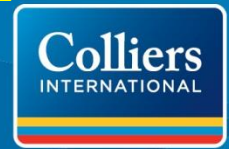


**UNDER CONSTRUCTION | 20,000 - 40,700 SF FOR LEASE
ONE-OF-A-KIND | 30-FT CLEAR ON CHICAGO'S NORTH SIDE**



4150 N. Knox Avenue

CHICAGO, IL



About This Property

- › Unique opportunity to service Downtown Chicago and surrounding Suburbs
- › 20,000 – 40,700 SF
- › 30-foot clear
- › Excellent expressway access
- › Extraordinary demographics



DAYTON STREET PARTNERS LLC

Contact Us

MICHAEL L. SENNER, SIOR
Executive Vice President
847 698 8234
Mike.Senner@colliers.com

STEVEN A. KOHN, SIOR
Senior Vice President
847 698 8224
Steven.Kohn@colliers.com

No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.

COLLIERS INTERNATIONAL
6250 N. River Road, Suite 11-100
Rosemont, IL 60018
www.colliers.com

4150 N. Knox Avenue | Chicago, IL

40,700 Square Feet

Available: 20,000 SF - 40,700 SF

Building Size: 40,700 SF

Building Dimensions: 110' x 370'

Existing Office: To suit

Site Size: 1.6 acres

Ceiling Height: 30' clear

Bay Sizes: 55' x 55'

Loading: Four (4) exterior docks

Drive-in Doors: Two (2)

Sprinklers: ESFR

Power: Ample

Car Parking: 48 spaces

Year Built: 2016

Construction: Precast

Lease Rate: \$9.95/SF Net

Real Estate Taxes: \$1.65/SF with 6B Tax Incentive

Common Area Maintenance: \$0.70/SF

Comments:

- Excellent expressway access
- Unique opportunity to service Downtown Chicago and the surrounding Suburbs
- The only 30' option on Chicago's North Side

For more information,
please contact:

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4120 N. Knox Avenue > Elevations



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Mike.Senner@colliers.com

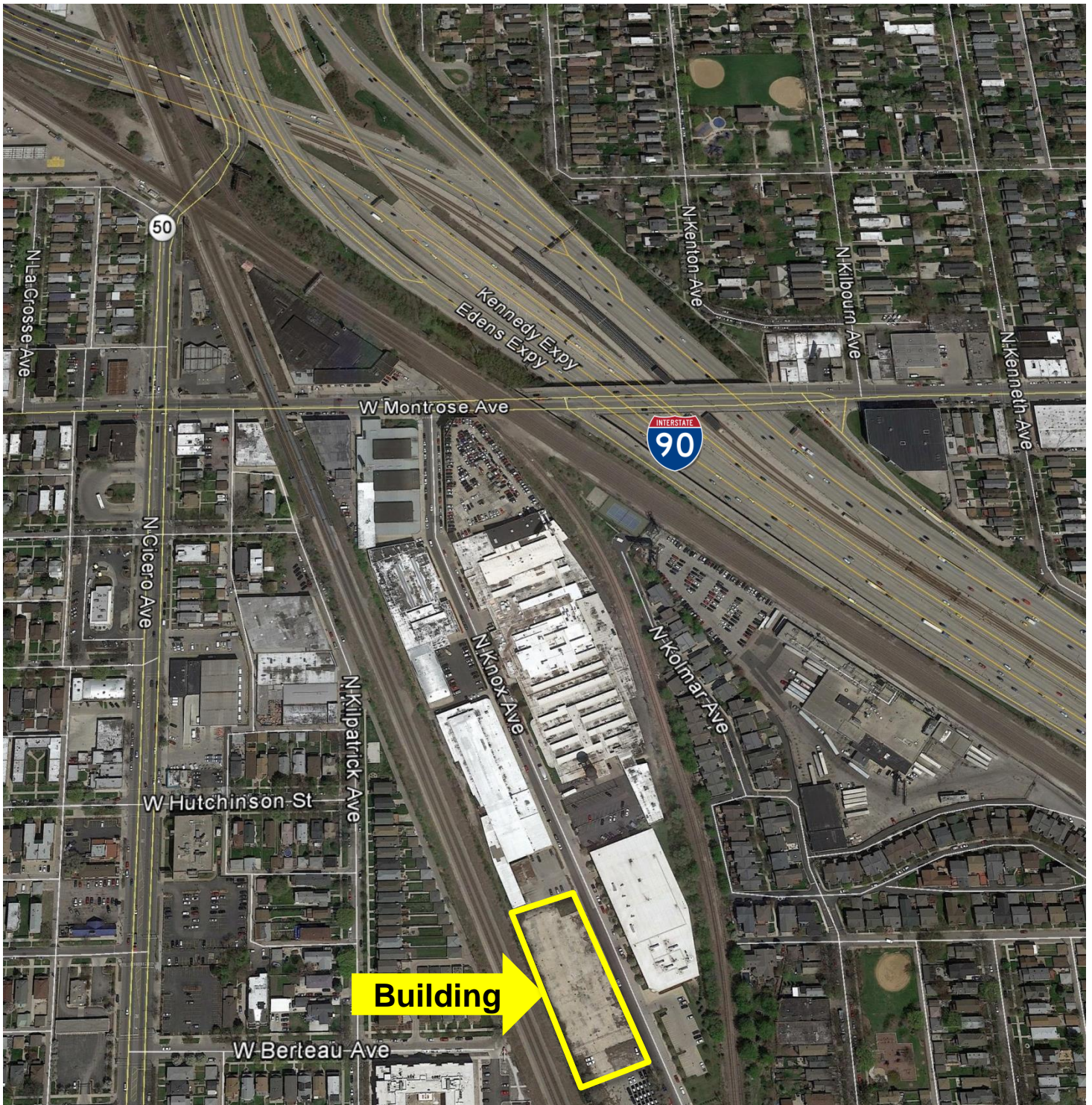
STEVEN A. KOHN, SIOR
Senior Vice President
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Steven.Kohn@colliers.com



