

# 11405-11417 Irving Park Rd - O'Hare South #1



Franklin Park, IL 60131 - West Cook North Ind Submarket  
 22,994 SF Available for lease  
 171,862 SF Class B Industrial Warehouse Building Built in 1991

## Building

Type	3 Star Industrial Warehouse		
RBA	171,862 SF	Year Built	1991
Stories	1	Tenancy	Multi
Typical Floor Class	171,862 SF B	Owner Occup	No
Docks	28 ext	Ceiling Ht	24'
Drive Ins	4 tot./12'w x 16'h	Columns	32'w x 40'd
Levelators	28 ext	Elevators	None
Construction	Masonry	Sprinklers	Yes
Building Ht	51'	Rail Spots	None
Truck Wells	None	Cranes	None
Property Mix	Office 12,000 SF 7.0%		
Utilities	Gas - Natural, Heating - Gas, Sewer - City, Water - City		
Parking	65 Surface Spaces are available; Ratio of 0.37/1,000 SF		
Taxes	\$1.00/SF (2008-Est)		
Walk Score®	Car-Dependent (3)		
Transit Score®	Some Transit (27)		

## Land

Land Acres	10.00 AC	Land SF	435,600 SF
Bldg FAR	0.39		

## Tenants

Name	SF Occupied
Swissport Cargo Services	76,875 SF
Metro Air Service	71,993 SF
Airbridgescargo Airlines LLC	-
Azaz Trucking Inc	-
China Air Cargo	-
2 Other Tenants	

## Building Notes

Directly across from O'Hare Cargo area.

## Location

Zip	60131
Submarket	West Cook North Ind
Submarket Cluster	West Cook Ind
Market	Chicago
County	Cook
State	Illinois
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN
Map (Page)	Rand McNally D9

## For Lease

Smallest Space	22,994 SF	Industrial Avail	22,994 SF
Max Contiguous	22,994 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100%		
Asking Rent	Withheld		

## Space

Floor	SF Available	Use	Rent
P 1st	22,994 SF	Industrial	Withheld

## Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Dec 2016	106,420 SF	Industrial	-	-
Oct 2016	71,993 SF	Industrial	-	-
Apr 2013	171,862 SF	Industrial	-	-

## Market Conditions

Vacancy Rates ?	Current	YOY Change
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	6.4%	↓ 1.8%
Market Overall	6.5%	↓ 0.2%

## Asking Rents Per SF ?

Submarket 2-4 Star	\$5.10	↑ 3.8%
Market Overall	\$5.38	↑ 0.5%

## Submarket Leasing Activity ?

12 Mo. Leased SF	1,800,705	↑ 27.5%
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## Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$126.1	\$230
12 Mo. Price Per SF	\$43	\$41

## Property Contacts

True Owner	Hamilton Partners
Recorded Owner	Hamilton Partners
Owner Type	Developer/Owner-RGNL
Property Manager	Hamilton Partners
Primary Leasing	Hamilton Partners

## Demographics

	1 Mi	3 Mi
Population	76	73,584
Households	32	25,002
Average Age	38.00	37.90
Median HH Income	\$67,500	\$58,868
Daytime Employees	6,716	71,314
Population Growth '16-'21	↑ 1.3%	↑ 1.1%
Household Growth '16-'21	↔ 0.0%	↑ 1.1%

## Traffic

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Collection Street	Cross Street	Traffic Vol	Year	Distance
Irving Park Rd	Mannheim Rd E	35,800	2013	0.09 mi
Franklin Ave	Acom Ln SE	11,873	2015	0.31 mi
Irving Park Rd	Mannheim Rd NE	31,443	2015	0.42 mi
Irving Park Rd	United States Hi...	34,248	2010	0.42 mi
Franklin Ave	Podlin Dr SE	12,273	2015	0.42 mi

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Property ID: 149914

## Building Images



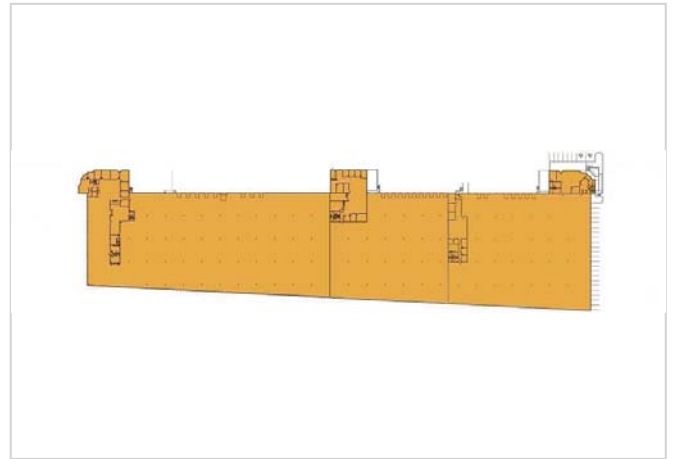
Primary Photo



Building Photo



Building Photo



Floor Plan



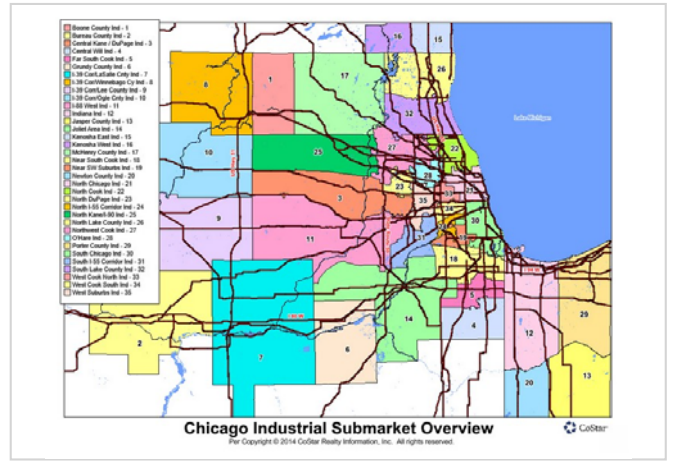
Site Plan



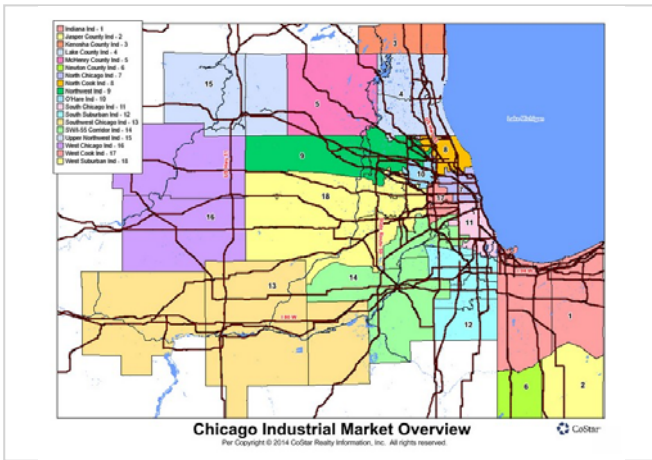
West Cook North Industrial Submarket Map



West Cook Industrial Market Map



Chicago Industrial Submarket Overview Map



Chicago Industrial Market Overview Map