

FULL RENOVATIONS NEARLY COMPLETED

1300 N NORTH BRANCH



1300 N. NORTH
BRANCH
CHICAGO IL

AVAILABLE

92,995 SF

Multiple Potential Uses

Unmatched Goose Island Location

Wide-Opened Floor Plan



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>
	AVAILABLE	Immediate
	ASKING RATE	Subject to offer
	WORK UNDERWAY	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

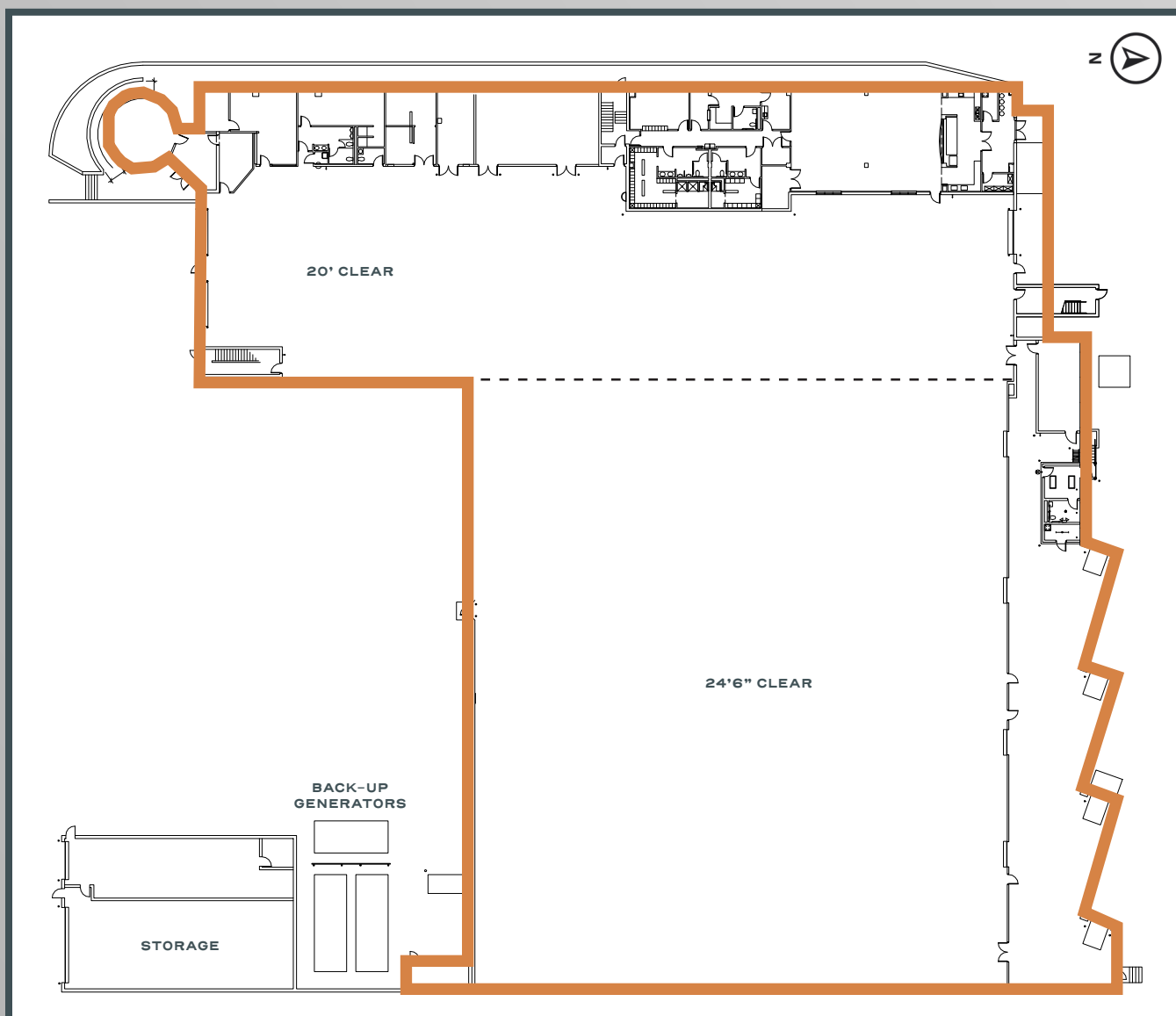
497,203
WHITE COLLAR

74,777
BLUE COLLAR



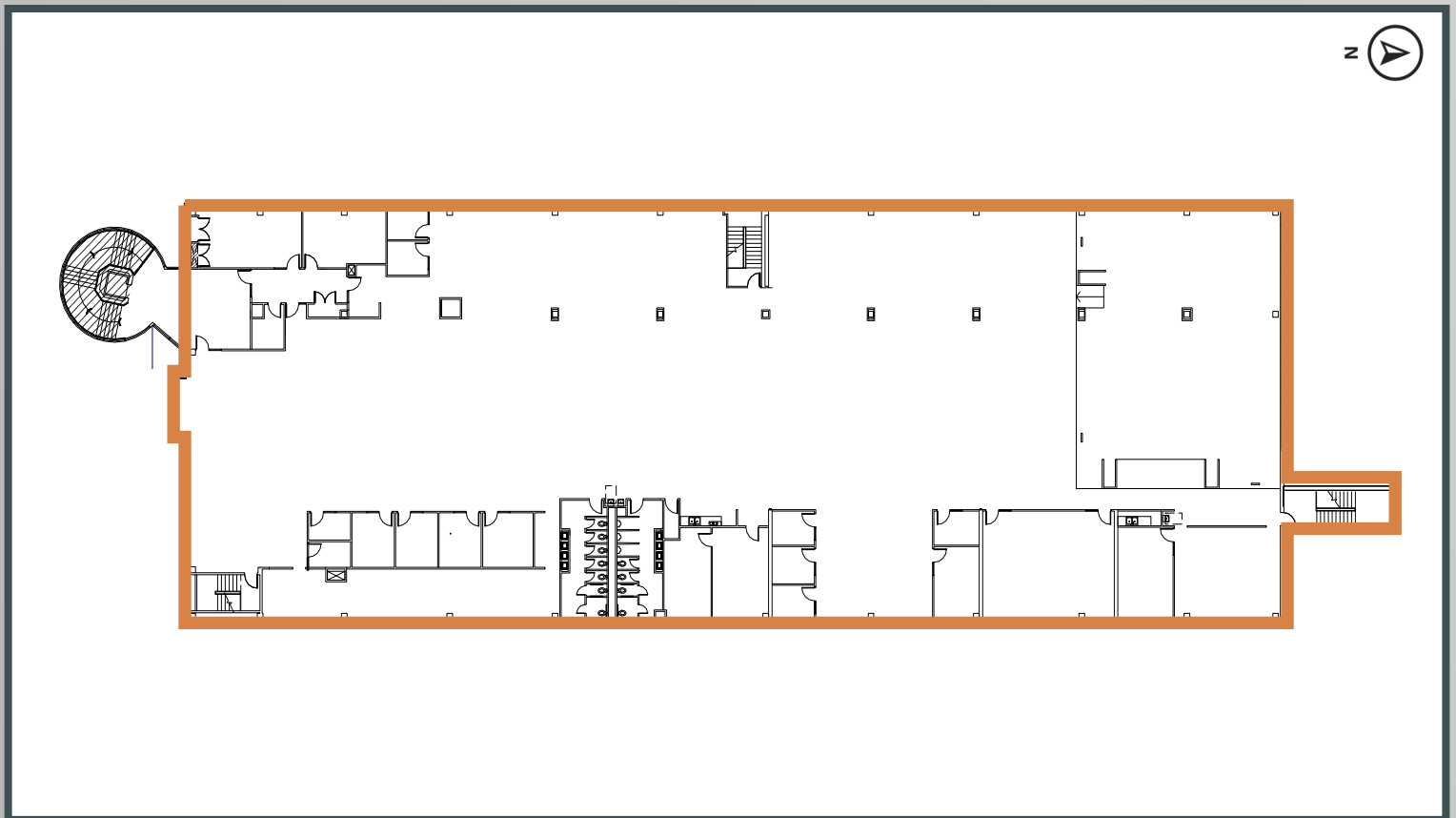


WAREHOUSE PLAN





2ND FLOOR OFFICE PLAN