4120 N. Knox Avenue > Aerial



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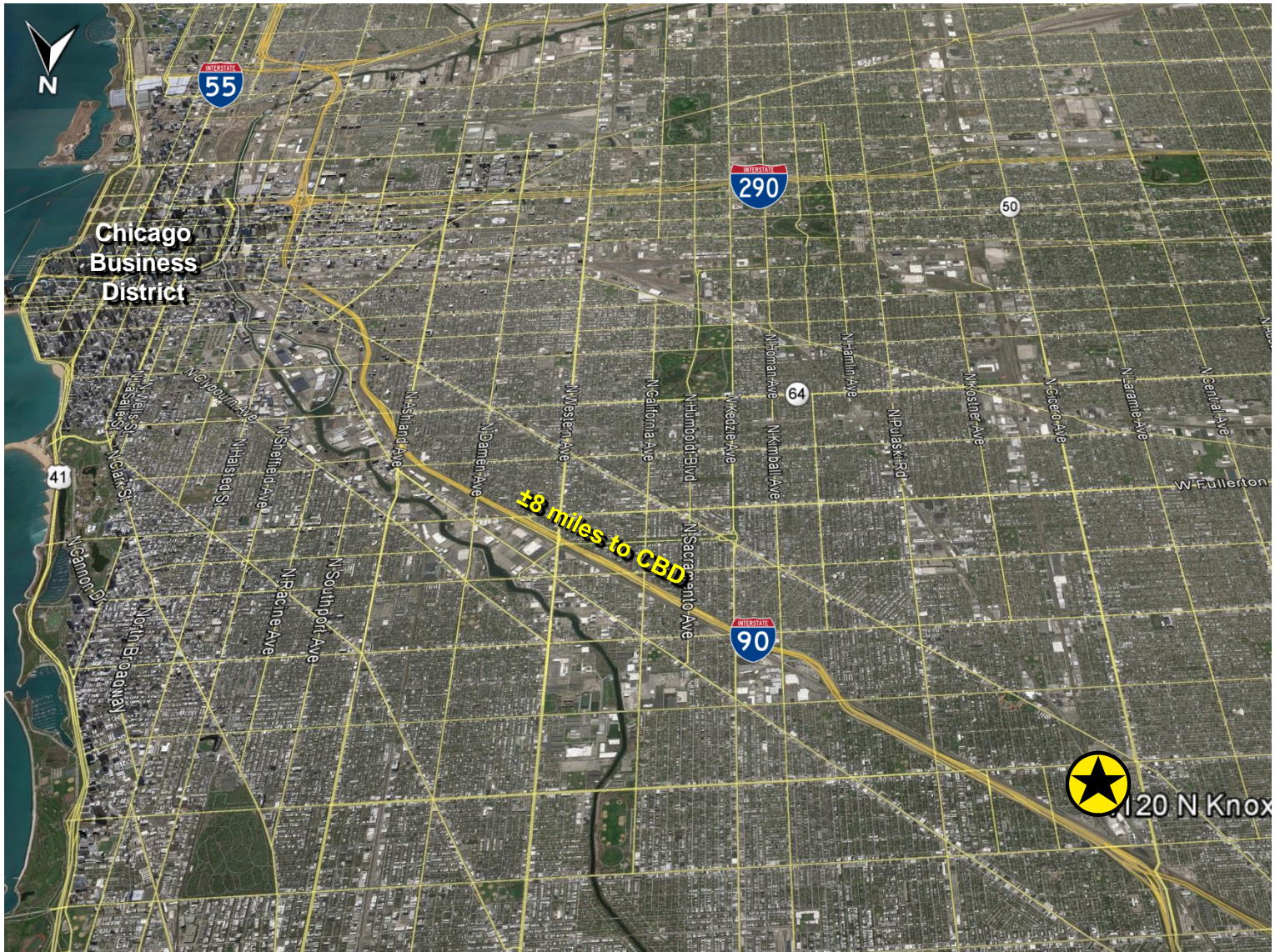
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Steven.Kohn@colliers.com



