



# CHICAGO PROPERTY INVESTORS, LLC

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## MARCH 1ST 2023 - SPACE AVAILABLE FOR LEASE

<b>1120 E. 89th St.</b>	20,000' - 50,000' - \$ 5.50'	7 Loading Docks, 2 drive in doors, 21' clear ceiling height Drvie thru building. Available - 01/01/2023
<b>3065 N. ROCKWELL ST. - DIVERSEY &amp; WESTERN</b>		<b>ALL UNITS HAVE ACCESS TO 4 LOADING DOCKS</b>
<b>3065 LAND - 250' River Frontage Available</b>		
<b>NEAR KENNEDY EXPRESSWAY - NEXT TO METROPOLITAN BREWERY &amp; METROPOLIS COFFEE COMPANY</b>		
<b>Studio #'s</b>	<b>SQ FT</b>	<b>Monthly Rent</b>
<b>OPEN LAND, Paved &amp; Gated</b>	<b>10,000' - 19,000'</b>	
103	1,515'	\$1,800.00 - Window, sink, off the loading docks and washroom
208	150'	\$250.00 - Office space, next to elevator, washrooms & slop sink
209	150'	\$250.00 - Office space, next to elevator, washrooms & slop sink
210	150'	\$250.00 - Office space, next to elevator, washrooms & slop sink
211	150'	\$250.00 - Office space, next to elevator, washrooms & slop sink
301	500'	\$625.00 - Window, next to elevator, washrooms & slop sink
3113	900'	\$800.00 - Ground Level Office or Storage
402	1,500'	\$1,500.00 - Next to Elevator and washroom, some natural light
405	800'	\$800.00 - Window, steps to washroom, slop sink & elevator
406	1,500'	\$1,500.00 - Next to Elevator and washroom, some natural light
<b>ARMITAGE &amp; PULASKI - 2 BLOCKS FROM THE 606 TRAIL - BUILD TO SUIT /DRIVE IN DOORS</b>		
<b>Lower Level</b>	<b>4,000' - 35,000'</b>	<b>\$5.00' - \$8.00' - Dock and Elevator access</b>
<b>FIRST FLOOR SPACES HAVE ACCESS TO DRIVE-IN DOORS &amp; SOME HAVE ACCESSIBILITY TO 3 LOADING DOCKS</b>		
103	1,000' - 4,000'	\$TBD - Next to Loading docks and washroom - 16' ceilings
109	3,600'	\$3,600.00 - Windows, Drive in Door, Private Washroom and Office
113	660'	\$ 700.00 - Air Condition - 1st floor space with a Mezzanine storage
116	180'	\$ 300.00 - 1st floor Steps from Loading Docks
117	180'	\$ 300.00 - 1st floor Steps from Loading Docks
118	360'	\$ 540.00 - 1st floor Steps from Loading Docks
119 - 121	180'	\$ 300.00 - 1st floor steps from Loading Docks
		<b>ALL UNITS HAVE ACCESS TO 3 LOADING DOCKS /DRIVE IN DOORS</b>
<b>SECOND FLOOR SPACES HAVE LARGE WINDOWS &amp; 14' CEILINGS</b>		
202	800'	\$1,200.00 - Skylight Windows, front of Elevator & steps to Washroom
205C	635'	\$ 900.00 - Large Window, steps from, Washroom, Elevator & Slop Sink
211	2,000'	\$2,000.00 - Skylight Window, A/C office, steps from Washroom & Elevator
216	620'	\$ 900.00 - Windows, next to Elevator and steps from Washroom
218	1350'	\$1,300.00 - Window & Skylight Window, office wall A/C steps from WR & Elev.
221B	300'	\$ 300.00 - Large Window, steps from Washroom & Elevator
225	400'	\$ 550.00 - Air Condition, Large wall Window, steps from Washroom & Elevator
226	800'	\$1,100.00 - Air Condition, Large wall Windows, steps from Washroom & Elevator
228	400'	\$ 550.00 - Large wall Window, steps from Washroom & Elevator
230	400'	\$ 550.00 - Large wall Window, steps from Washroom & Elevator
<b>4165 S. EMERALD AVE. EMERALD &amp; ROOT ST.</b>		
<b>1st FL. - #04</b>	<b>7,500'</b>	<b>\$4,500.00 - Drive in Door, washroom - Main Enterence off of Root St.</b>
<b>1st FL. - #05</b>	<b>1,300'</b>	<b>\$1,300.00 - Corner Store Front, private washroom</b>
<b>4850 W. BLOOMINGDALE AVE - CICERO &amp; GRAND - BLOCKS FROM HOME DEPOT, CHASE BANK &amp; RESTAURANTS</b>		
<b>ALL SPACES HAVE DOCK &amp; DRIVE IN ACCESS - 25,000' PARKING AVAILABLE - BUILD TO SUIT - 13' - 14' CEILINGS</b>		
<b>Unit 1B - 1ST FL.</b>	<b>5,000'</b>	<b>\$4,000.00 - Lots of Windows, Drive in door</b>
<b>Unit 1C - 1ST FL.</b>	<b>1,650'</b>	<b>\$1,650.00 - Whrse drive in door &amp; gated lot w/private dock access</b>
<b>Unit 2C &amp; 2D - 1ST. FL.</b>	<b>3,000' - 6,050'</b>	<b>\$10.00' - Lots of Windows - D/D &amp; Dock Access - Steps from WR 14' Cieling</b>
<b>Unit 3B - 1ST. FL.</b>	<b>15,000'</b>	<b>\$5.50 Per Sq. Ft. - Sky Lights, 18' Ceilings</b>
<b>Unit 4A - 1ST FL.</b>	<b>3,403'</b>	<b>\$2,000.00 - Steps from loading docks &amp; washroom</b>
<b>Unit 4B - 1ST FL.</b>	<b>6,200'</b>	<b>\$3,500.00 - Steps from loading docks &amp; washroom</b>
<b>Unit 4C - 1ST FL.</b>	<b>4,460'</b>	<b>\$2,500.00 - Steps from Loading docks &amp; washroom</b>
<b>Unit 4D- 1ST. FL.</b>	<b>2,500'</b>	<b>\$1,900.00 - Straight path to loading docks &amp; washroom</b>
<b>Unit 4E- 1ST. FL.</b>	<b>2,500'</b>	<b>\$1,900.00 - Straight path to loading docks &amp; washroom</b>
<b>Unit 6C- 1ST. FL.</b>	<b>2,100'</b>	<b>\$2,100.00 - 13' Ceilings off of the Loading Dock area</b>
<b>Unit 7 - 2nd. FL.</b>	<b>3,000-11,919'</b>	<b>\$5.25 - \$8.00 Per Sq. Ft. - Lots of Windows &amp; Elev Access</b>
<b>Unit 8 - 2nd. FL.</b>	<b>3,000-12,553'</b>	<b>\$5.25 - \$8.00 Per Sq. Ft. - Lots of Windows &amp; Elev Access</b>
<b>Unit 9 - 2nd. FL.</b>	<b>3,000-13,595'</b>	<b>\$5.25 - \$8.00 Per Sq. Ft. - Lots of Windows &amp; Elev Access</b>
<b>LAND/PARKING/STORAGE</b>		
<b>4850 W. BLOOMINGDALE 25,000 DIVISIBLE</b>		