

**2600**

**W. 35TH STREET  
CHICAGO  
IL**

**FOR LEASE**



**FOR  
LEASE**

**2600 W. 35TH STREET  
CHICAGO, IL 60632**



### **OFFERING SUMMARY**

LEASE RATE:	\$6.00 SF/yr (MG)
BUILDING SIZE:	688,000 SF
LAND SIZE:	17 Acres
ZONING:	M2-3
CEILING HEIGHT:	16 ft

### **PROPERTY OVERVIEW**

NelsonHill is pleased to present 2600 W. 35th Street in Chicago. This property boasts excellent visibility on the I-55 Expressway and equi-distance to Midway Airport and Downtown Chicago.

### **PROPERTY HIGHLIGHTS**

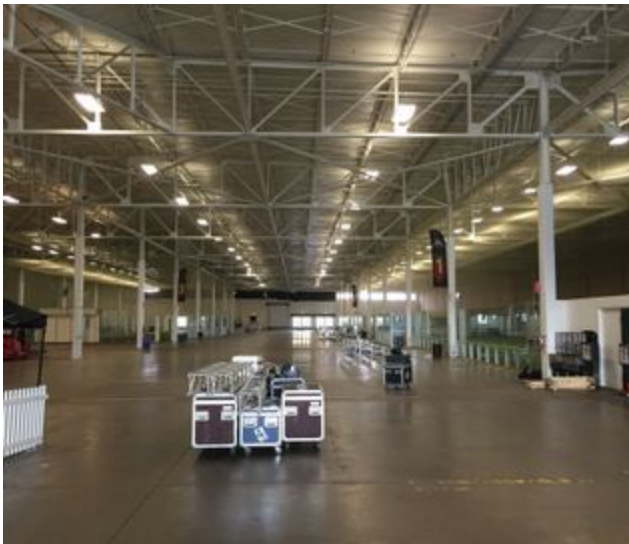
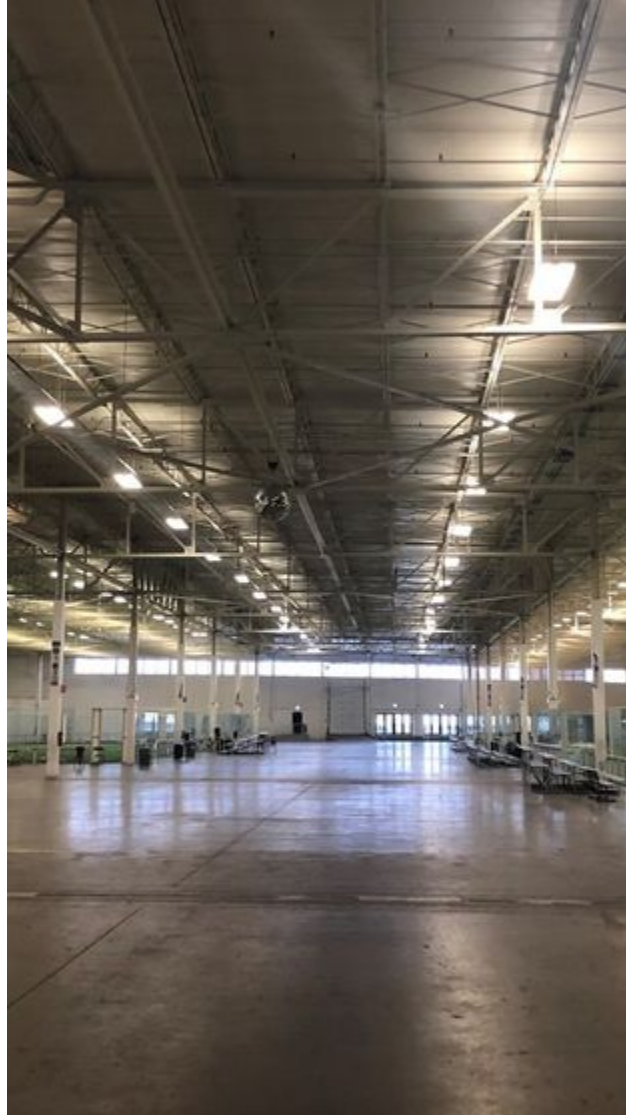
- Use: Office or Industrial
- Power: 2,000a/480v 3p Heavy
- Loading: 20 interior docks, 24 exterior docks, 4 Drive-ins (10' clear)
- 2017 Taxes: \$0.29 PSF

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.



