
Sample Lincoln Park Industrial Survey



1880 W Fullerton Ave



Location: **North Chicago Ind Cluster
North Chicago Ind Submarket
Cook County
Chicago, IL 60614**

Building Type: **Class C Manufacturing**
Status: **Built 1940, Renov 1988**
Tenancy: **Multiple Tenant**

Management: -
Recorded Owner: -

Land Area: **4.02 AC**
Stories: **2**
RBA: **108,500 SF**

Total Avail: **16,845 SF**
% Leased: **88.0%**

Ceiling Height: **10'0"-24'0"**
Column Spacing: **40'w x 20'd**
Drive Ins: **2**
Loading Docks: **4 int**
Power: **Heavy**

Crane: **2/3 tons**
Rail Line: **None**
Cross Docks: **None**
Const Mat: **Masonry**
Utilities: **Gas - Natural, Heating - Gas, Sewer - City,
Water - City**

Expenses: **2002 Tax @ \$1.99/sf; 2004 Est Ops @ \$3.36/sf**

Parcel Number: **03-21-303-014-0000, 03-21-303-025-0000, 14-30-401-018-0000, 29-19-105-045-0000, 29-19-105-046-0000,
29-19-105-047-0000, 29-19-105-048-0000**

Parking: **95 free Surface Spaces are available; Ratio of 1.25/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite BLDG A	3,845/500 ofc	3,845	\$4.95/nnn	60 Days	Negotiable	Direct

Building Notes

The property, which is located in a prime Lincoln Park location with immediate expressway access, is comprised of about half industrial space and half

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retail space. It may be utilized for warehouse or distribution purposes.