4120 N. Knox Avenue > Aerial



DAYTON STREET PARTNERS LLC

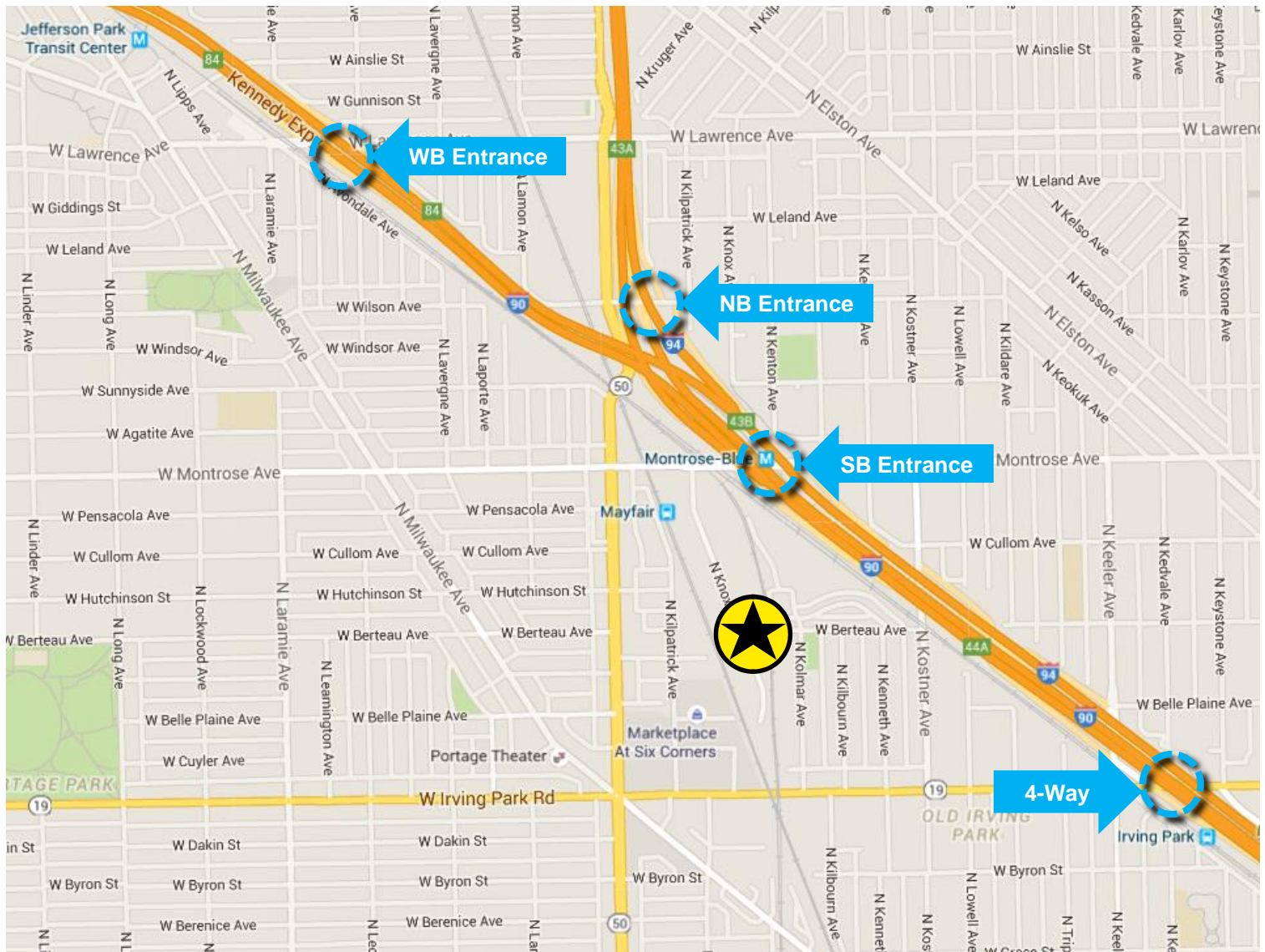


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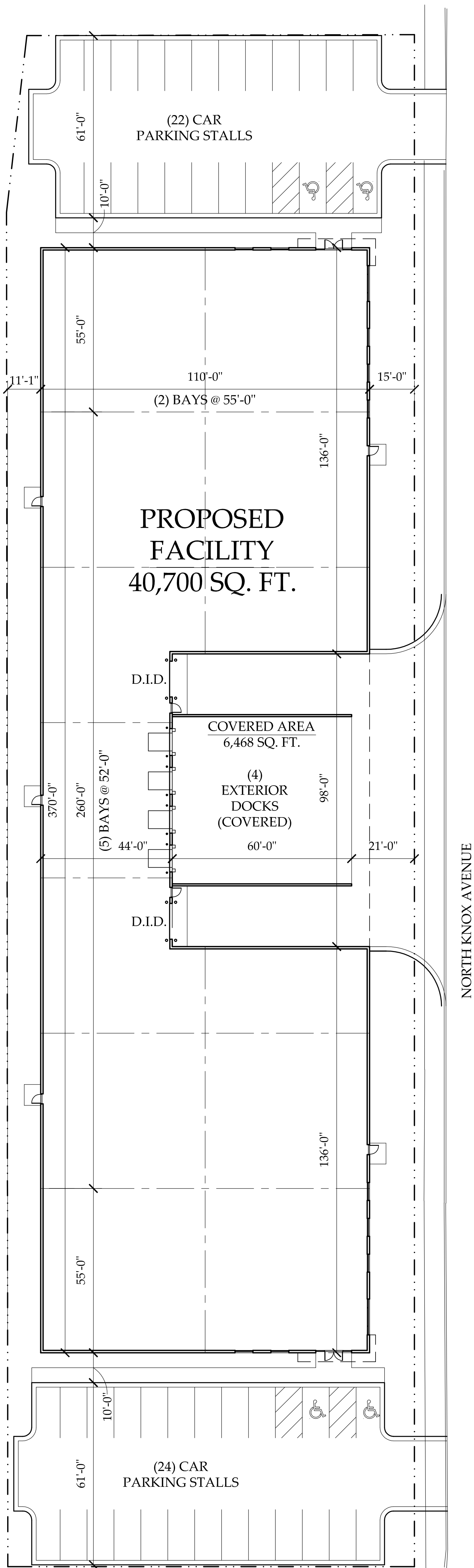
4120 N. Knox Avenue > Highway Access



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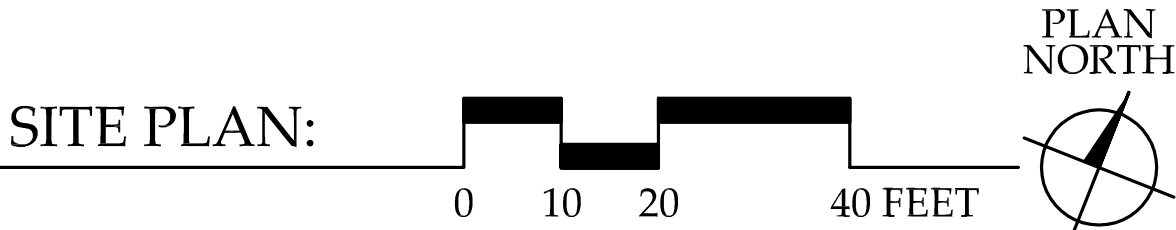


DATA:

SITE AREA: 69,663 SQ.FT.
1.6 ACRES

BUILDING AREA (GROSS): 40,700 SQ.FT.
EXTERIOR DOCKS: 4 DOCKS
DRIVE-IN-DOORS: 2 DOORS
TRAILER POSITIONS: 0 POSITIONS
CAR PARKING: 48 CARS

CLEAR HEIGHT: 30 FEET
F.A.R.: .48



PROPOSED FACILITY

4120 NORTH KNOX AVENUE, CHICAGO, ILLINOIS

AUGUST 10, 2015 #15183