

FOR LEASE

Fully Air-Conditioned Space

7631 N. Caldwell Ave, Niles, IL

For Lease:

53,600 SF

CONTACT US

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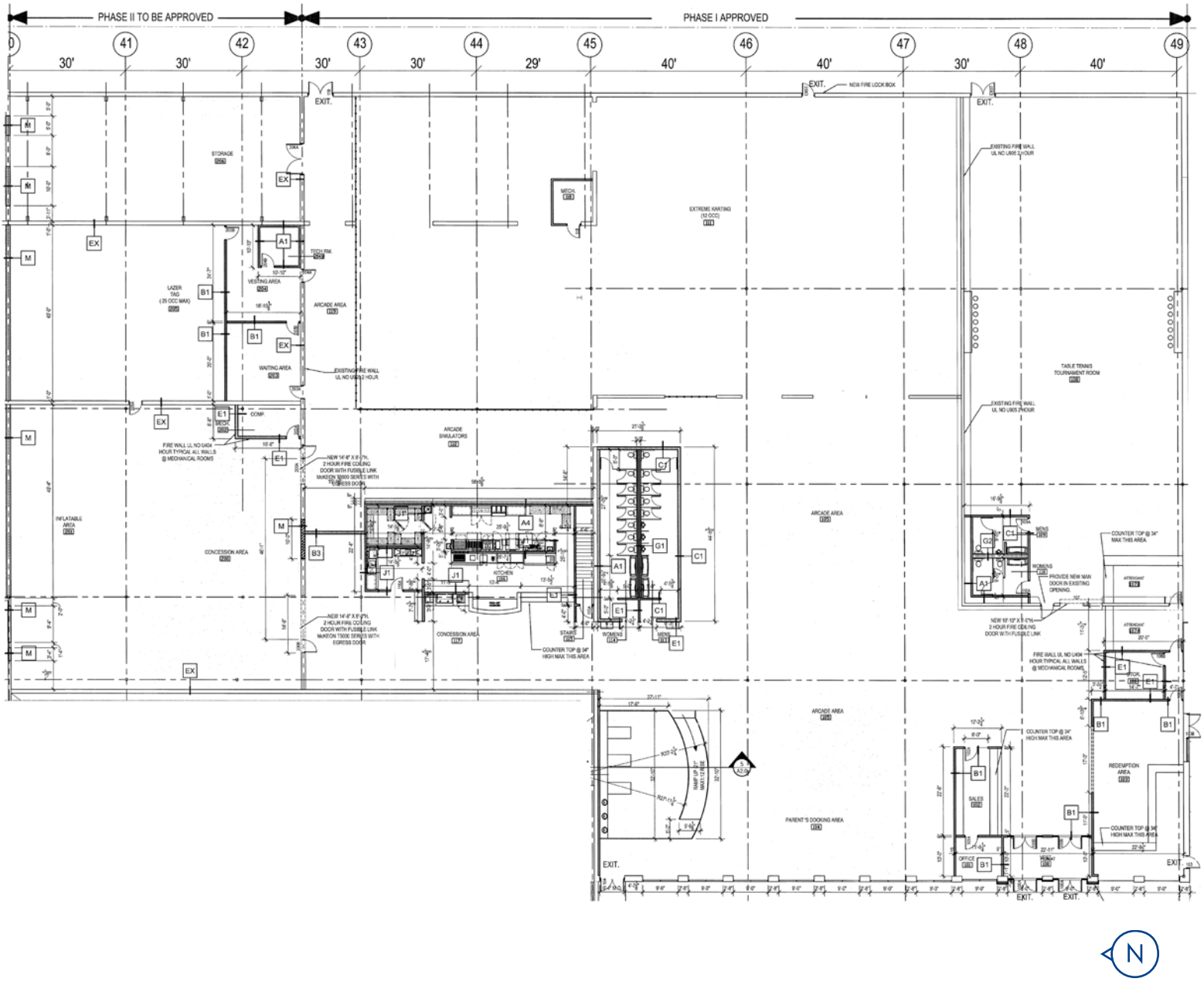
Colliers
6250 North River Road
Suite 11-100
Rosemont, IL 60018

