

508 N. HERMITAGE AVE, CHICAGO, IL

Flex/Industrial | For Lease



OFFERING SUMMARY

Lease Rate:	\$7,000.00 per month (NNN)
Building SF:	2,320 SF
Floor Load:	Sealed Concrete
Ceiling Height:	14'
Drive-in Doors:	2
Power:	200 AMP
Zoning:	M1-2

PROPERTY OVERVIEW

This newly renovated flex/industrial building is for lease in the Kinzie Industrial Corridor.

2,320 SF building with 14' ceilings, sealed concrete floors and a drive-in door. Zoned M1-2, it provides ample space and flexibility for a range of business operations. The location in Chicago offers access to a robust market and convenient transportation links, making it an attractive prospect for a business seeking a strategic industrial, manufacturing, or specialty operation. With its ideal size and versatile zoning, this property presents a compelling opportunity to establish or expand your presence in this dynamic region.



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

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CTK CHICAGO PARTNERS-CITY PROPERTIES

1659 West Hubbard, Chicago, IL 60622

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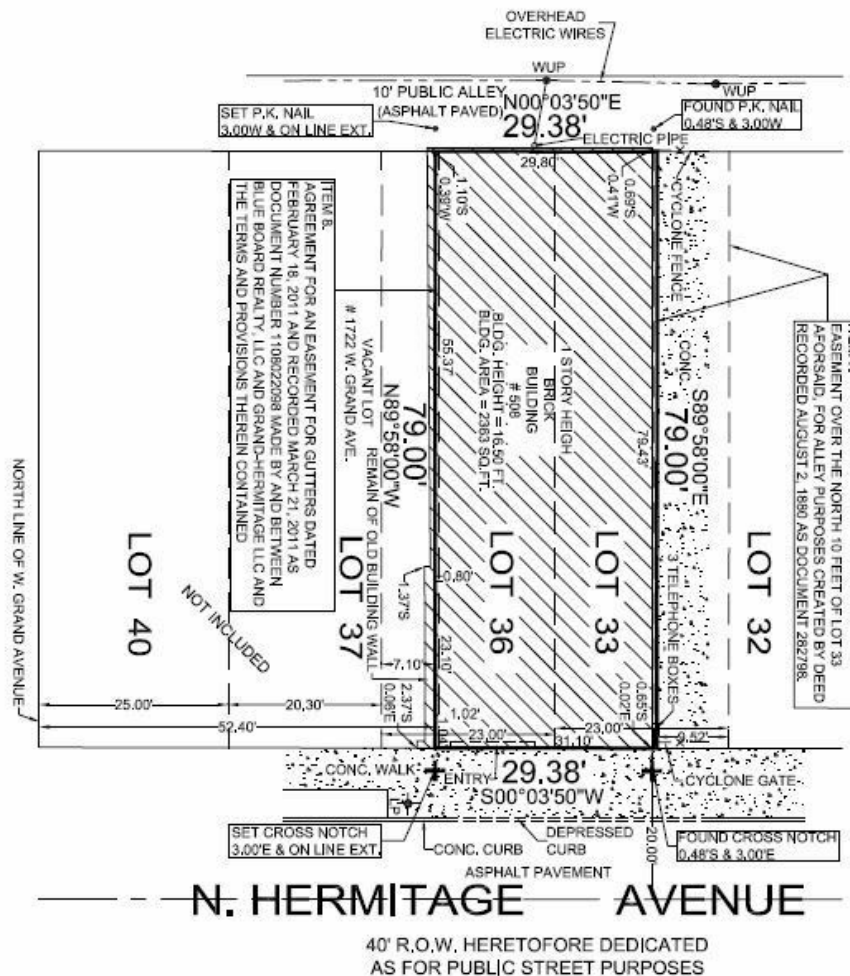
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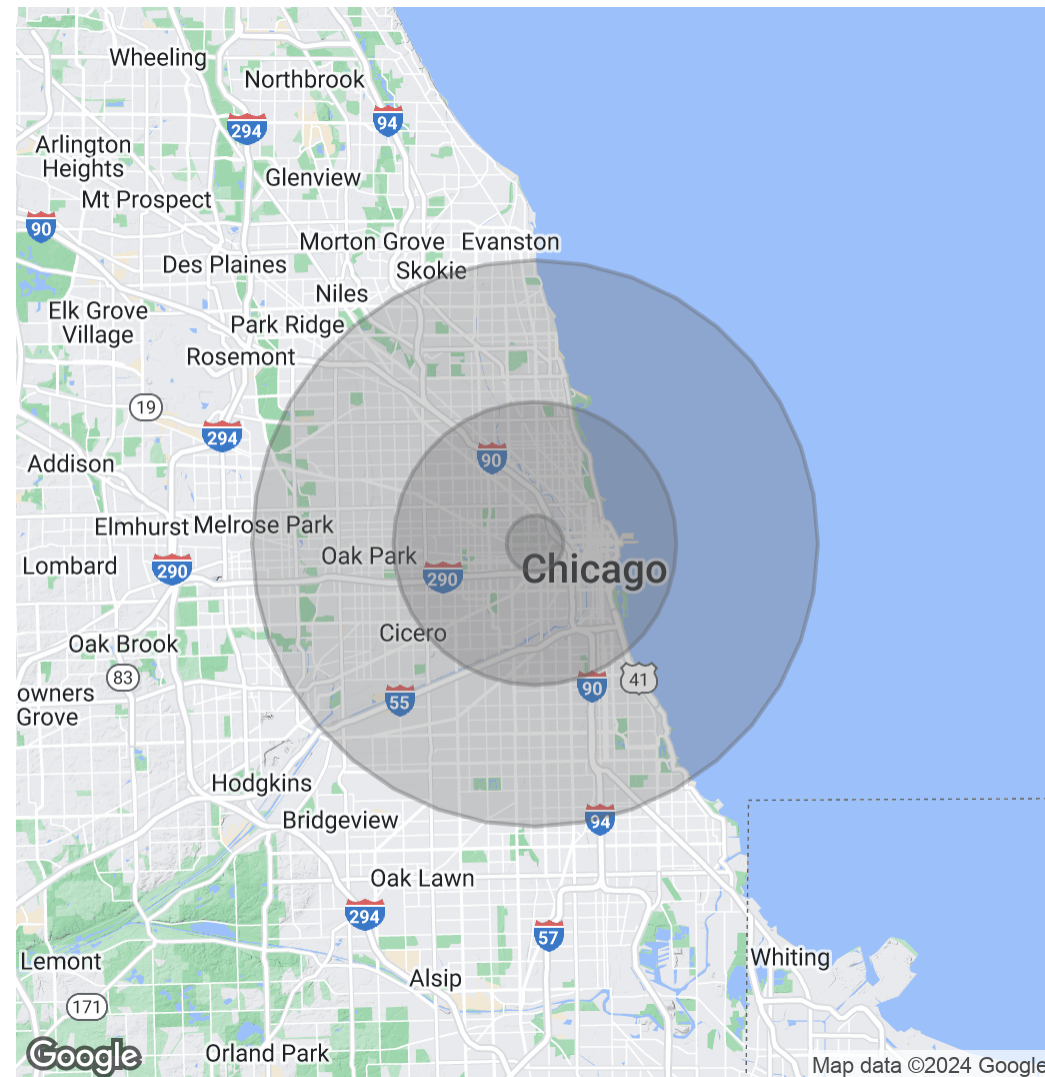
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	49,003	1,101,360	2,680,063
Average Age	33.8	34.2	35.9
Average Age (Male)	34.1	33.9	35.2
Average Age (Female)	33.7	34.8	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	25,364	530,784	1,186,376
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$130,711	\$107,042	\$88,293
Average House Value	\$503,101	\$395,631	\$319,121

* Demographic data derived from 2020 ACS - US Census



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