



1224 N HOOKER
STREET
CHICAGO IL

45,664 SF

Available for Immediate Occupancy

Unmatched Goose Island Location



CBRE

LBA Logistics



The subject property is a 45,664 SF industrial facility
with above average clear height for the area and
dedicated on-site parking



**Flexible
uses**



**Heavy
power**



**Office space
recently
renovated**

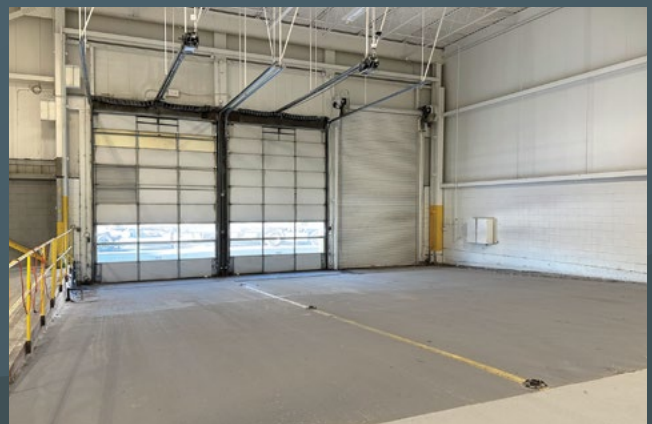
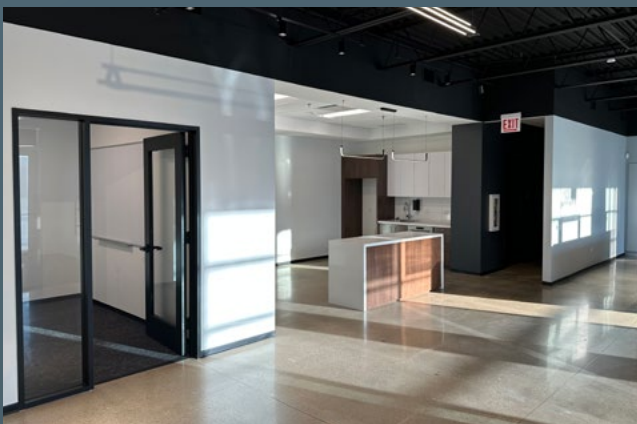


**Premier Goose
Island location**



PROPERTY- OVERVIEW

	ADDRESS	1224 N Hooker Street, Chicago Illinois
	MARKET / SUBMARKET	Goose Island
	SQUARE FOOTAGE	45,664 SF
	LOT SIZE	1.40 acres (60,984 SF)
	OFFICE SIZE	4,772 SF
	YEAR BUILT / RENOVATED	1995
	CEILING HEIGHT	24' clear
	CAR PARKING	38 spaces
	LOADING	3 interior docks (expandable) / 3 drive-in doors
	SPRINKLER	Full Wet System
	COLUMN SPACING	44'2" x 42'6"
	ZONING	PMD 3
	POWER	4000 amps / 480 volts (Upon tenant verification)
	AVAILABLE	Immediate
	ASKING RATE	Subject to offer



HIGHLY DESIRABLE GOOSE ISLAND LOCATION



Goose Island offers access to 75% of the Chicago metro population within a 60 minute drive time.



High visibility from Division Street



Steps from full Division/Kennedy interchange



Immediate access to: Chicago Loop, Gold Coast, River North, Lincoln Park, Wicker Park, West Town, West Loop, & Fulton Market



