave, Chicago IL 60641.

Located in the vibrant and convenient Belmont Cragin neighborhood of Chicago, this 10,500-square-foot warehouse for lease boasts high ceilings and a loading dock for all your needs. Ideal for businesses looking for a central location, this warehouse is situated close to major expressways and streets.

Enjoy easy access to the suburbs, O'Hare and Midway Airports and the rest of the city, as well as all the amenities the Belmont Cragin neighborhood has to offer, including plenty of restaurants and shopping. Don't miss out on this incredible opportunity!



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PROPERTY PHOTOS

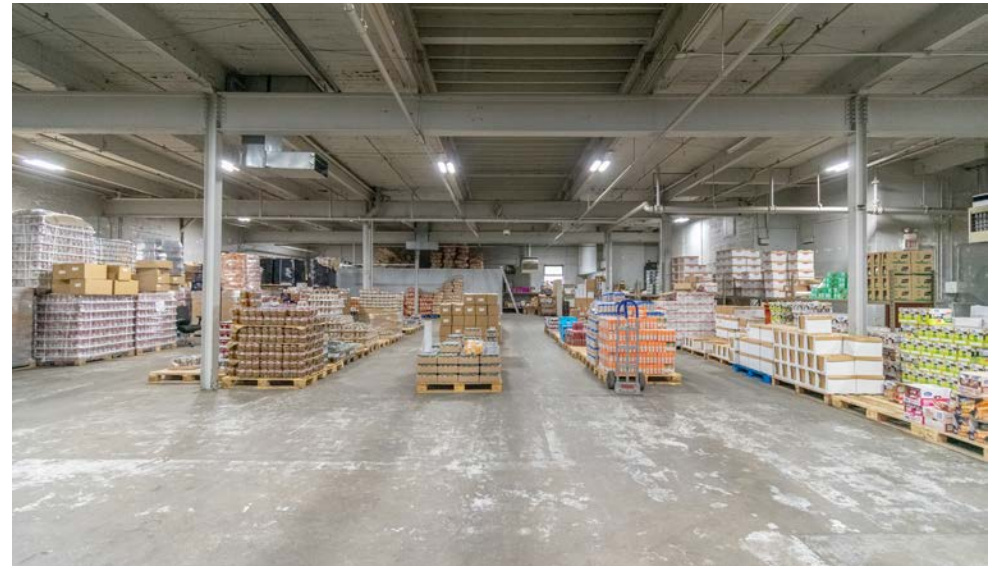
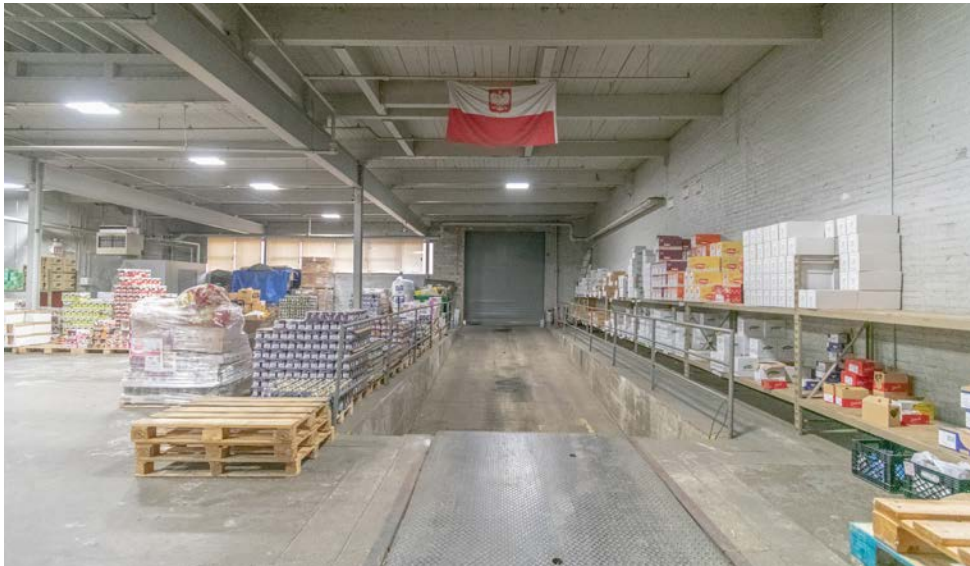


