

6420 W. HOWARD ST.
NILES, IL

Owned and Managed By:

LBALogistics 

FOR LEASE: 51,192 SF AVAILABLE



**STATE-OF-THE ART
DISTRIBUTION BUILDING**
28' CLEAR • 7 DOCKS

PROPERTY HIGHLIGHTS

- Available Size: 51,192 SF - Up to 92,875 SF
- Building Size: 202,654 SF
- Office Size: Approximately 1,200 SF
- Ceiling Height: 28' clear
- Loading: 7 exterior docks
- Sprinkler: ESFR
- Columns: 50' x 51'
- Power: 400A 277/480v
- Car Parking: 52 cars
- Built in 2005
- Possession: November 1, 2026
- Real Estate Taxes: \$4.77/sf
- CAM: \$0.38/sf
- Insurance: \$0.14/sf
- Management Fee: 3% gross
- Asking Rate: Subject to Offer



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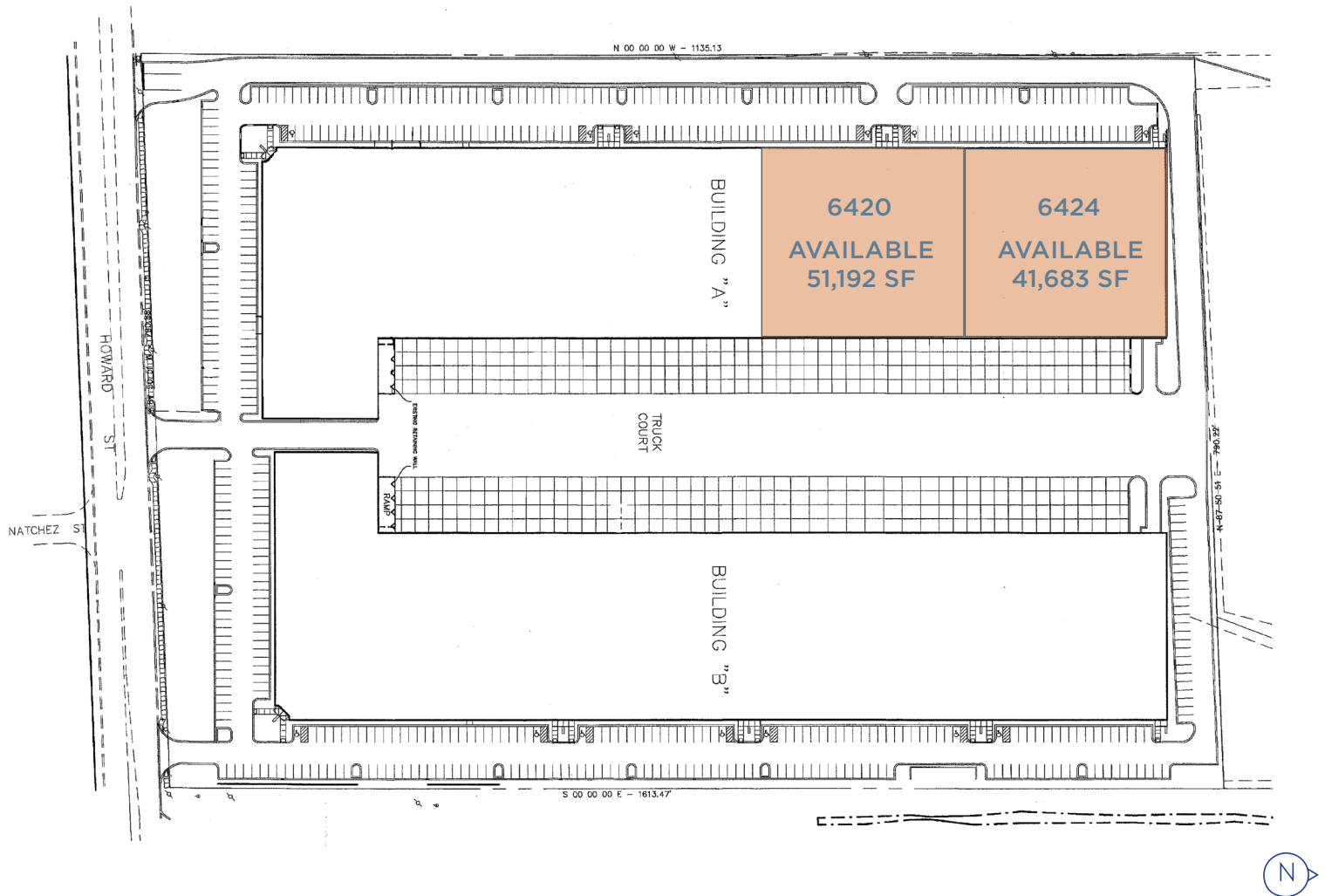
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SITE PLAN



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BUILDING PLAN



PROPERTY DESCRIPTION

- Building Size: 202,654 SF
- Configuration: Rear load
- Construction: Reinforced concrete
- Clear Height: 28' clear
- Loading: 7 exterior docks
- Car Parking: 52 cars
- Slab: 6"
- Truck Court: 200' (shared)



