

RENOVATIONS COMPLETED

1300 N NORTH BRANCH



GOOSE ISLAND
CHICAGO

1300 N. NORTH
BRANCH
CHICAGO IL

AVAILABLE

92,995 SF

Multiple Potential Uses

Unmatched Goose Island Location



CBRE

LBA Logistics 



The subject property is a 92,995 SF high-end industrial facility with unparalleled visibility on Goose Island



**Flexible
Uses**



**Heavy Power
Distributed
Throughout**



**Open
Floor Plan**



**Great Branding/
Signage**



PROPERTY OVERVIEW

| | | |
|---|-------------------------------|--|
|  | ADDRESS | 1300 N North Branch, Chicago Illinois |
|  | MARKET / SUBMARKET | Goose Island |
|  | SQUARE FOOTAGE | 92,995 SF |
|  | LOT SIZE | 3.43 acres (149,410 SF) |
|  | OFFICE SIZE | 24,300 SF (2nd floor) |
|  | YEAR BUILT / RENOVATED | 1977 / 2025 |
|  | CEILING HEIGHT | 20' - 24'6" clear |
|  | CAR PARKING | 58 spaces |
|  | LOADING | 4 docks / 3 drive-in doors |
|  | SPRINKLER | Wet system |
|  | LIGHTING | LED |
|  | ZONING | PMD 3 |
|  | POWER | 3000 amps / 480 volts / 3-phase (expandable) <i>(upon tenant verification)</i> |
|  | TAXES | 6B Approved by City of Chicago (activation required) |
|  | AVAILABLE | Immediate |
|  | ASKING RATE | Subject to offer |
|  | RECENT RENOVATIONS | Warehouse demising walls/mezzanines removed Freshly painted warehouse walls/columns Freshly painted exterior New LED lighting |

