

6424 W. HOWARD ST.

NILES, IL

Owned and Managed By:
LBALogistics 

FOR LEASE: 40,686 SF AVAILABLE



**STATE-OF-THE ART
DISTRIBUTION BUILDING**
28' CLEAR • 5 DOCKS

PROPERTY HIGHLIGHTS

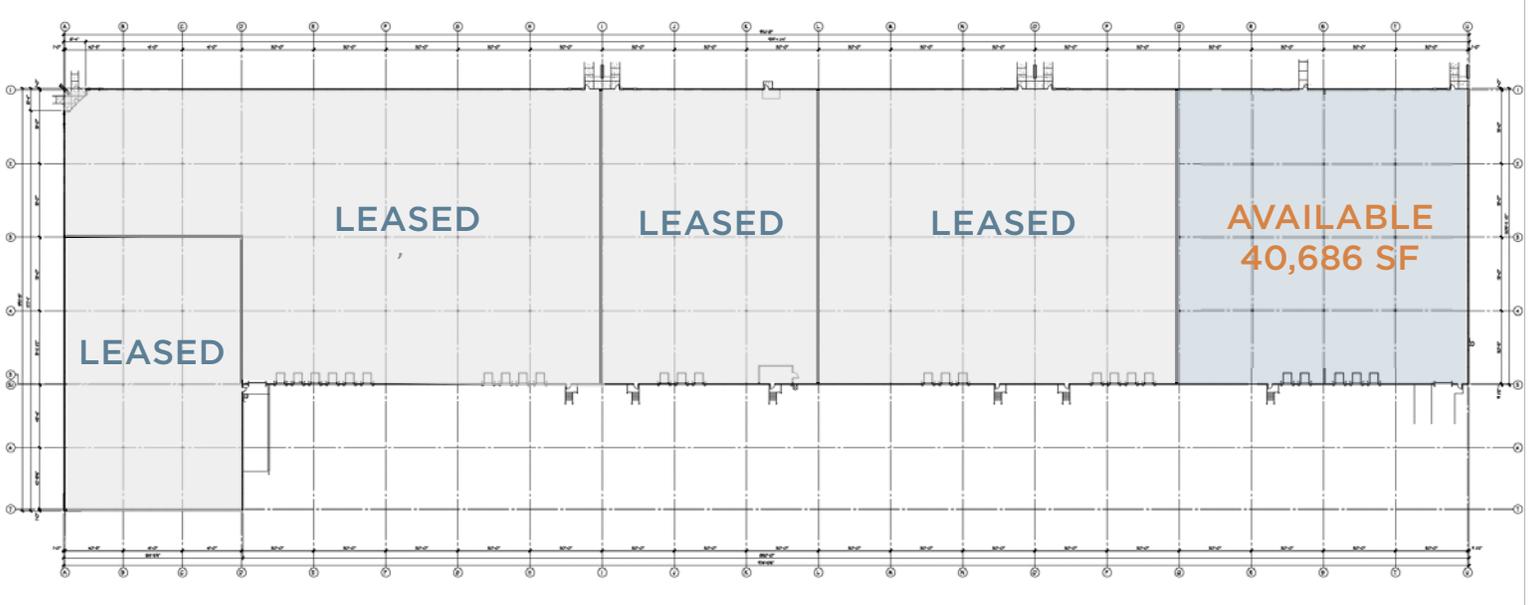
- Available: 40,686 SF
- Building Size: 202,654 SF
- Office: Approximately 1,500 SF
- Ceiling Height: 28' clear
- Loading: 5 exterior docks, 1 drive-in door
- Sprinkler: ESFR
- Columns: 50' x 51'
- Power: To be Determined
- Fully Air Conditioned
- Car Parking: 40 cars
- End unit
- Built in 2005
- Possession: March 1, 2026
- Real Estate Taxes: \$4.77/sf
- CAM: \$1.41/sf
- Asking Rate: Subject to Offer



