

FOR LEASE | INDUSTRIAL WAREHOUSE IN BELMONT CRAGIN

3315 N. Knox Ave, Chicago, IL 60641

CRER



Sean Mason

Broker

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CRER (Chicago Real Estate Resources, Inc.)

800 W. Diversey Pky, Chicago IL 60614

(773) 327-9300 www.crer.com



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The logo for CRER (Chicago Real Estate Resources) 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.

DISCLOSURE

All materials and information received or derived from CRER (Chicago Real Estate Resources, Inc.), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither CRER (Chicago Real Estate Resources, Inc.), its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

CRER (Chicago Real Estate Resources, Inc.) will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CRER (Chicago Real Estate Resources, Inc.) makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CRER (Chicago Real Estate Resources, Inc.) does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CRER (Chicago Real Estate Resources, Inc.) in compliance with all applicable fair housing and equal opportunity laws.

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

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PROPERTY OVERVIEW

PROPERTY ADDRESS:

3315 N Knox, Chicago, IL 60641

LEASE RATE:

\$9.25 PSF / \$6,300 Per Month

LEASE TYPE:

Modified Gross

BUILDING SIZE:

19,357 Sq. Ft.

AVAILABLE:

8,000 Sq. Ft.

CONSTRUCTION:

Masonry

CLEAR HEIGHT:

14 Ft.

ZONING:

M1-1

WARD/ALDERMAN:

30/ Ariel Reboyras

LOADING:

1 Exterior Dock, 1 Drive In Door

POWER:

200 Amp / 3 Phase

AIR CONDITIONED:

No

SPRINKLERED:

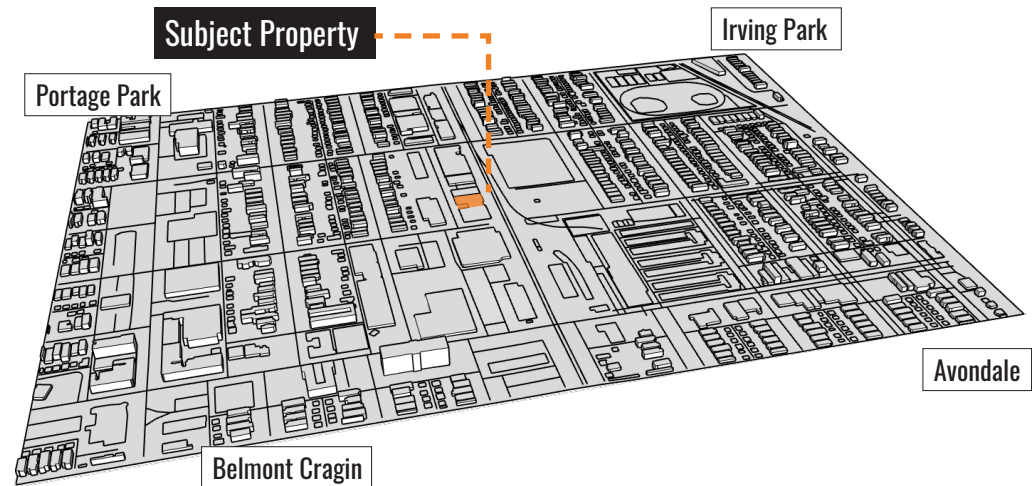
Yes

PROPERTY DESCRIPTION

CRER is excited to offer 3315 N. Knox Ave, Chicago IL 60641.

This 8,000 SF warehouse located in the desirable Belmont Cragin neighborhood of Chicago is now available for lease.

With one exterior dock and one drive in door, easy access to I-90/I-94, and close proximity to public transportation, this warehouse offers unbeatable convenience for businesses of all kinds.