USES

E-COMMERCE



THIRD PARTY
LOGISTICS



DISTRIBUTION



HIGH END
MANUFACTURING



HQ
FACILITY



LIFE
SCIENCES



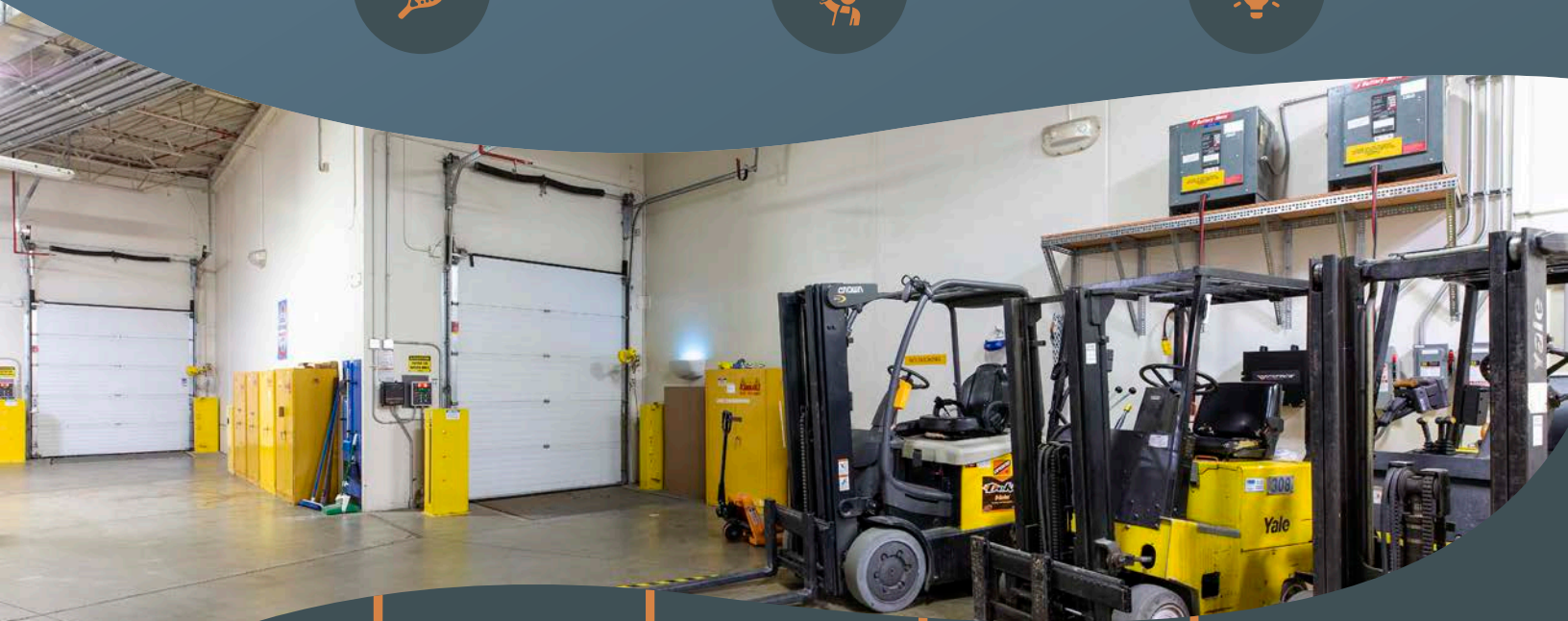
RECREATIONAL



FOOD PROCESSING/
GHOST KITCHENS



SHOWROOM



HEAVY
POWER
(FULLY DISTRIBUTED)