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SITE PLAN



PROPERTY DESCRIPTION

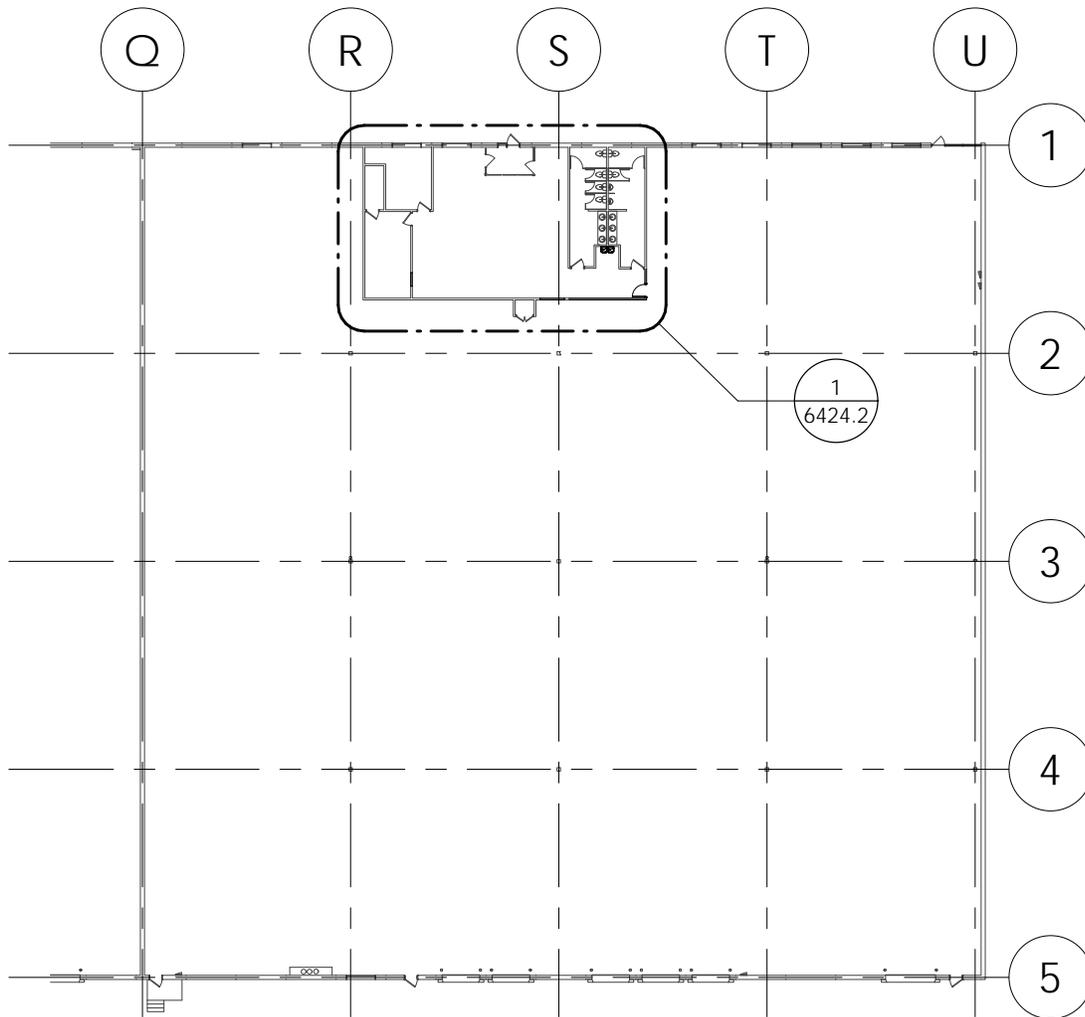
- Building Size: 202,654 SF
- Configuration: Rear load
- Construction: Reinforced concrete
- Clear Height: 28' clear
- Loading: 5 exterior docks, 1 drive-in door
- Car Parking: 40 cars
- Slab: 6"
- Truck Court: 200' (shared)



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FLOOR PLAN



SUITE 6424

1" = 40'-0"



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



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