HIGHLY DESIRABLE GOOSE ISLAND LOCATION



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



Visibility from Division Street & Elston Avenue



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

1,076,079
TOTAL POPULATION

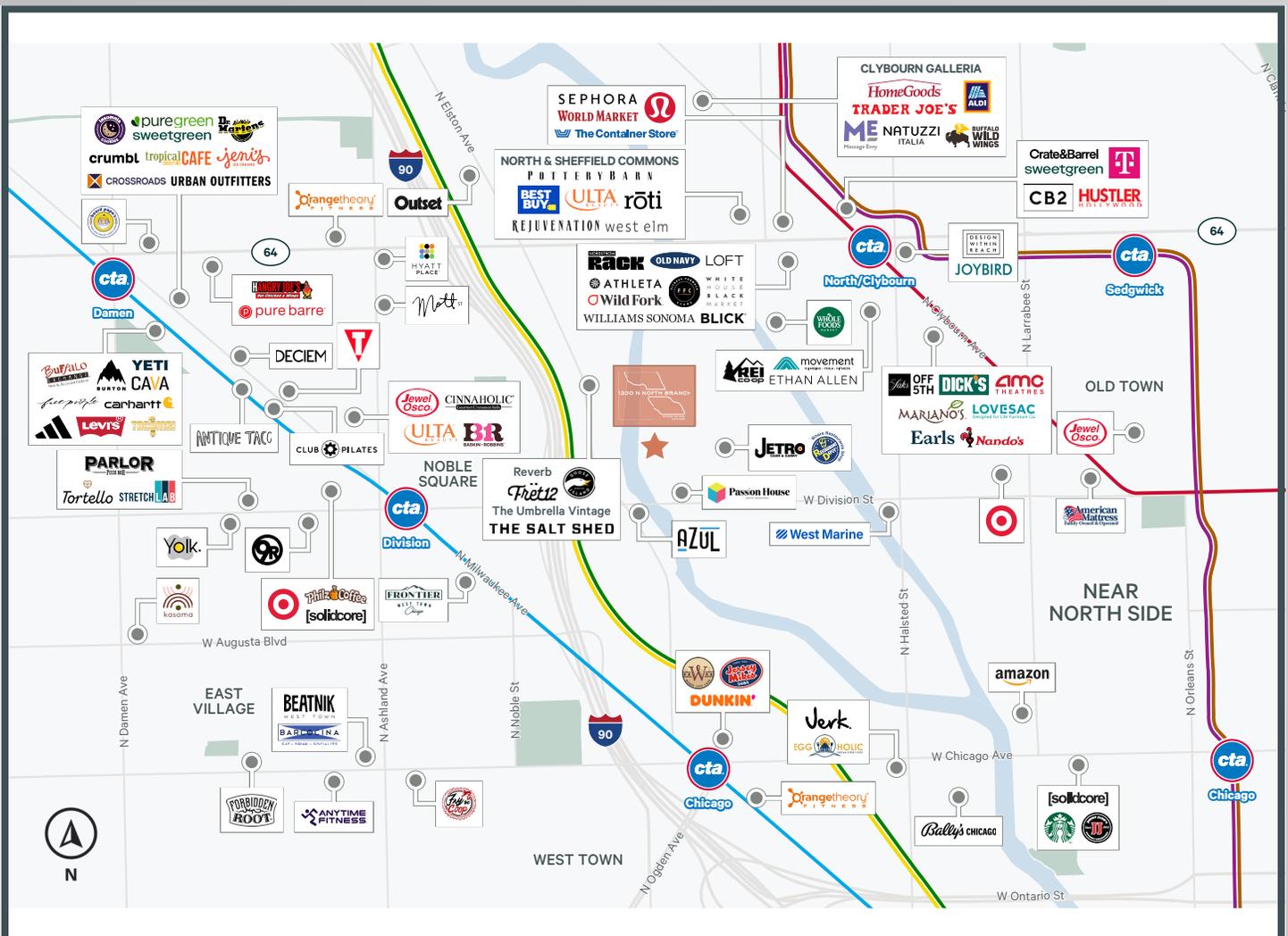
657,223
EMPLOYED

497,203
WHITE COLLAR

74,777
BLUE COLLAR

