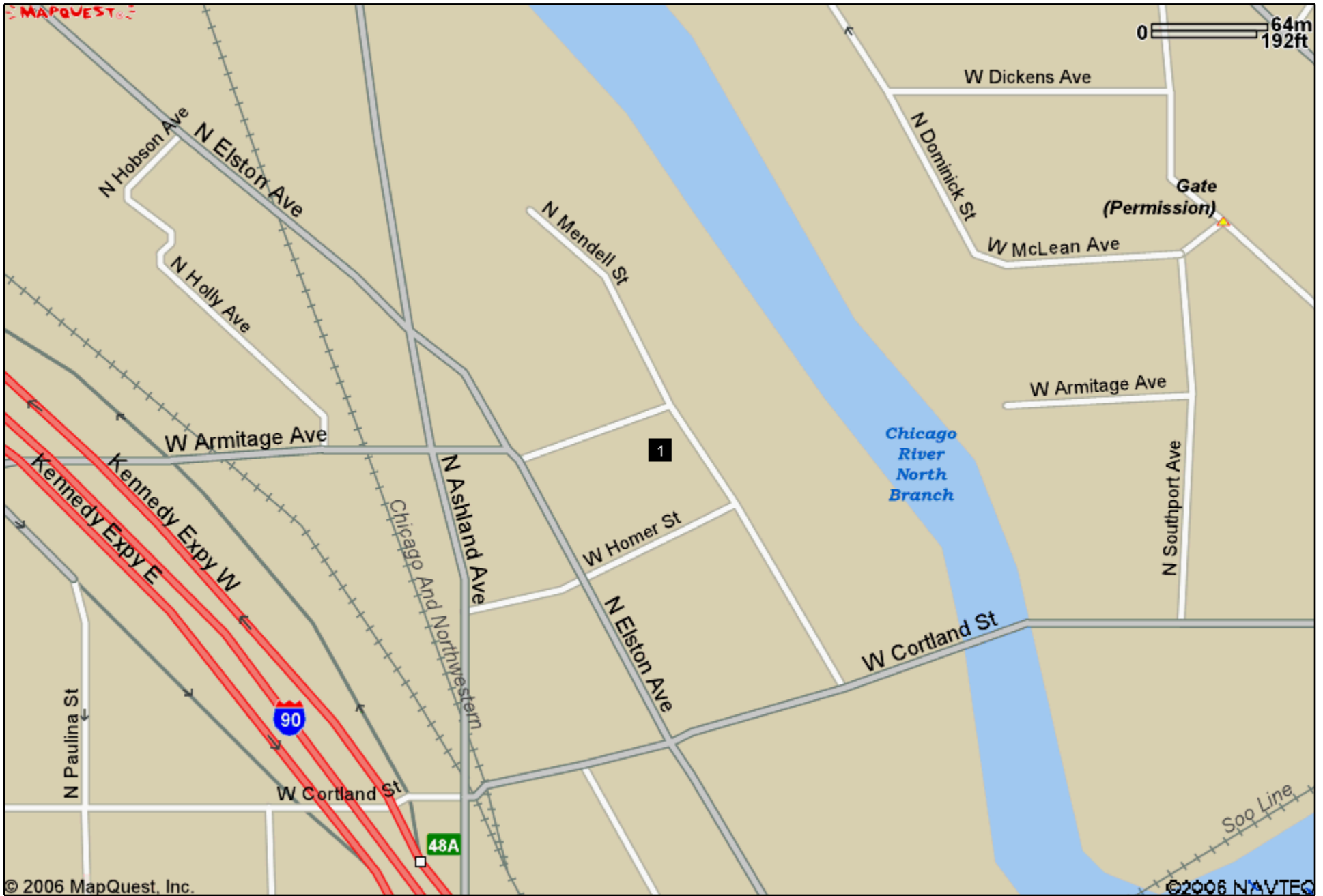

Sample River North Industrial Survey



1529-1543 W Armitage Ave



Location: **Welmaid Products**
North Chicago Ind Cluster
North Chicago Ind Submarket
Cook County
Chicago, IL 60622

Building Type: **Class C Manufacturing**
 Status: **Built 1943**
 Tenancy: **Single Tenant**

Land Area: **0.97 AC**
 Stories: **2**
 RBA: **25,431 SF**

Management: -
 Recorded Owner: **Roach Brothers, LLC**

Total Avail: **16,238 SF**
 % Leased: **36.2%**

Ceiling Height: -
 Column Spacing: -
 Drive Ins: -
 Loading Docks: **1 ext**
 Power: -

Crane: -
 Rail Line: **None**
 Cross Docks: -
 Const Mat: -
 Utilities: **Heating - Gas, Sewer - City, Water - City**

Parcel Number: **14-32-117-001-0000**
 Parking: **Free Surface Spaces; Ratio of 1.10/1,000 SF**
 Amenities: **A/C, Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P LL	8,000	8,000	\$7.00/fs	Vacant	3-5 yrs	Direct

Clean storage with ramp access. Production or storage space. Newly rehabbed loft office building in Lincoln Park's Industrial Corridor. Brand new HVAC units and Thermal Pane windows. Sandblasted brick and timber with sparkling hardwood floors. Owner occupied building.

1529-1543 W Armitage Ave(cont'd)



Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	7,348	7,348	\$9.95/mg	Vacant	3-5 yrs	Direct
1st Floor office space offers open floor plan with private restrooms, 12' ceilings and tons of natural light. Perfect for creative office use, sales, supply storage, showroom, etc...Clean lower level storage with ramp. Convenient Lincoln Park location, near Elston/Ashland intersection. One block East of the Metro (Clybourn stop) and the 90/94 Expressway. Also within walking distance of the Ashland and Cortland CTA bus lines and the CTA "L" (Brown line - Armitage)						

Building Notes

The property is actually made up of three separate buildings that are connected to each other. Each is unique. One of the properties is a 2 story building with a 12 foot ceiling clear height. Another is Unusual in that part of it has and 18 foot clear height, while the other part was built below grade level, and has a 9 foot clear height. The third building is a one story building with a 15 foot clear height. The square footage for each of the three portions of the property was not available. The 23,000 SF is for all three parts.

For tax purposes, the property is considered one building.

Newly rehabbed loft office building in Lincoln Park's Industrial Corridor. Brand new HVAC units and Thermal Pane windows. Sandblasted brick and timber with sparkling hardwood floors. Owner occupied building. 1st Floor office space offers open floor plan with private restrooms, 12' ceilings and tons of natural light. Perfect for creative office use, sales, supply storage, showroom, etc...Clean lower level storage with ramp. Convenient Lincoln Park location, near Elston/Ashland intersection. One block East of the Metro (Clybourn stop) and the 90/94 Expressway. Also within walking distance of the Ashland and Cortland CTA bus lines and the CTA "L" (Brown line - Armitage)