Rapidly expanding local amenities



14.3 miles to O'Hare International Airport



12.2 miles to Midway International Airport

DEMOGRAPHICS WITHIN A 5 MILE RADIUS

1,015,684
TOTAL POPULATION

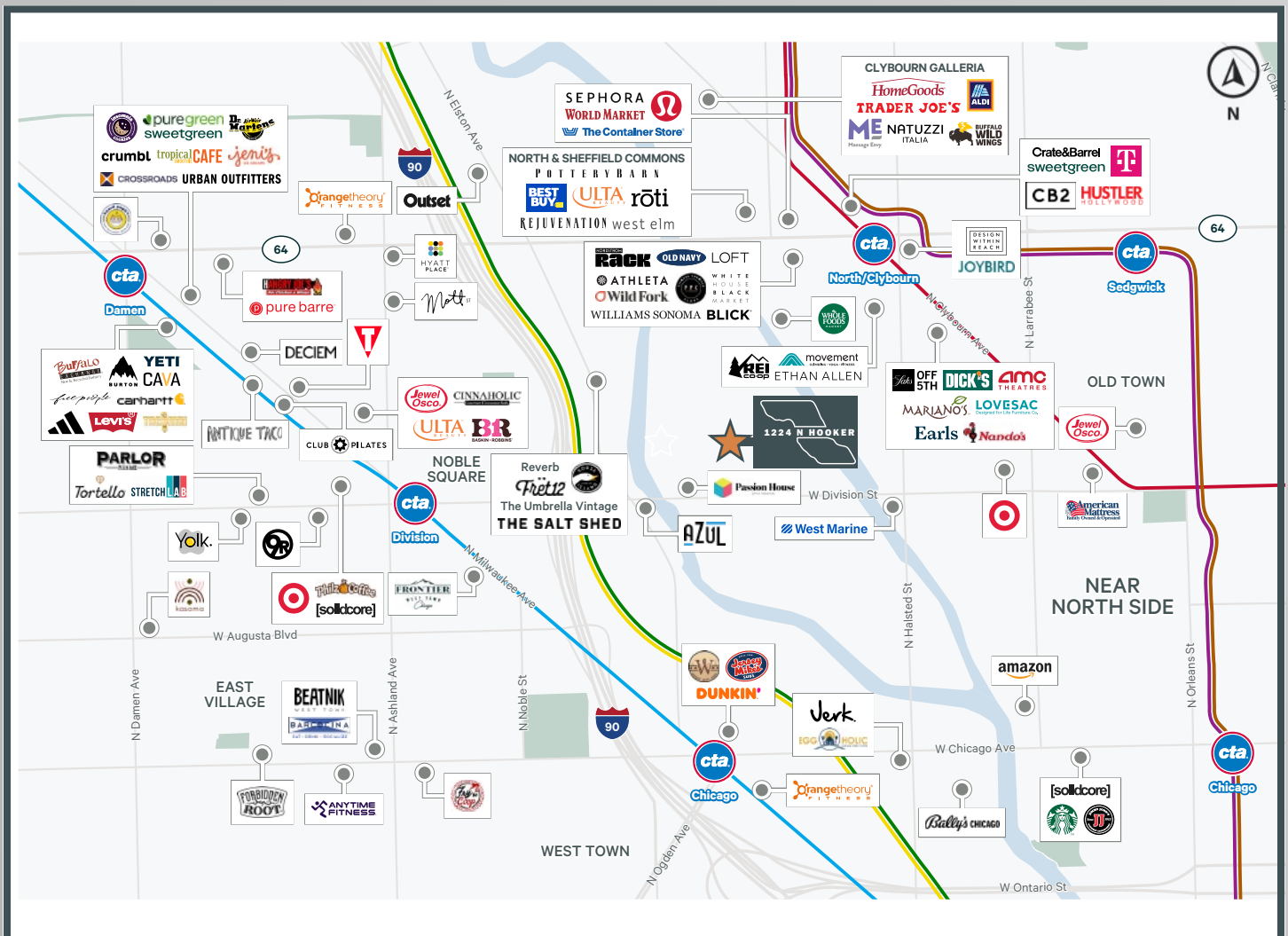
640,887
EMPLOYED

510,877
WHITE COLLAR

59,856
BLUE COLLAR

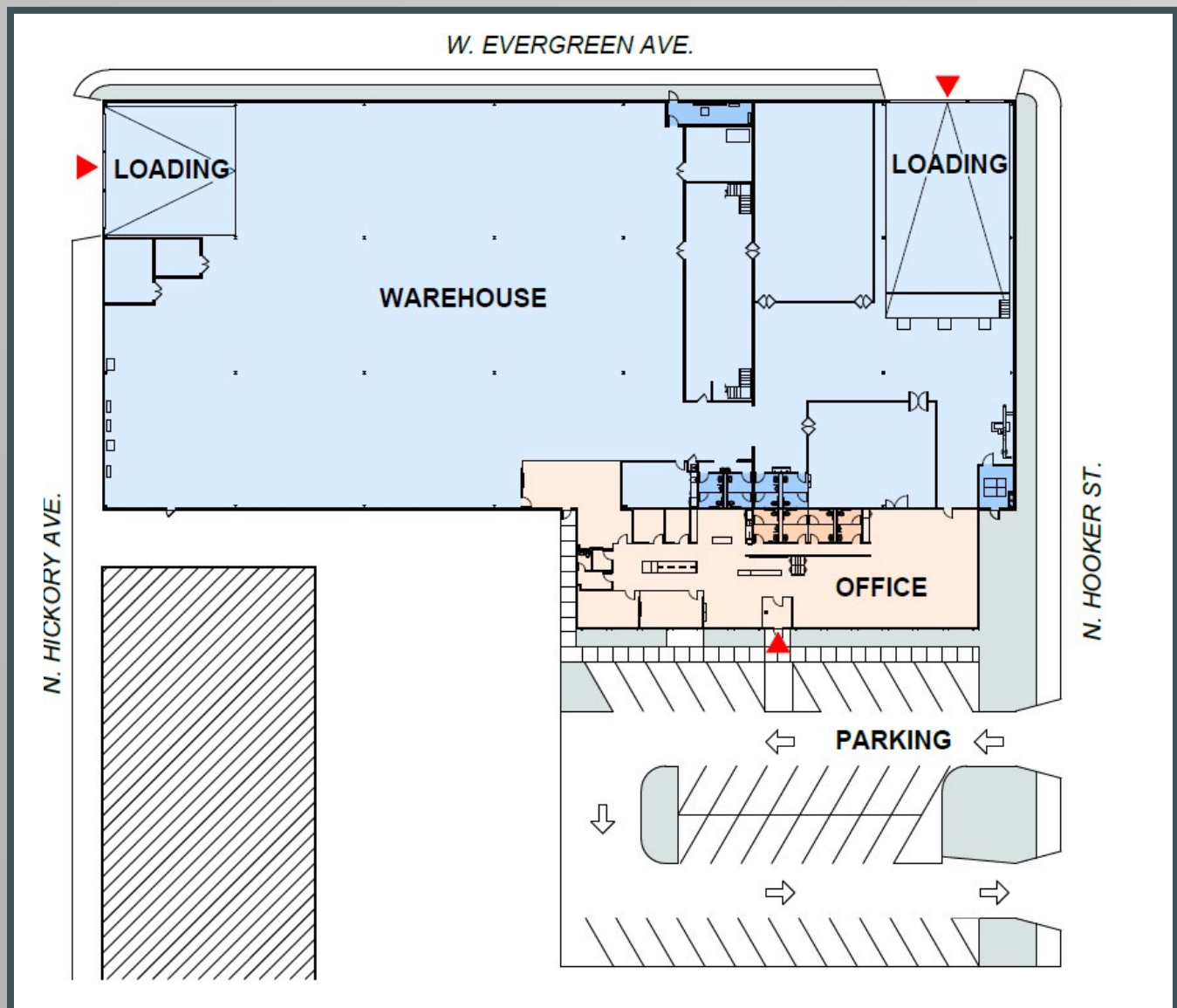


AMENITIES OVERVIEW





