

1300 N NORTH BRANCH

GOOSE ISLAND
CHICAGO

1300 N. NORTH
BRANCH
CHICAGO IL

FOR LEASE

92,995 SF

Multiple Potential Uses

Unmatched Goose Island Location



CBRE

LBA Logistics 



The subject property is a 92,995 SF state-of-the-art food manufacturing / processing facility featuring:



**Flexible
uses**



**Lab R/D
space**



**HVAC
throughout**



**Premier Goose
Island location**



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 / 2006
	CEILING HEIGHT	20' - 24'6" clear
	CAR PARKING	58 spaces
	LOADING	4 docks / 3 drive-in doors
	SPRINKLER	ESFR
	LIGHTING	LED
	ZONING	PMD 3
	POWER	3000 amps / 480 volts / 3-phase (expandable)
	AVAILABLE	January 1, 2025 (possibly sooner)
	ASKING RATE	Subject to offer

HIGHLY DESIREABLE 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

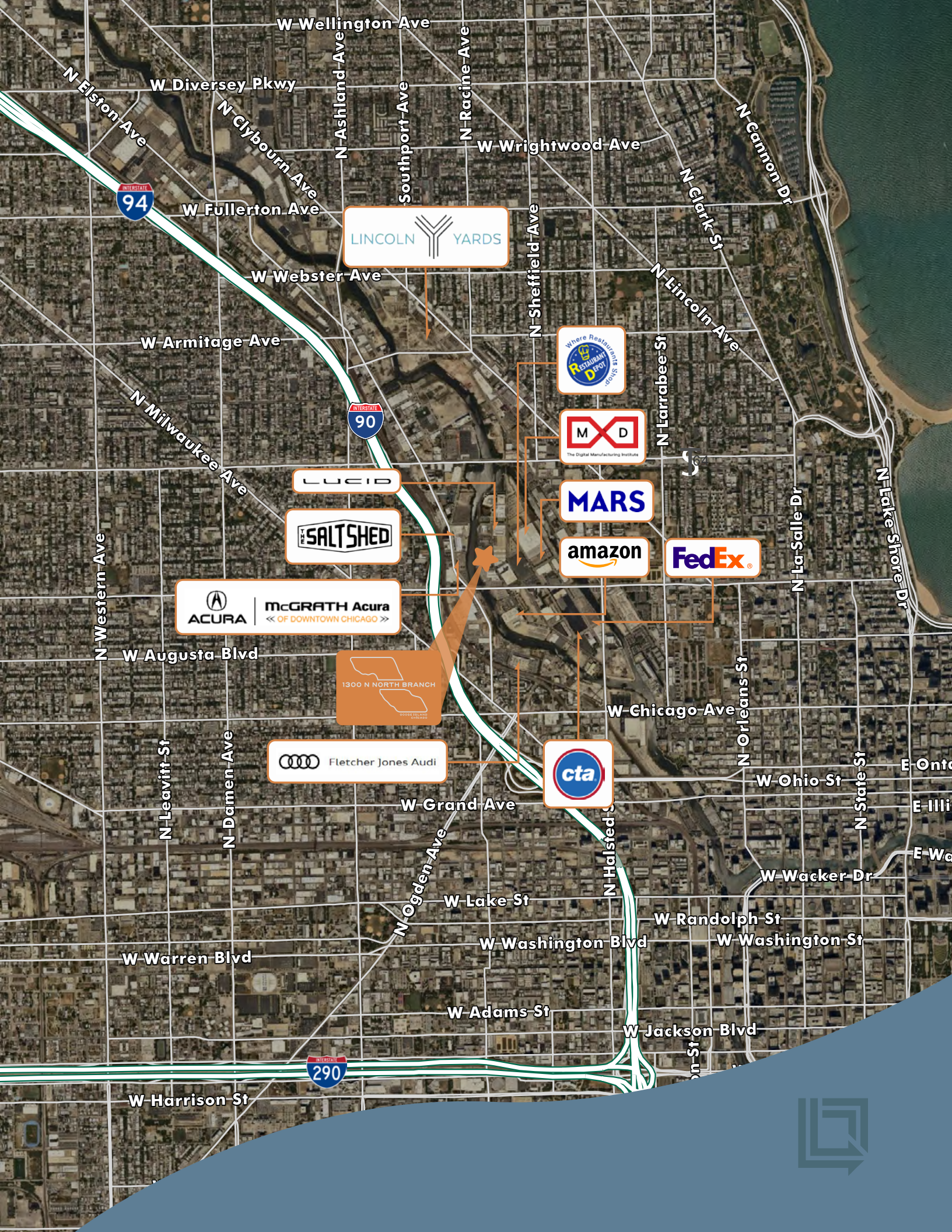
DEMOGRAPHICS WITHIN A 5 MILE RADIUS

1,076,079
TOTAL POPULATION

657,223
EMPLOYED

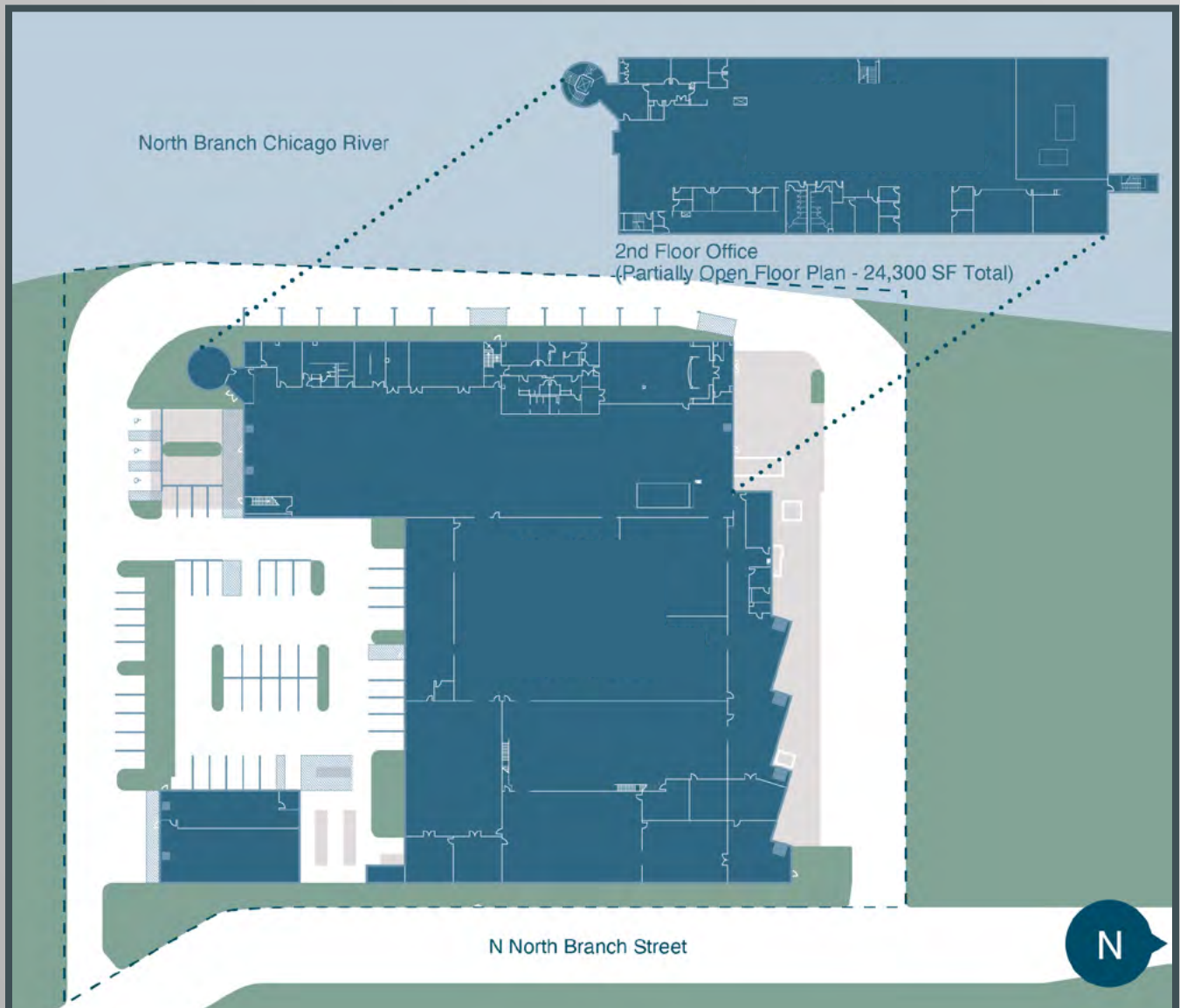
74,777
WHITE COLLAR

497,203
BLUE COLLAR





**92,995 SF
AVAILABLE**



USES

FOOD
PROCESSING



GHOST
KITCHENS



LIFE
SCIENCES



COLD
STORAGE



HQ
FACILITY



HIGH END
MANUFACTURING



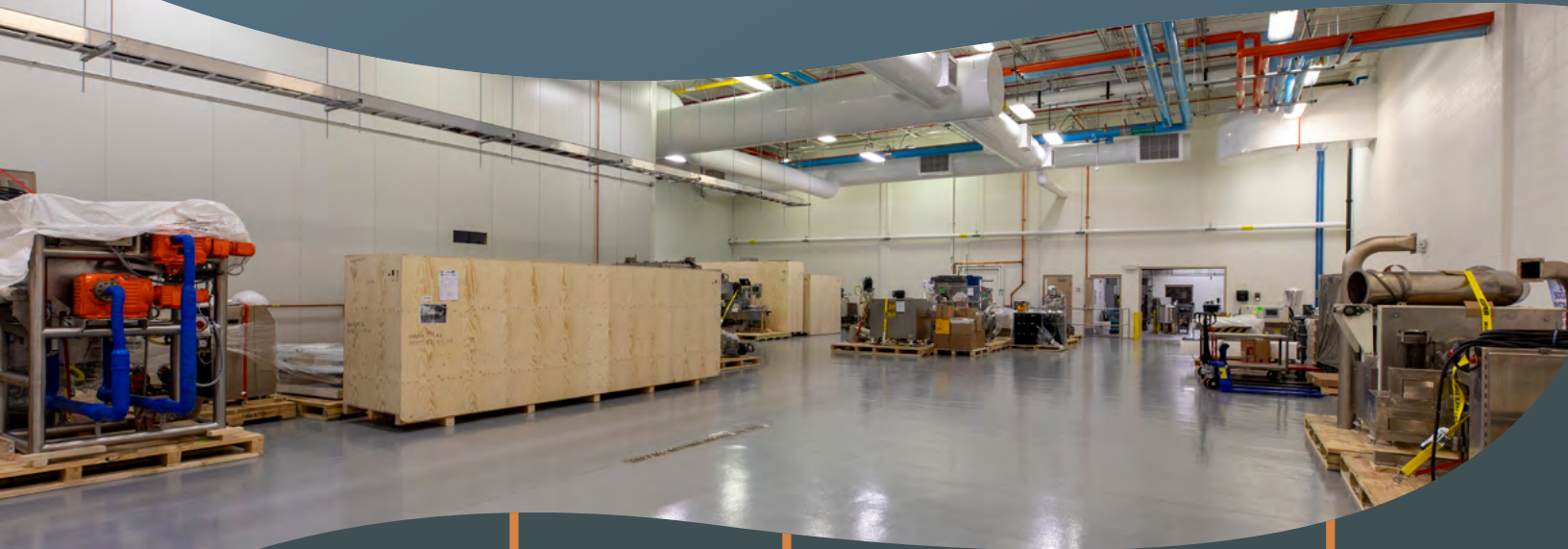
E-COMMERCE



THIRD PARTY
LOGISTICS



DISTRIBUTION



HEAVY
POWER

(FULLY DISTRIBUTED)

DRIVE
THROUGH
CAPABILITIES

COMPRESSED
AIR LINES

FLOOR
DRAINS

WATER
LINES

INFRASTRUCTURE HIGHLIGHTS



CONTACT

MITCH ADAMS

Senior Vice President

+1 312 935 1469

mitch.adams@cbre.com

LARRY GOLDWASSER, SIOR

Executive Vice President

+1 312 334 7201

larry.goldwasser@cbre.com

MATT COWIE

First Vice President

+1 312 334 7203

matt.cowie@cbre.com

JOHN MARKS

Senior Associate

+1 312 334 7204

john.marks@cbre.com



CBRE LBA Logistics 

©2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_July2023