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**LEASE INFORMATION**

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	100,000 SF	LEASE RATE:	\$6.00 SF/yr

**AVAILABLE SPACES**

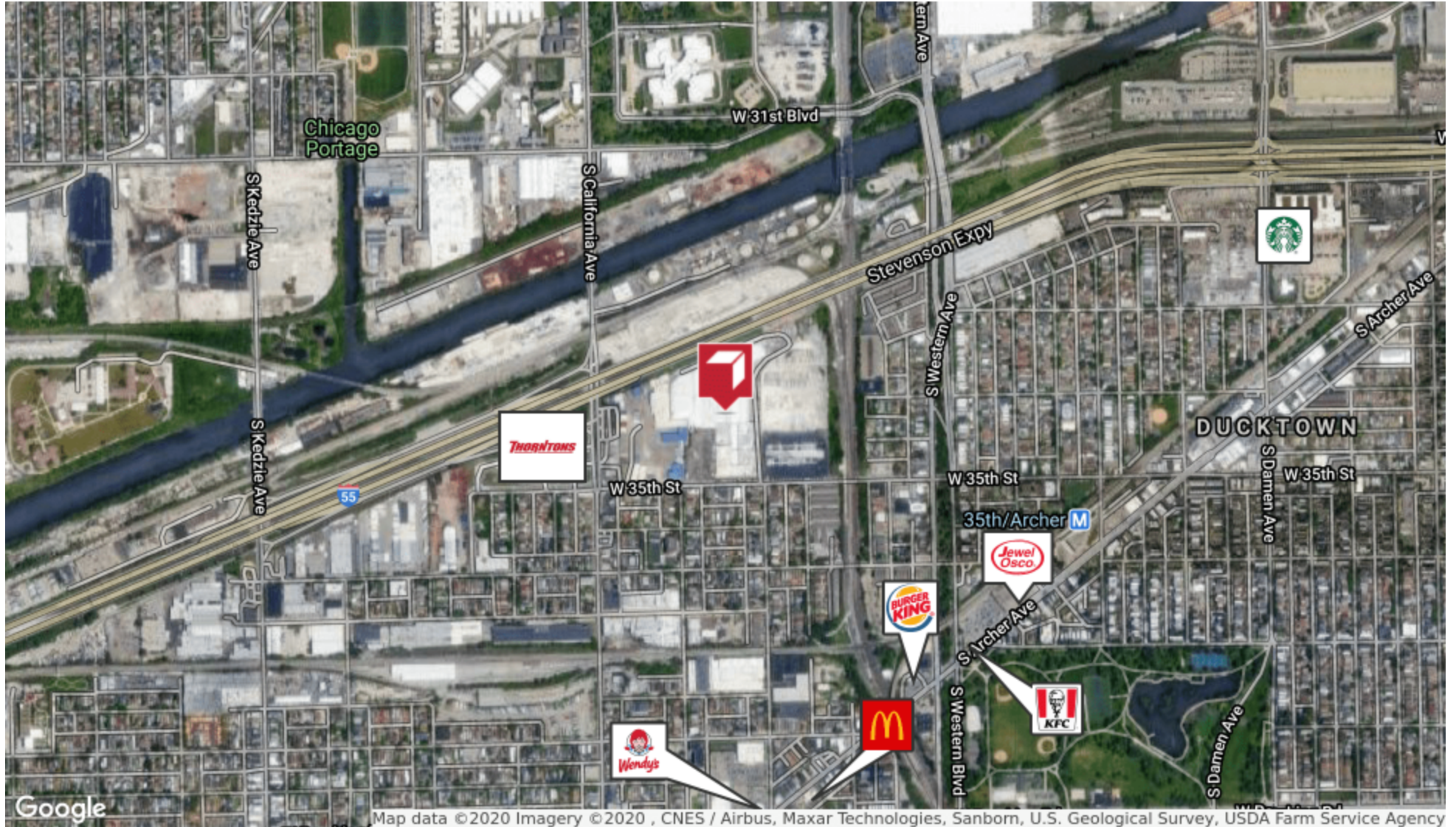
**SUITE    TENANT    SIZE (SF)    LEASE TYPE    LEASE RATE    DESCRIPTION**