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PROPERTY PHOTOS



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AREA MAP



10,500 SQ. FT. INDUSTRIAL WAREHOUSE FOR LEASE IN BELMONT CRAIG

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ABOUT THE NEIGHBORHOOD

Belmont Craig is a vibrant community in the heart of Chicago. Located just west of Logan Square, Belmont Craig offers a mix of residential and commercial spaces, as well as a unique flavor of its own.

The residential area of Belmont Craig is primarily a mix of single-family homes, although there are also some apartment buildings and condominiums.

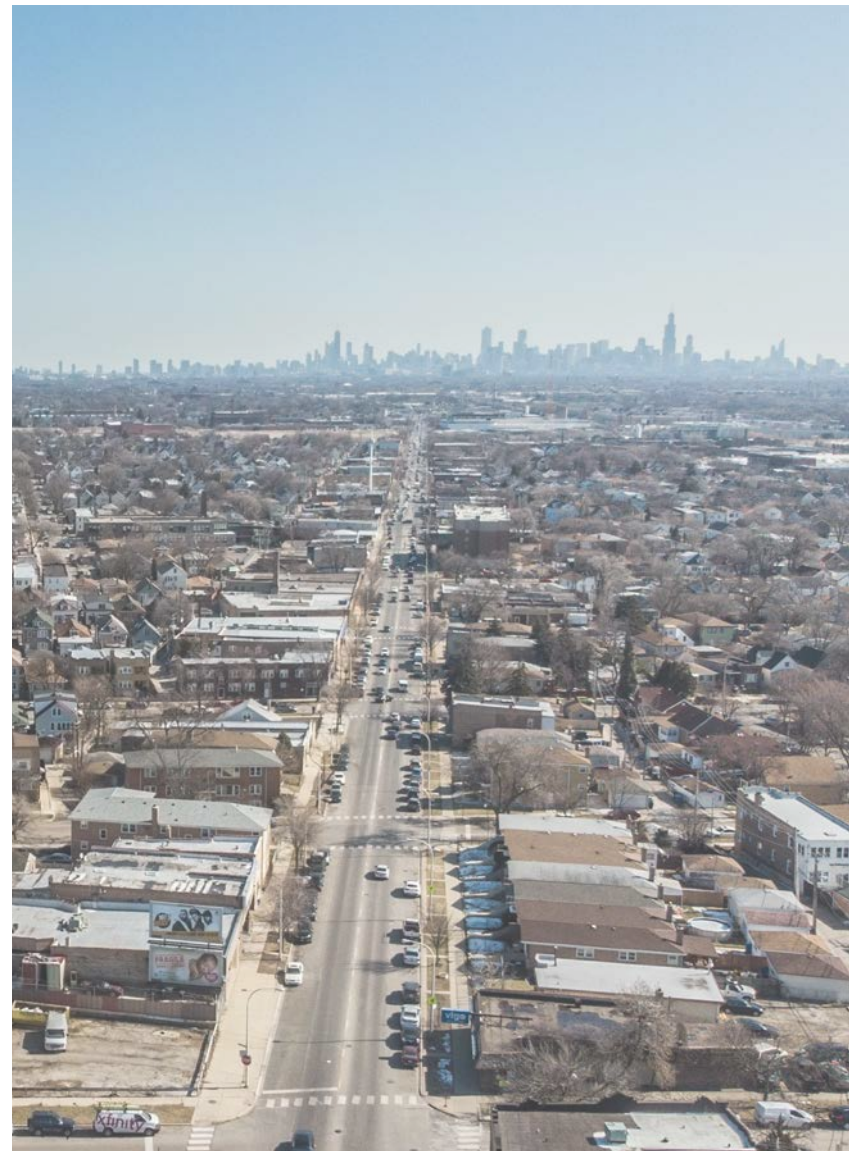
The homes in the area are quite diverse, ranging from vintage structures to modern, high-end homes. The area is also home to several parks and green spaces, providing plenty of opportunities for outdoor recreation.