DRIVE
THROUGH
CAPABILITIES

FLOOR
DRAINS

50' WIDE
COLUMN
SPACING

INFRASTRUCTURE HIGHLIGHTS



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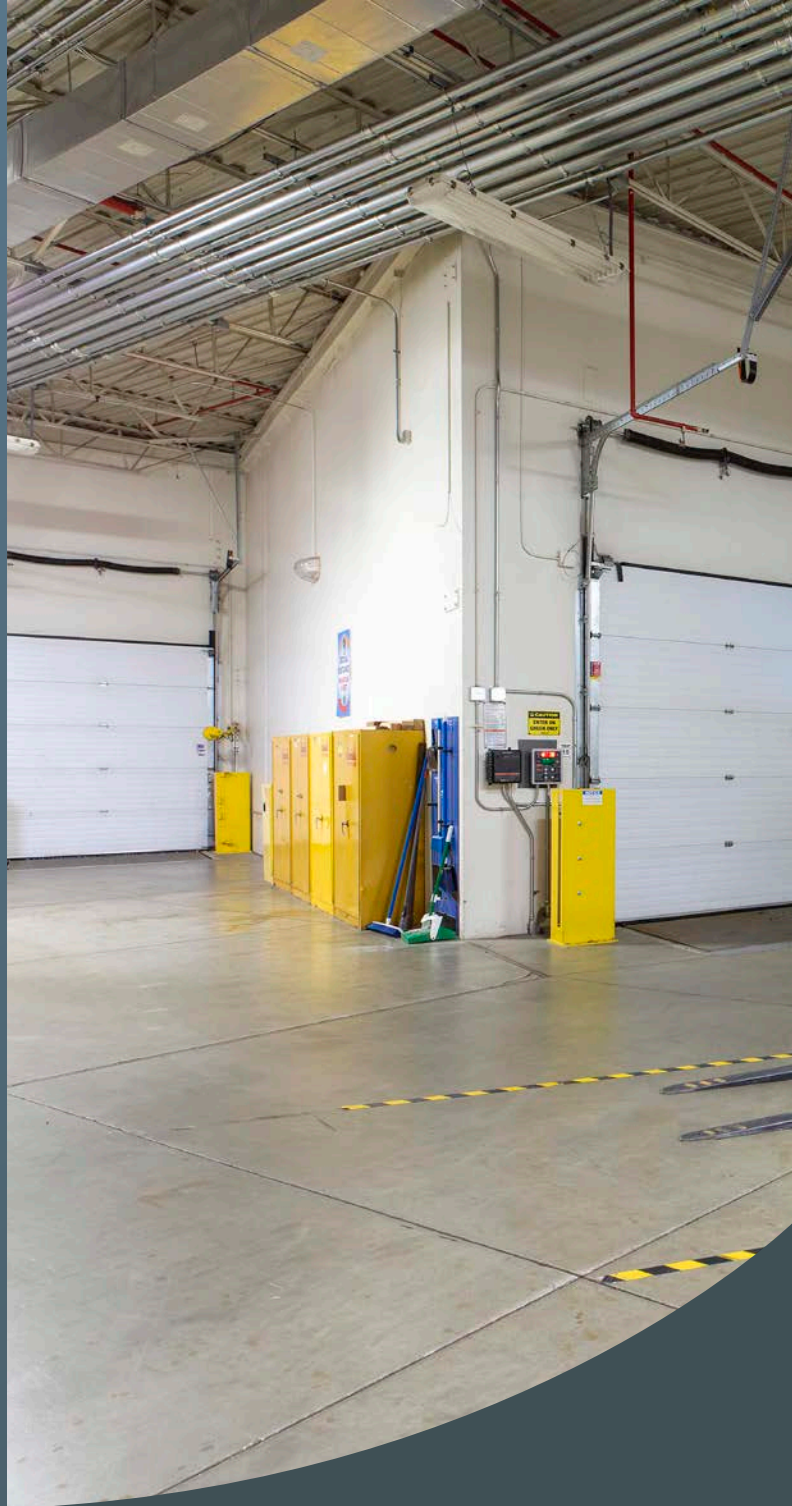
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