SITE PLAN





CONTACT

LARRY
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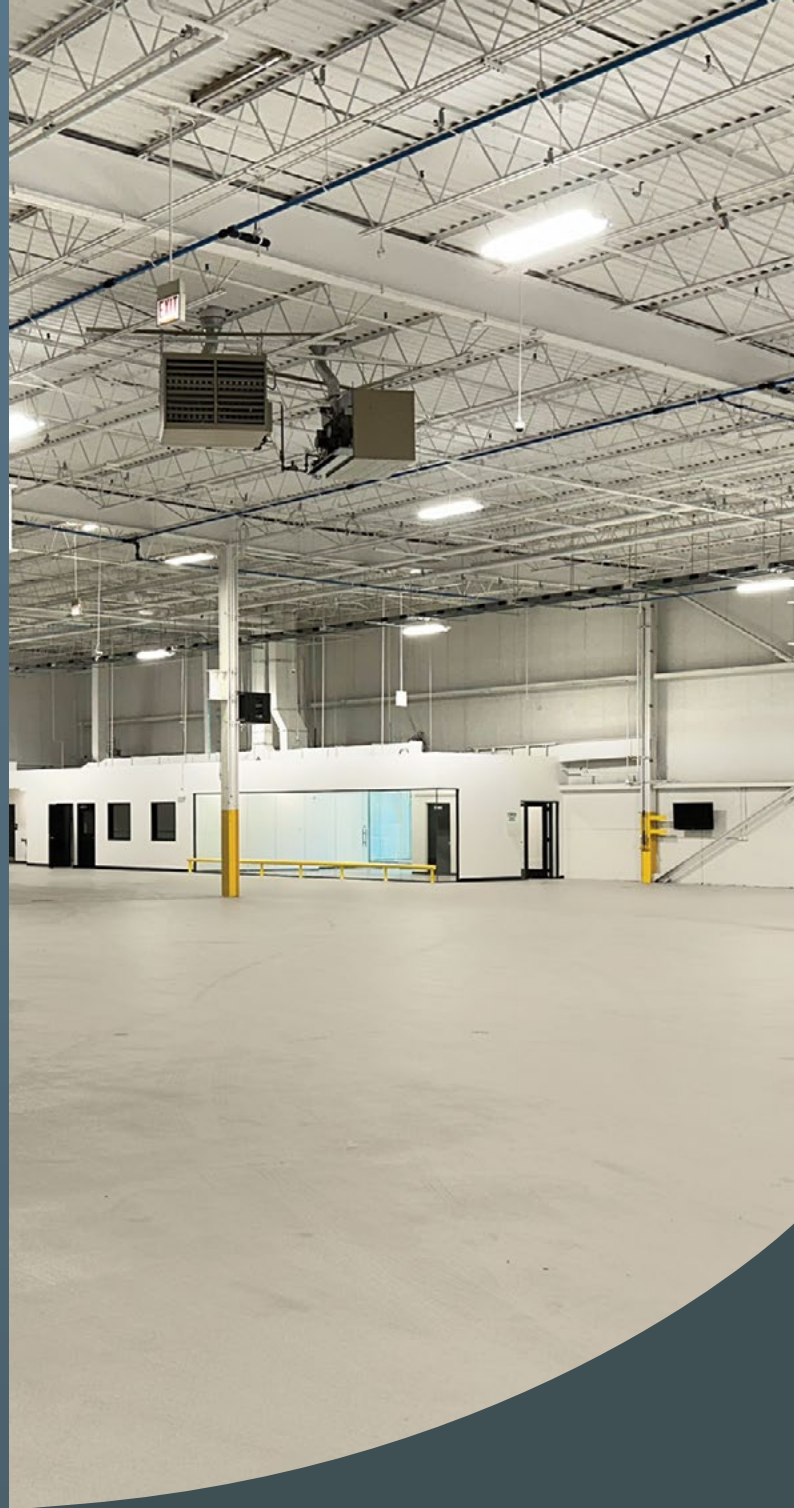
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