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PROPERTY PHOTOS



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PROPERTY PHOTOS

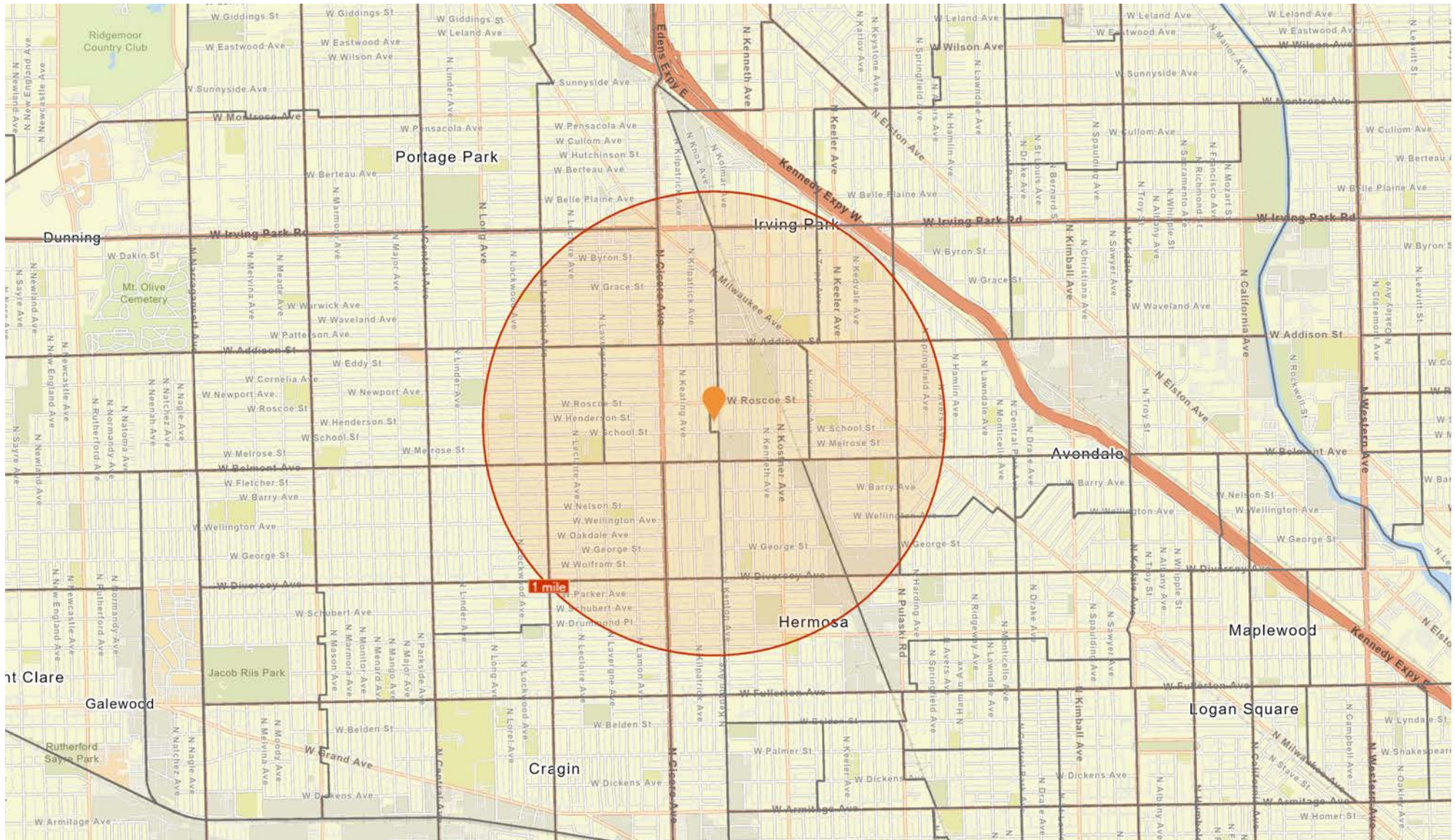


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AREA MAP



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DEMOGRAPHICS

KEY FACTS

55,738

Total Population

21,695

Housing Units

17,756.1

Population Density

2.76

Average Household Size

84.2

Diversity Index

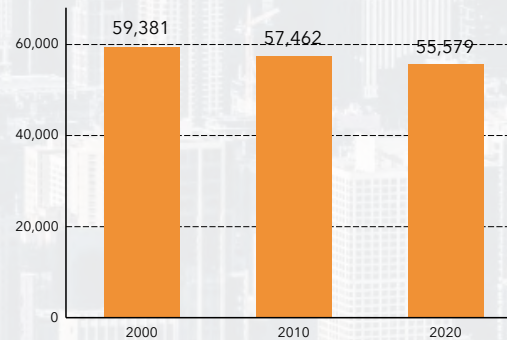
Interesting Key Facts

84.3

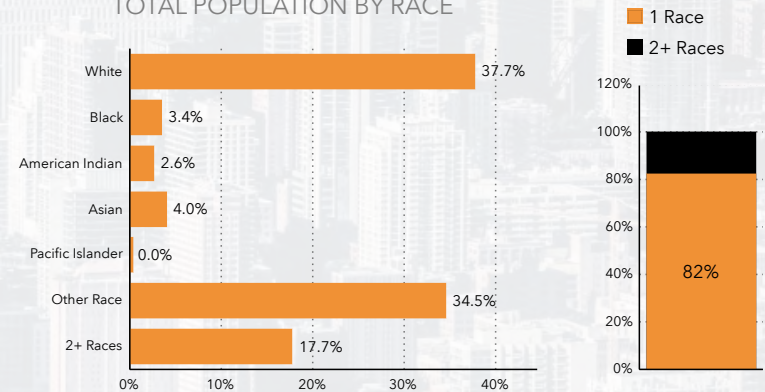
2022 Diversity Index

Which is more than 95% of all ZIP Codes

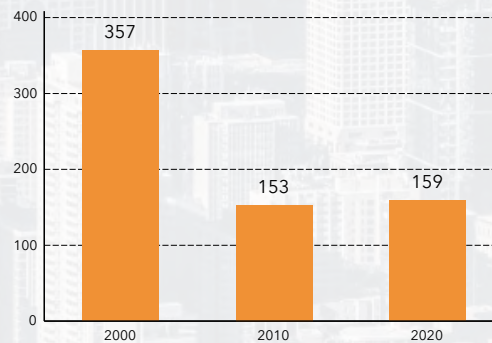