Suite 122	Available	100,000 SF	Modified Gross	\$6.00 SF/yr	251 parking spaces available, fenced lot, High Ceilings, Big Bays, and close proximity to I-55
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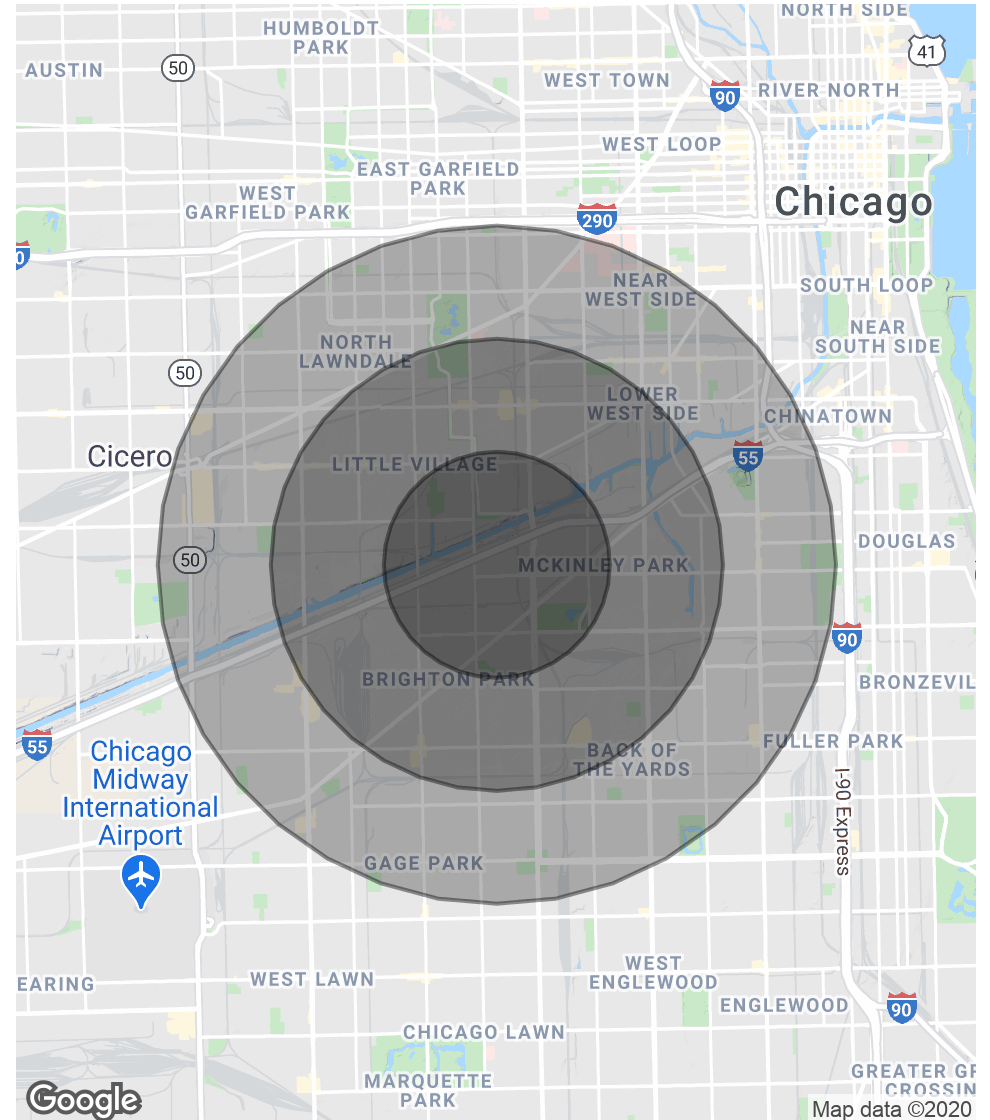
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL POPULATION	45,943	170,759	366,329
AVERAGE AGE	29.0	28.2	28.3
AVERAGE AGE (MALE)	29.0	28.0	27.7
AVERAGE AGE (FEMALE)	30.8	29.2	29.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL HOUSEHOLDS	8,757	43,470	100,305
# OF PERSONS PER HH	5.2	3.9	3.7
AVERAGE HH INCOME	\$47,270	\$44,688	\$45,051
AVERAGE HOUSE VALUE	\$230,889	\$233,990	\$244,575

*\* Demographic data derived from 2010 US Census*





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### **LOCATION INFORMATION**

STREET ADDRESS	2600 W. 35th Street
CITY, STATE, ZIP	Chicago, IL 60632
COUNTY	Cook
SIGNAL INTERSECTION	No

### **BUILDING INFORMATION**

MINIMUM CEILING HEIGHT	16 ft
FREE STANDING	No

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