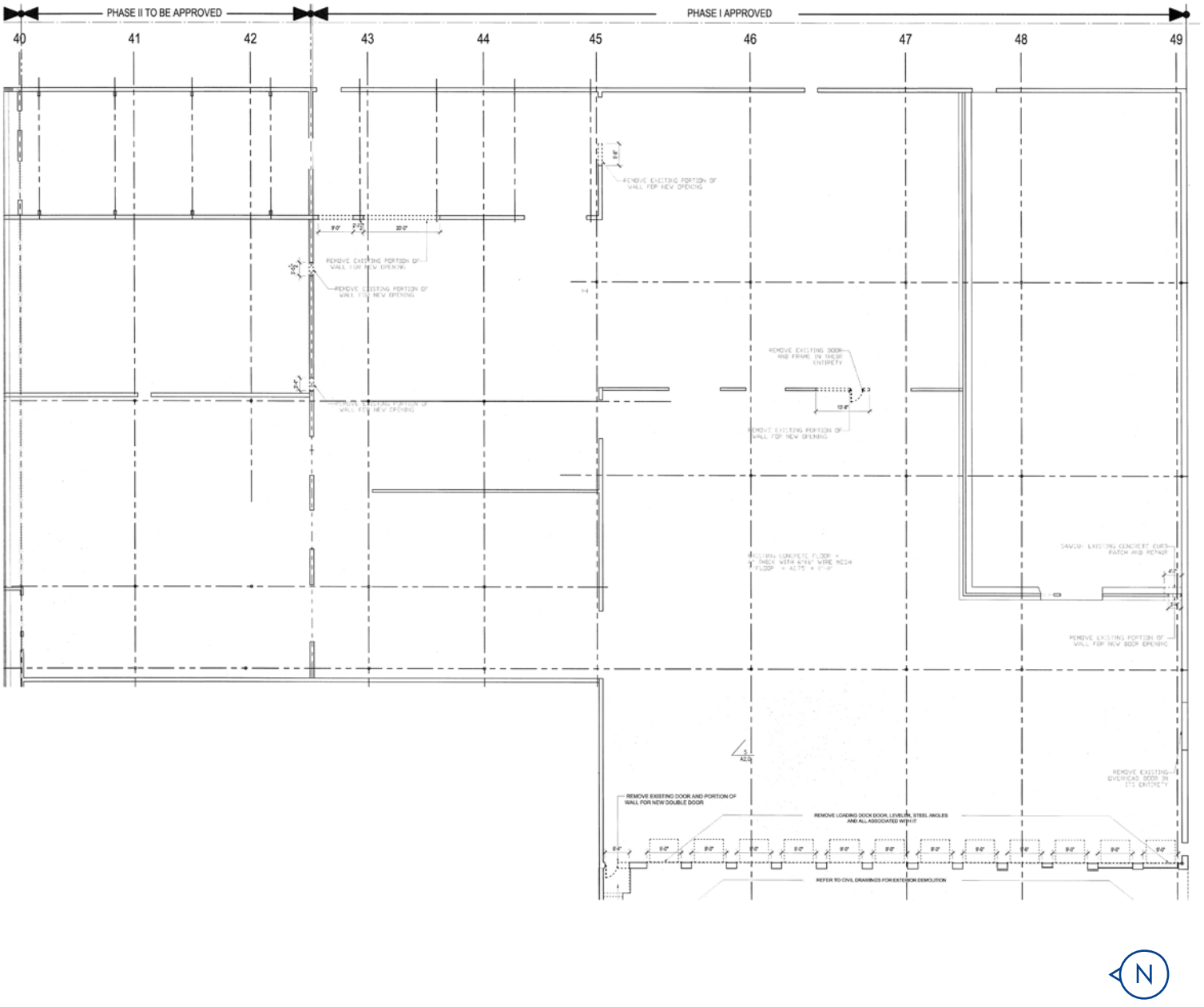
Property Highlights

- Available Size: 53,600 SF (Divisible)
- Building Size: 298,000 SF
- Office Size: To Suit
- Land Size: 13.71 acres
- Ceiling Height: 20’ clear
- Loading: 1 drive-in door (previous 12 exterior docks can be restored)
- Car Parking: 108 spaces
- Sprinkler System: Wet
- Zoning: M-1/General Manufacturing
- Year Built: 1960
- Fully air-conditioned
- High visibility on the corner of Caldwell Ave/Howard Ave (13,200 CPD)
- Ideal for recreational or industrial/warehouse uses
- Real Estate Tax: $2.15/SF (2025 payable 2026)
- Lease Rate: Subject to Offer
- Available immediately