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	12,307	43,431
1 Race	9,668	36,205
White	3,546	17,469
Black	483	1,434
American Indian/Alaska Native	356	1,093
Asian	359	1,870
Pacific Islander	2	18
Some Other Race	4,923	14,321
2 or More Races	2,639	7,226

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ABOUT THE NEIGHBORHOOD

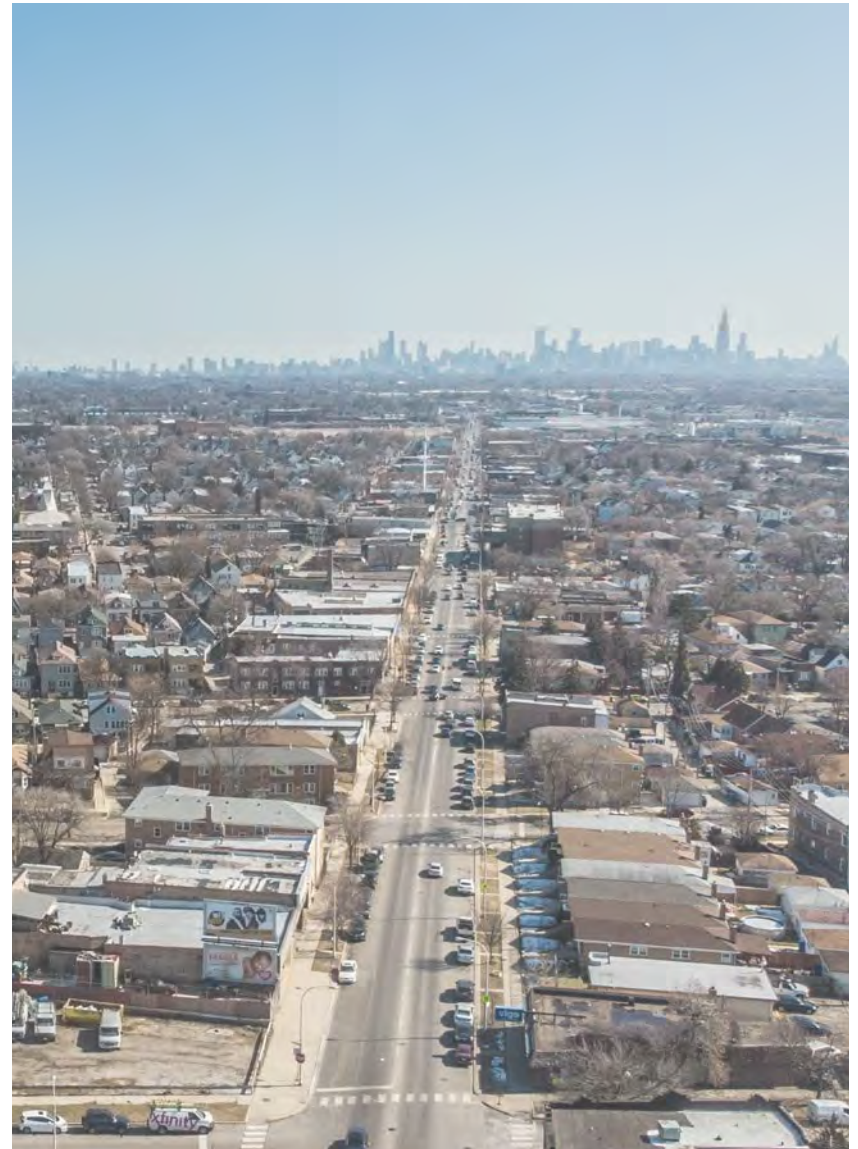
The Belmont Cragin neighborhood of Chicago is a great option for commercial real estate seekers looking to invest in a vibrant and growing area. Located in the northwest side of the city, it is centrally located, with easy access to major expressways and airports.