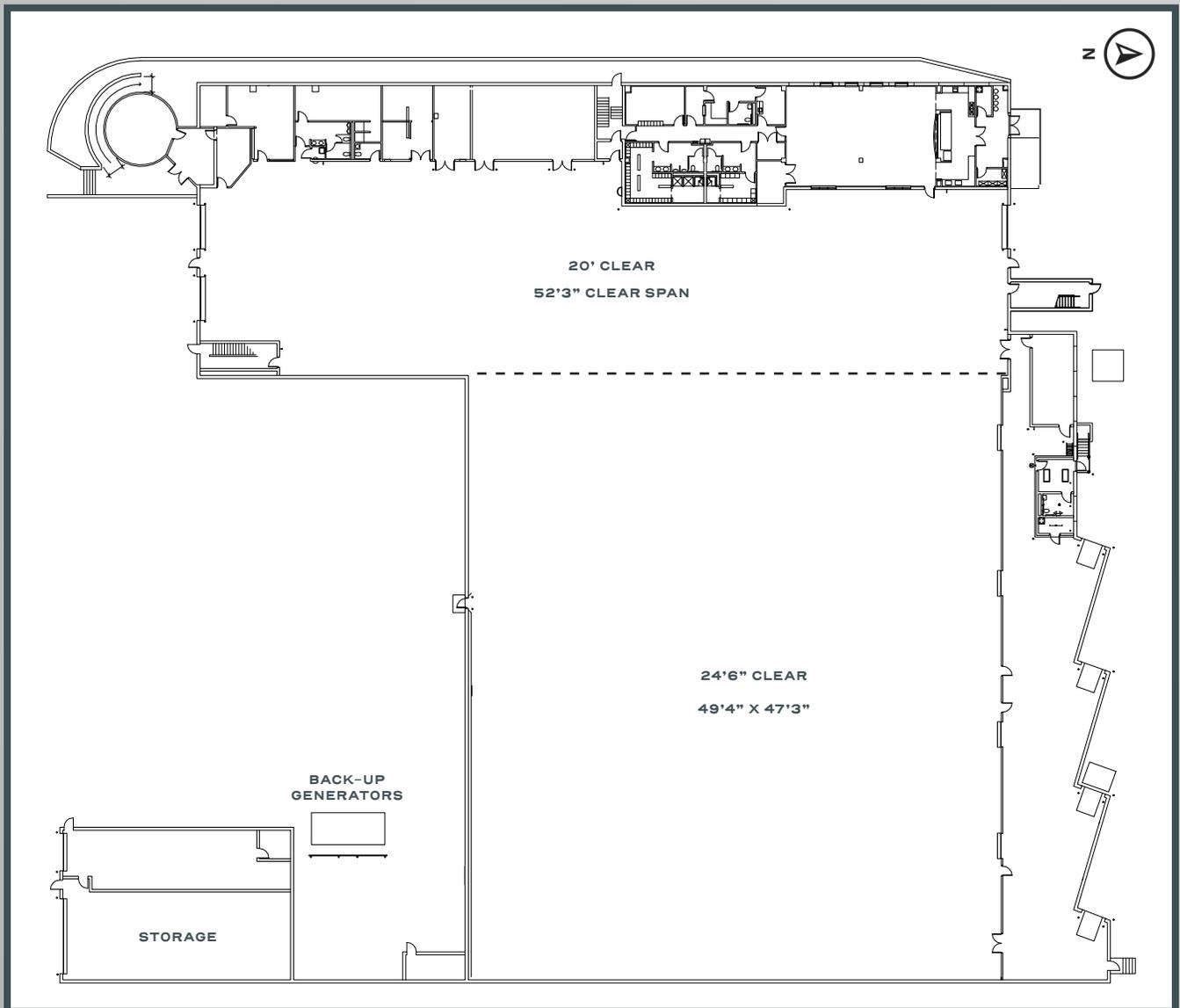


AMENITIES OVERVIEW



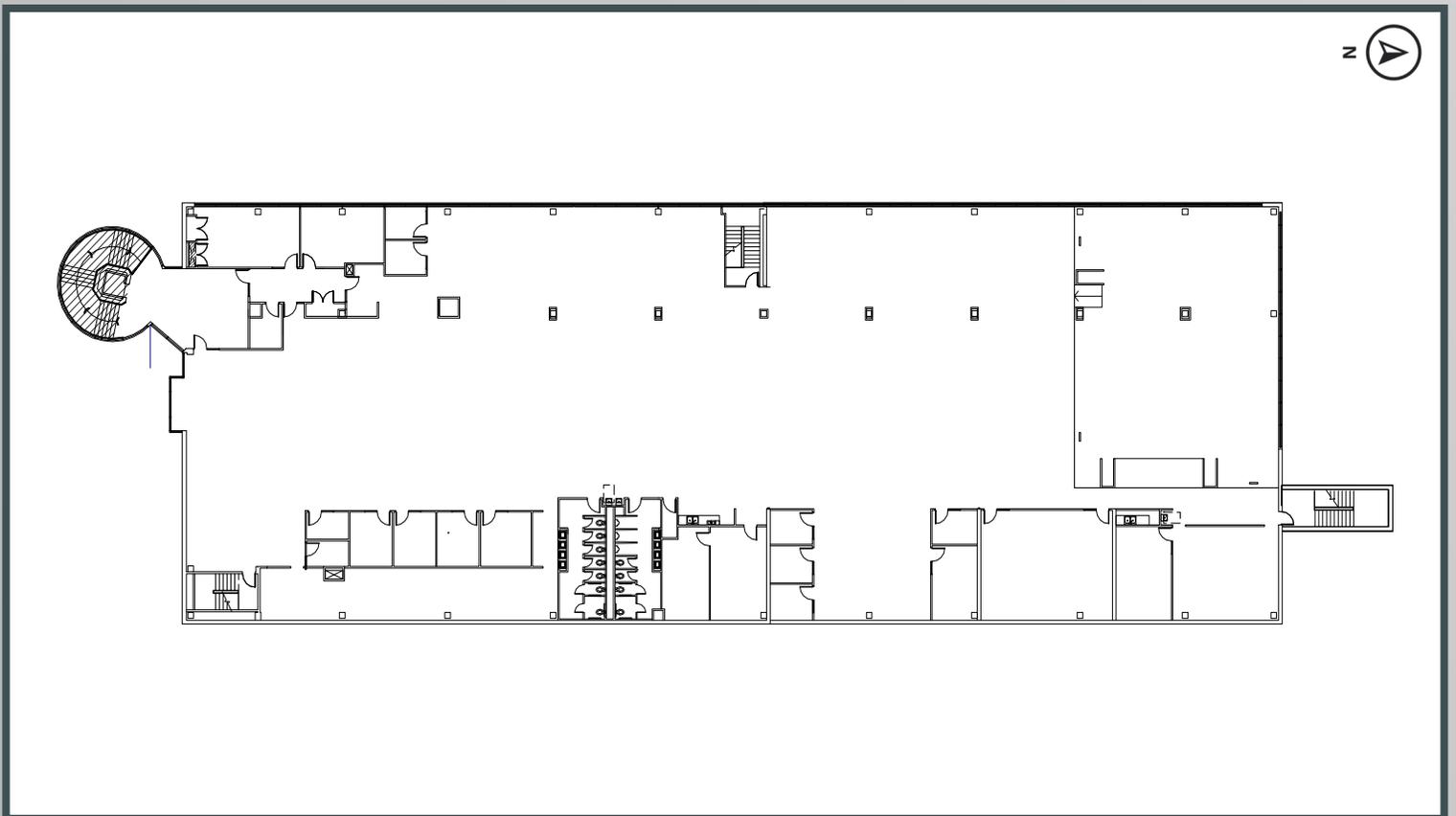


WAREHOUSE PLAN





2ND FLOOR OFFICE PLAN



USES

E-COMMERCE



THIRD PARTY LOGISTICS



DISTRIBUTION



HIGH END MANUFACTURING



HQ FACILITY



LIFE SCIENCES



RECREATIONAL



FOOD PROCESSING/
GHOST KITCHENS



SHOWROOM



HEAVY POWER
(FULLY DISTRIBUTED)