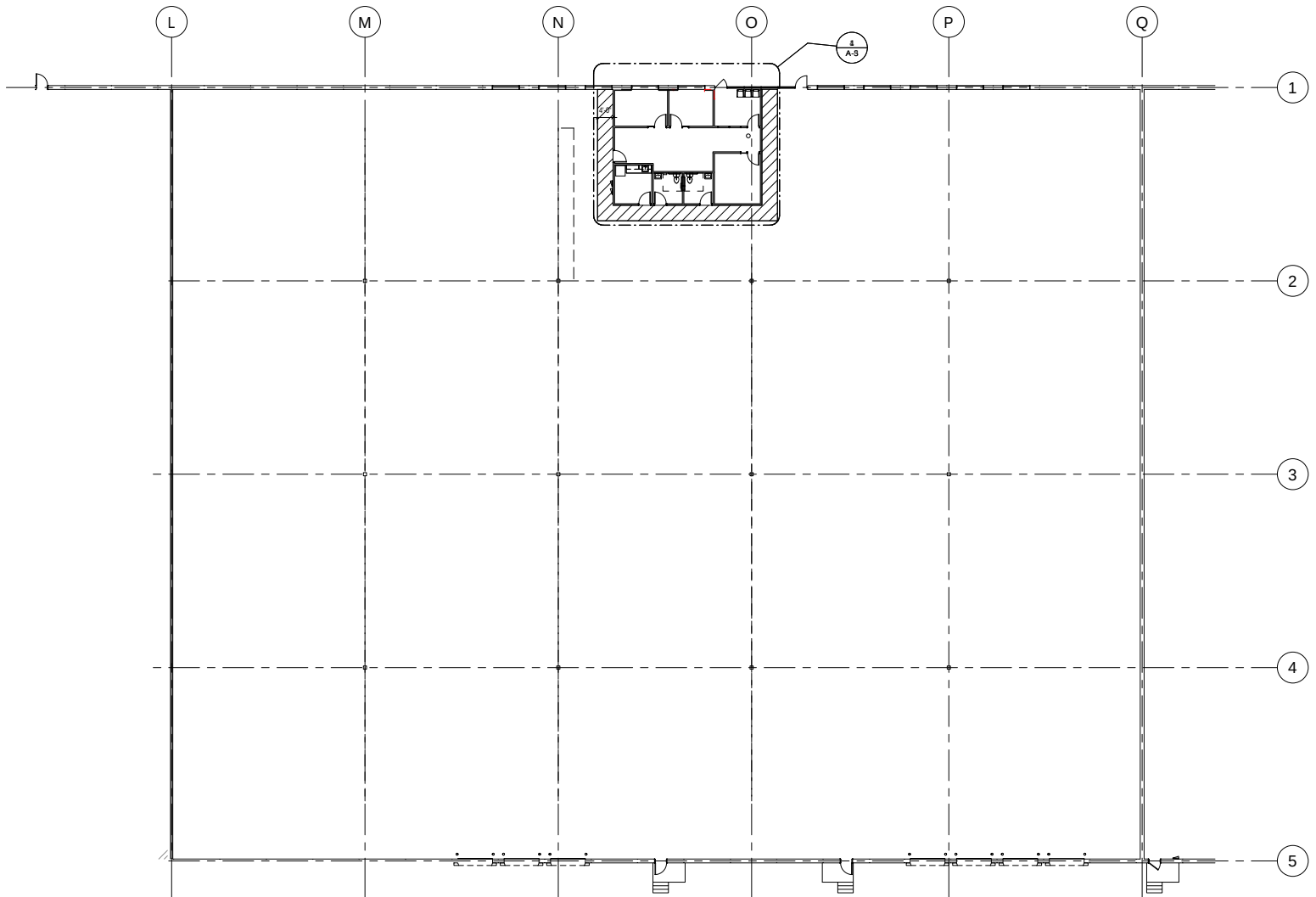
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FLOOR PLAN



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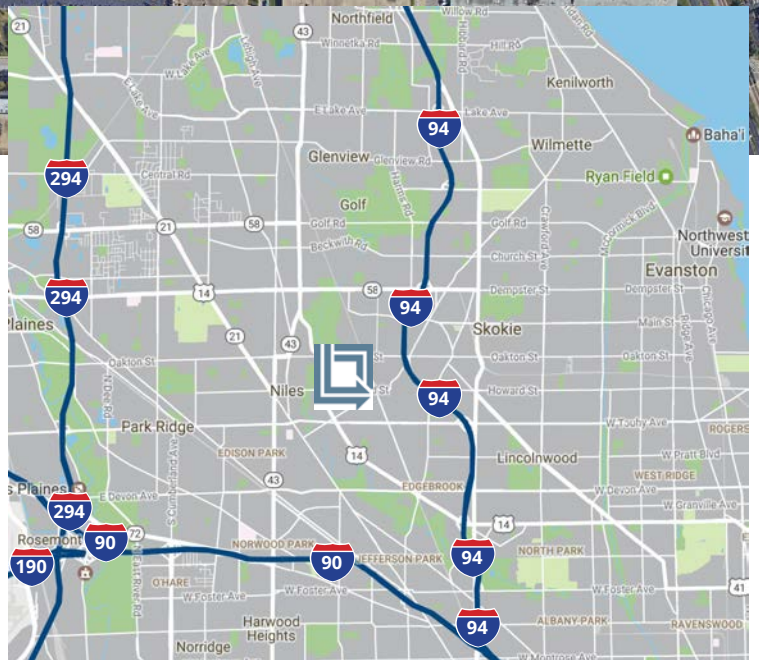
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7 MINUTES/2.5 MILES FROM I-94 AND TOUHY AVE