In addition to its diverse residential and commercial offerings, Belmont Craig also boasts a strong sense of community.

The area is home to a number of organizations and events that bring its residents together, from block parties to neighborhood watch organizations.

Overall, Belmont Craig is a unique and vibrant community area, offering residents and visitors alike a unique experience.

With its mix of residential and commercial spaces, its access to nearby cultural attractions, and its strong sense of community, Belmont Craig is a great place to live and explore.



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TRANSPORTATION



TRANSIT / SUBWAY



Belmont Ave Bus - 77 East/West (CTA)

1 min drive

1 min walk

0.0 mi



Cicero Avenue Bus - 54 North/South (CTA)

2 min drive

11 min walk

0.6 mi



COMMUTER RAIL



Garland Station Commuter Rail (Milwaukee District North Line)

4 min drive

0.8 mi



AIRPORT



Chicago O'Hare International Airport

30 min drive

10.5 mi



Chicago Midway International Airport

49 min drive

11.1 mi

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DEMOGRAPHICS



CHICAGO POPULATION	WARDS	COMMUNITY AREAS	NEIGHBORHOODS
2,716,450	50	77	100

	1 MILE	3 MILE	5 MILE
2022 Total Population	49,548	419,383	1,037,886
2027 Population	46,730	401,362	1,005,289
Pop Growth 2022-2027	(5.69%)	(4.30%)	(3.14%)
Average Age	35	37	38
2022 Total Households	13,154	134,538	377,656
HH Growth 2022-2027	(6.84%)	(5.16%)	(3.73%)
Median Household Inc	\$50,521	\$59,720	\$73,539
Avg Household Size	3.60	3.00	2.60
2022 Avg HH Vehicles	2.00	1.00	1.00
Median Home Value	\$262,555	\$296,122	\$333,426
Median Year Built	1947	1947	1948

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ABOUT STEVEN RAPOPORT



In nearly five years with CRER, Sean has focused primarily on multifamily, retail and industrial investment sales as well as ground up development projects.

He came to CRER after 15 years working in capital markets and he brings a deep understanding of financial analysis and risk management principles to assist clients interested in expanding and diversifying their investment property portfolios.

Sean was born and raised in Chicago and graduated cum laude from Harvard in 2000. He lives in Burr Ridge with his wife and kids.

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ABOUT CRER

Chicago Real Estate Resources (CRER) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need. From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



TCN Worldwide, provides complete integrated real estate solutions locally and internationally. An extensive range of real estate services coupled with a personal commitment to exceed expectations is what allows TCN Worldwide to be a leader in this competitive industry. Comprised of leading independent brokerage firms, TCN combines an entrepreneurial approach with years of local experience. TCN's more than 1,500 brokers have a well-earned reputation for providing straightforward expert advice.

Company Achievements

- 96% Satisfaction rate among our clients
- 16 Years - Average CRER broker experience
- 30% of CRER brokers are CCIM designees
- \$2.5 Billion sold by CRER brokers
- 75% of CRER listings sell within 90 days
- 17 Years of continuous company growth

Company Mission

CRER is dedicated to providing the finest commercial real estate services; maintaining a reputation for honesty and ethical behavior, and keeping the client's needs as the top priority.

Our goal is to consistently exceed your expectations and facilitate a lucrative transaction. We value the long-term alliances we have forged with our clients, and the strong business results they have achieved.

Professional Associations



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