DRIVE THROUGH CAPABILITIES

FLOOR DRAINS

50' WIDE COLUMN SPACING

INFRASTRUCTURE HIGHLIGHTS



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CHICAGO

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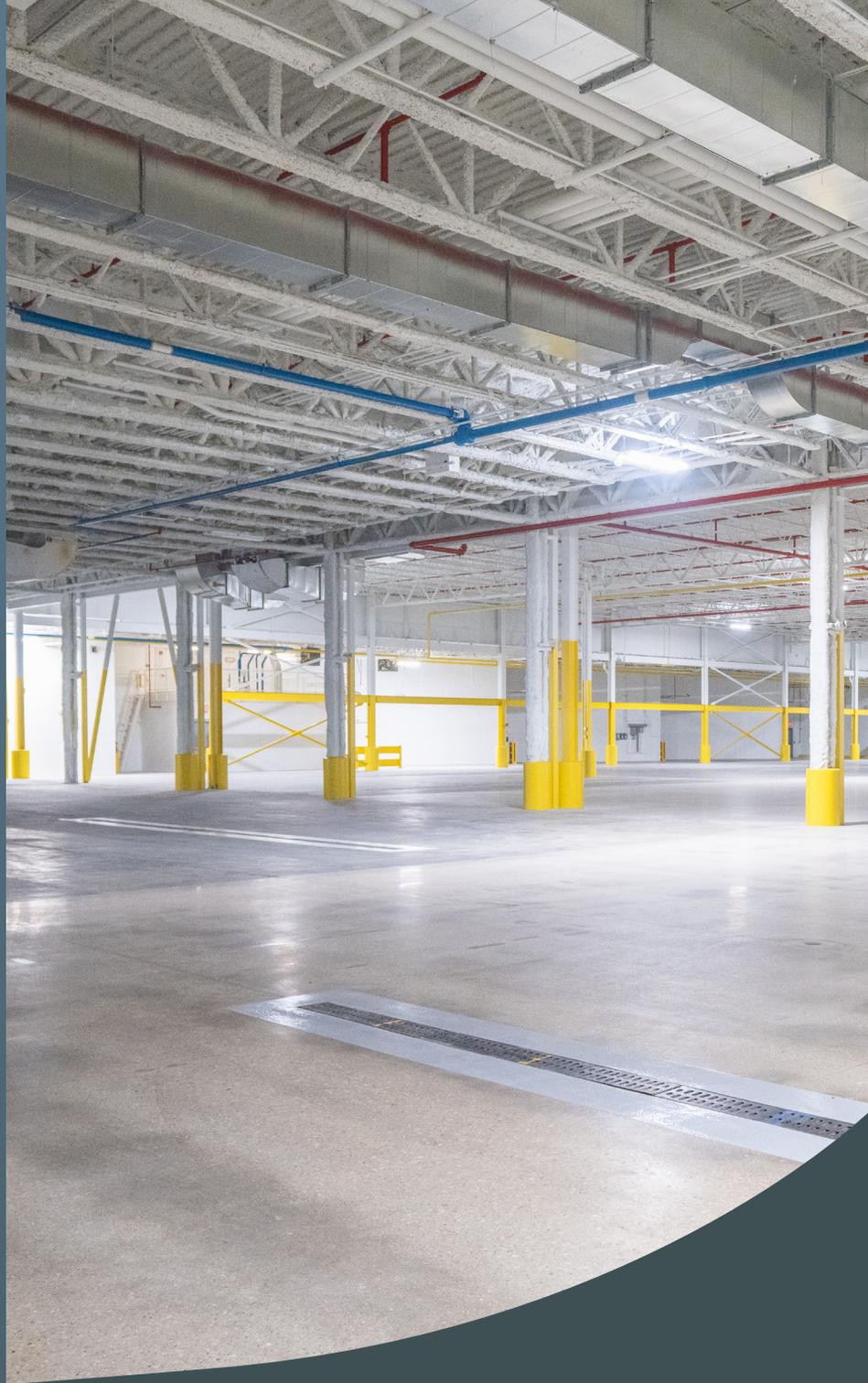
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