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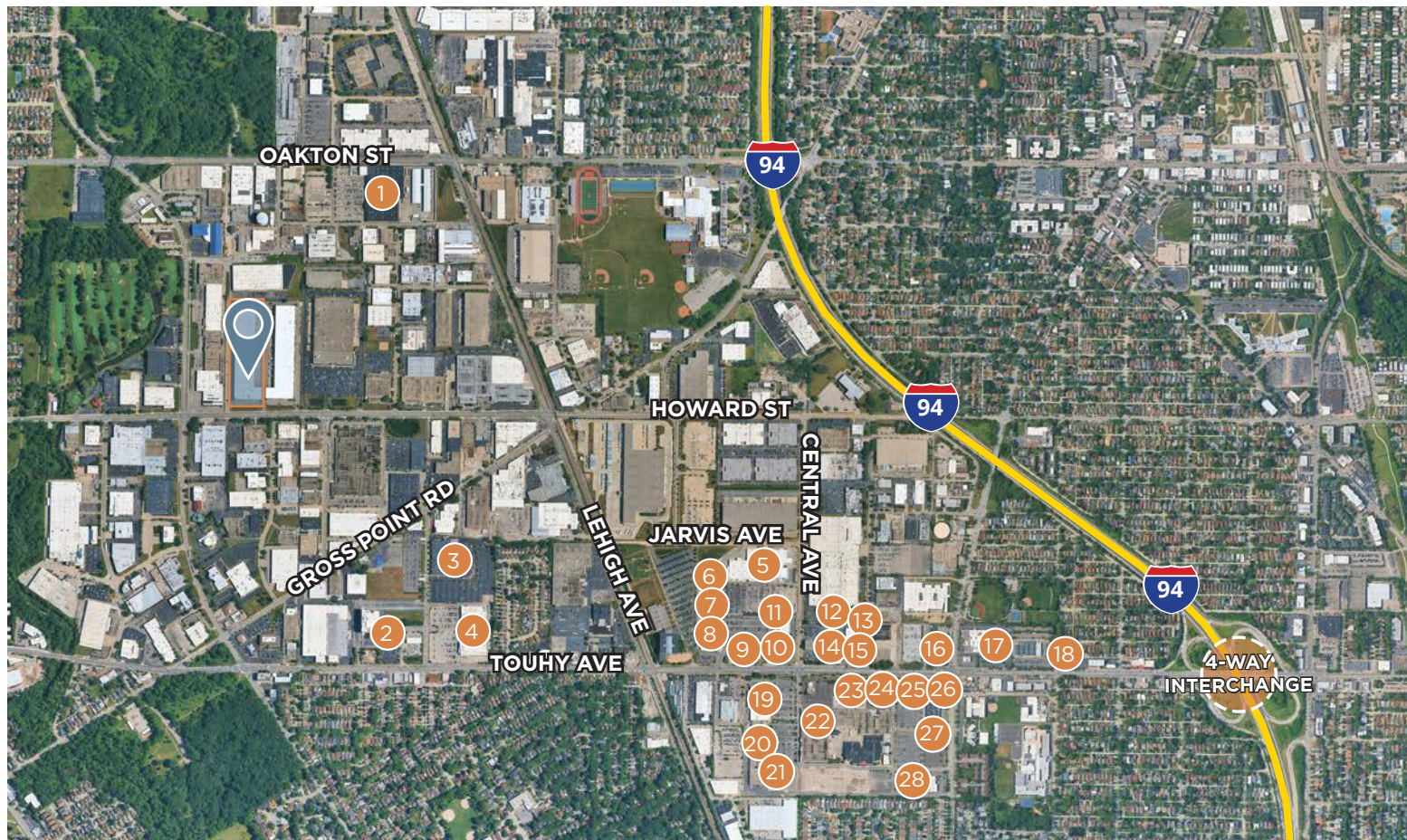
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WEAVING THE WORLD TO YOUR TABLE



15 

22 **Michaels**



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17 **Holiday Inn**

24 **ULTA BEAUTY**

4 **TARGET**

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18 **DUNKIN' DONUTS**

25 **PETSMART**

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13 **CAVA**

19 **Jewel**

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20 **Party City**

27 **FIVE BELOW**

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28 **AMC THEATRES**



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