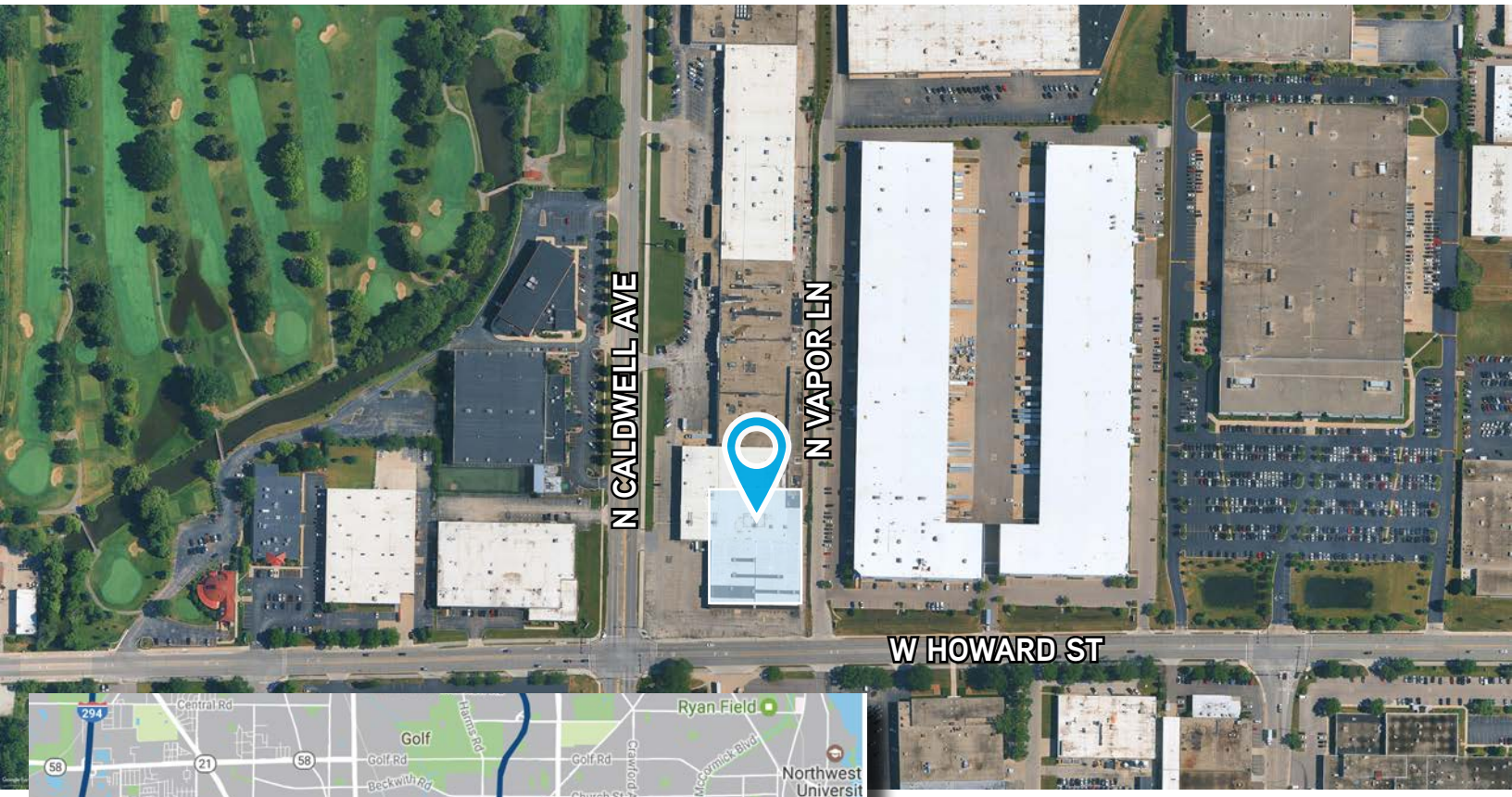
Floor Plan

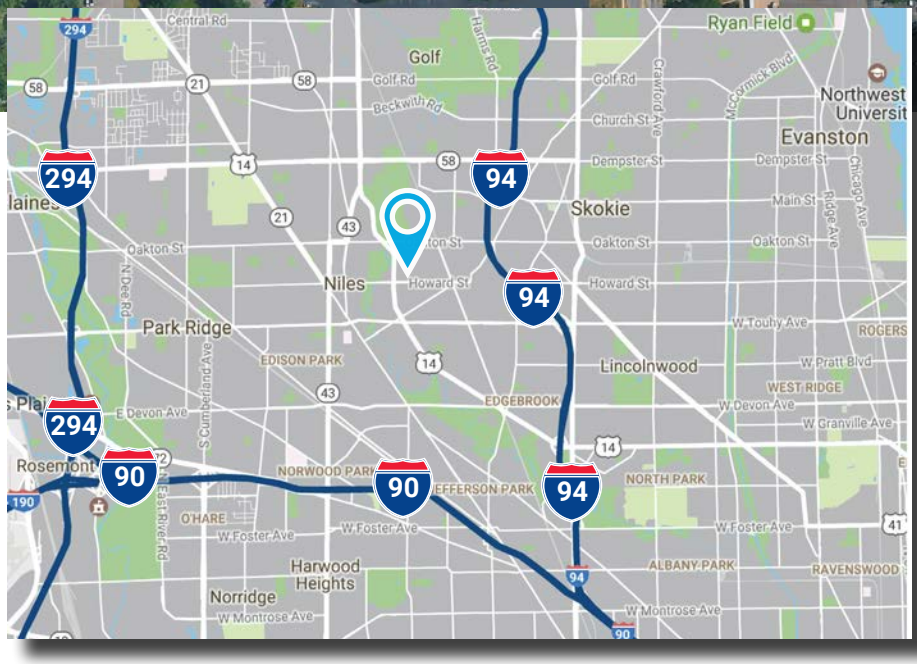

PHASE II TO BE APPROVED
PHASE I APPROVED
EXIT.
STORAGE
LAZER TAG (25 OCC MAX)
VESTING AREA
ARCADE AREA
WAITING AREA
EXTREME KARTING (12 OCC)
TABLE TENNIS TOURNAMENT ROOM
ARCADE SIMULATORS
INFLATABLE AREA
CONCESSION AREA
KITCHEN
PARENT'S DOCKING AREA
REDEMPTION AREA
SALES
OFFICE
N

Floor Plan


PHASE II TO BE APPROVED
PHASE I APPROVED
40
41
42
43
44
45
46
47
48
49
REMOVE EXISTING PORTION OF WALL FOR NEW OPENING
REMOVE EXISTING PORTION OF WALL FOR NEW OPENING
REMOVE EXISTING PORTION OF WALL FOR NEW OPENING
REMOVE EXISTING DOOR AND FRAME IN THEIR ENTIRETY
REMOVE EXISTING PORTION OF WALL FOR NEW OPENING
SAWCUT EXISTING CONCRETE CURB PATCH AND REPAIR
REMOVE EXISTING PORTION OF WALL FOR NEW DOOR OPENING
REMOVE EXISTING DOOR AND PORTION OF WALL FOR NEW DOUBLE DOOR
REMOVE LOADING DOCK DOOR, LEVELER, STEEL ANGLES AND ALL ASSOCIATED WITH IT
REMOVE EXISTING OVERHEAD DOOR IN ITS ENTIRETY
REFER TO CIVIL DRAWINGS FOR EXTERIOR DEMOLITION
N

Location


N CALDWELL AVE
N VAPOR LN
W HOWARD ST


294
94
90
Golf
Skokie
Niles
Park Ridge
Lincolnwood
Evanston
Northwest
Ryan Field
Rosemont
Harwood
Heights
Norridge
O'HARE
EDISON PARK
EDGEBROOK
NORWOOD PARK
JEFFERSON PARK
NORTH PARK
ALBANY PARK
RAVENSWOOD
WEST RIDGE
ROGERS
Howard St
Oakton St
Dempster St
Golf Rd
Church St
Main St
W Touhy Ave
W Pratt Blvd
W Devon Ave
W Granville Ave
W Foster Ave
W Montrose Ave
E Devon Ave

Photos

