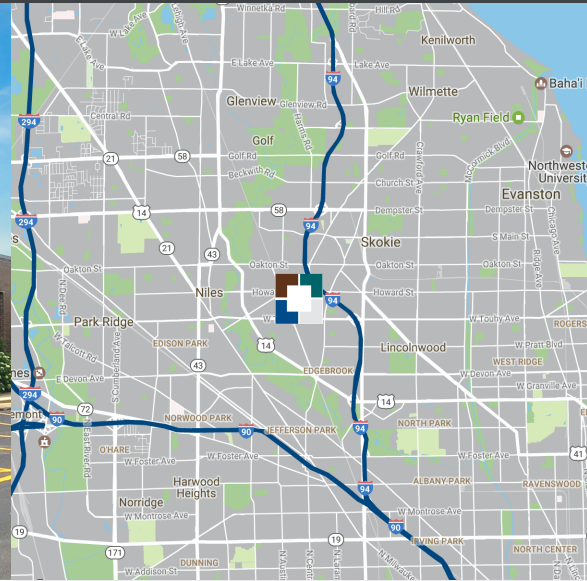




AVAILABLE  
8,850 SF

5685-5687 Howard Street - Niles, IL



## ABOUT THIS PROPERTY

- › Location: Howard Plaza II
- › Space Available: 8,850 SF
- › Office: 1,770 SF (20%)
- › Total Building Size: 64,999 SF
- › Construction: Masonry/Steel
- › Ceiling Height: 14' Clear
- › Loading: Four common exterior depressed docks with levelers
- › HVAC: Office: Gas-fired forced air heat; roof top AC  
Warehouse: Gas-fired hanging unit heaters
- › Electric Capacity: 200 Amps @ 208 volts
- › Sprinklers: Wet System
- › Real Estate Taxes: 2025 Estimated \$2.81 PSF
- › CAM: 2025 Estimated \$1.30 PSF
- › Base Rental Rate: \$8.00/SF Net (\$8,931.13/Month)
- › Public transportation on Howard Street
- › Gas & electric utilities are separately metered
- › ¼ mile west of Eden's Expressway (I-94)
- › Institutionally owned and professionally managed

## CONTACT US

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