For businesses looking to get up and running quickly, Belmont Cragin is an ideal choice. The area is well-served by public transportation, making it easy for employees and customers to get to and from the area. Metra and CTA lines, as well as the Kennedy Expressway, pass through the area, connecting it to the rest of the city. There is also easy access to O'Hare International Airport, making it ideal for businesses that need to travel frequently.

The Belmont Cragin area is home to a variety of businesses, from retail stores to restaurants to professional services. This makes it an ideal location for both new and established businesses looking to take advantage of the area's convenient transport links and vibrant local economy.

For businesses looking to expand, Belmont Cragin is an attractive option. With a range of existing businesses already in place, there is plenty of potential to build on the success of the area. It is also close to a number of other neighborhoods, including Logan Square, Humboldt Park and Avondale, making it easy to access the wide range of amenities and services available in those areas.

For businesses looking for a vibrant and convenient location, Belmont Cragin is an ideal choice. With its central location, easy access to transport links and range of businesses, it is a great option for businesses of all sizes.



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ABOUT SEAN MASON



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Sean is a highly accomplished real estate professional with an extensive background in capital markets and investment management. With nearly five years of experience at CRER, he has become a key member of the team, specializing in multifamily, retail, and industrial investment sales, as well as ground-up development projects.

Throughout his career, Sean has demonstrated an unwavering commitment to delivering exceptional results for his clients. He has a keen ability to identify valuable investment opportunities and leverage his expertise in financial analysis and risk management to help clients make informed decisions about expanding and diversifying their property portfolios.

Sean's experience in capital markets has provided him with a unique perspective on the real estate industry. He understands the complexities of investment management and is well-versed in the various financial instruments used to support real estate investments. This knowledge has proven invaluable in his work at CRER, where he regularly advises clients on complex investment strategies and market trends.

Sean's dedication to his clients is matched only by his passion for real estate. A Chicago native, he has an intimate understanding of the local market and has developed strong relationships with industry professionals throughout the city. His deep knowledge of the market and his commitment to delivering exceptional service have earned him a reputation as one of the most trusted real estate professionals in the area.

Sean graduated cum laude from Harvard in 2000 with a degree in Economics. He currently lives in Burr Ridge with his wife and children and is an active member of the local community. In his free time, he enjoys playing golf and spending time with his family.

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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.



Learn more about CRER by visit out website



See our listing inventory

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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
19 YEARS OF CONTINUOUS COMPANY GROWTH

COMPANY MISSION STATMENT

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



CoStar™



LoopNet™



Rogers Park Builders Group



CommercialForum

CRER SERVICES

Our award-winning team of Commercial Real Estate Brokers is proficient with most commercial transactions. Our areas of expertise include but are not limited to:

Multi-Family
Retail
Office
Land
Industrial
Retail and Office Leasing
Tenant representation
Hospitality

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