



90,000 SF AVAILABLE
FOR SALE

**6500 W CORTLAND
STREET**

CHICAGO, ILLINOIS

**ALL OFFERS DUE BY
APRIL 9, 2021**





PROPERTY HIGHLIGHTS

Rare Northside Chicago purchase opportunity

HVAC throughout

Heavy power

150 car parking spots

Access to a strong labor pool

Located in Galewood/Armitage TIF district

PROPERTY FEATURES

Building Size: ± 90,000 SF

Year Built: 1966

Site Size: ± 3.58 acres

Office Size: 30,000 SF

Ceiling Height: 18'10" - 19'3" clear

Loading: 8 interior docks (4 with levelers)

Bay Sizes: 35'3" x 27'7"

Power: 3000 amps

Car Parking: 150 spots

Zoning: PMD 15

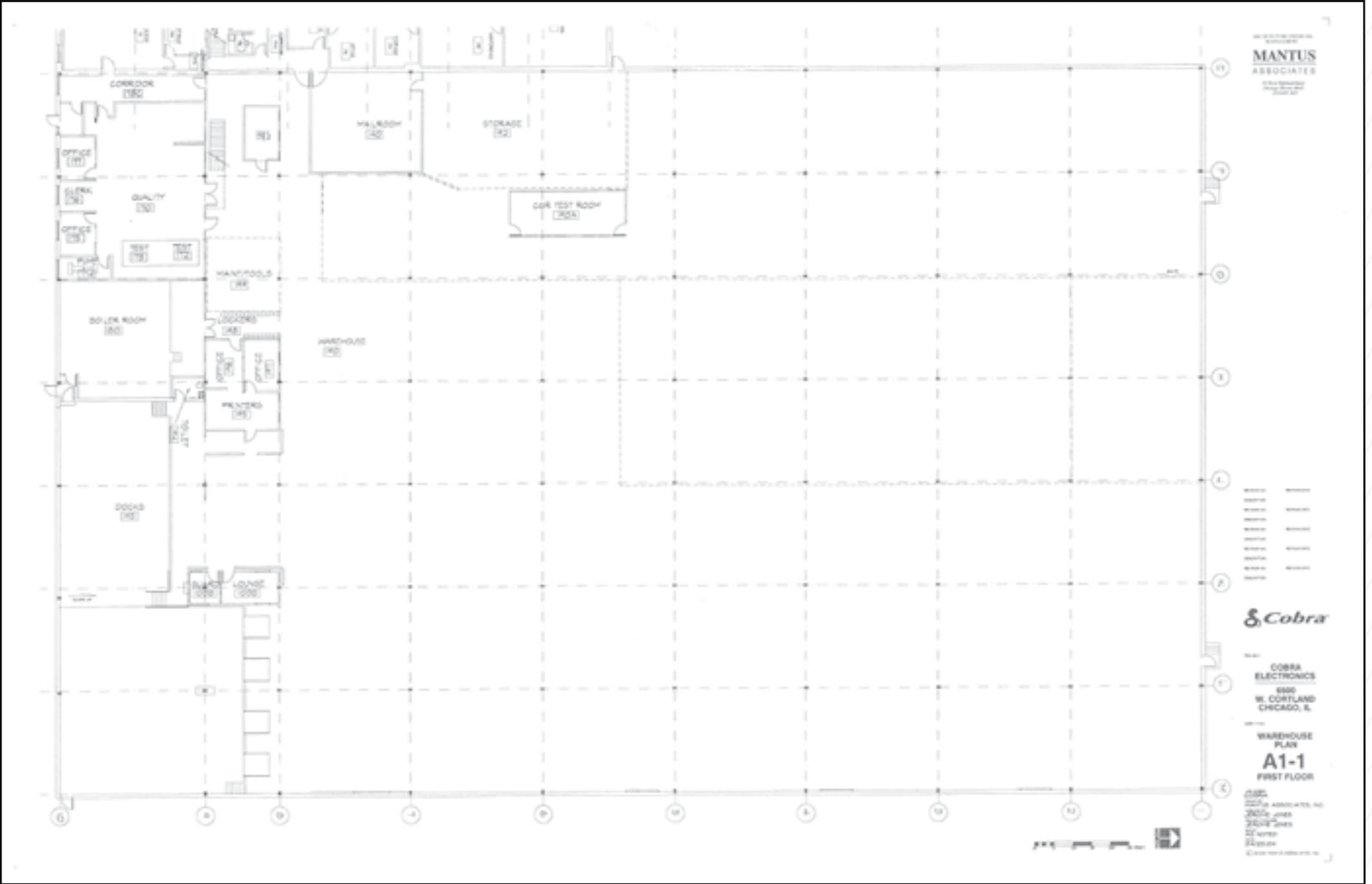
Ward: 29th Ward

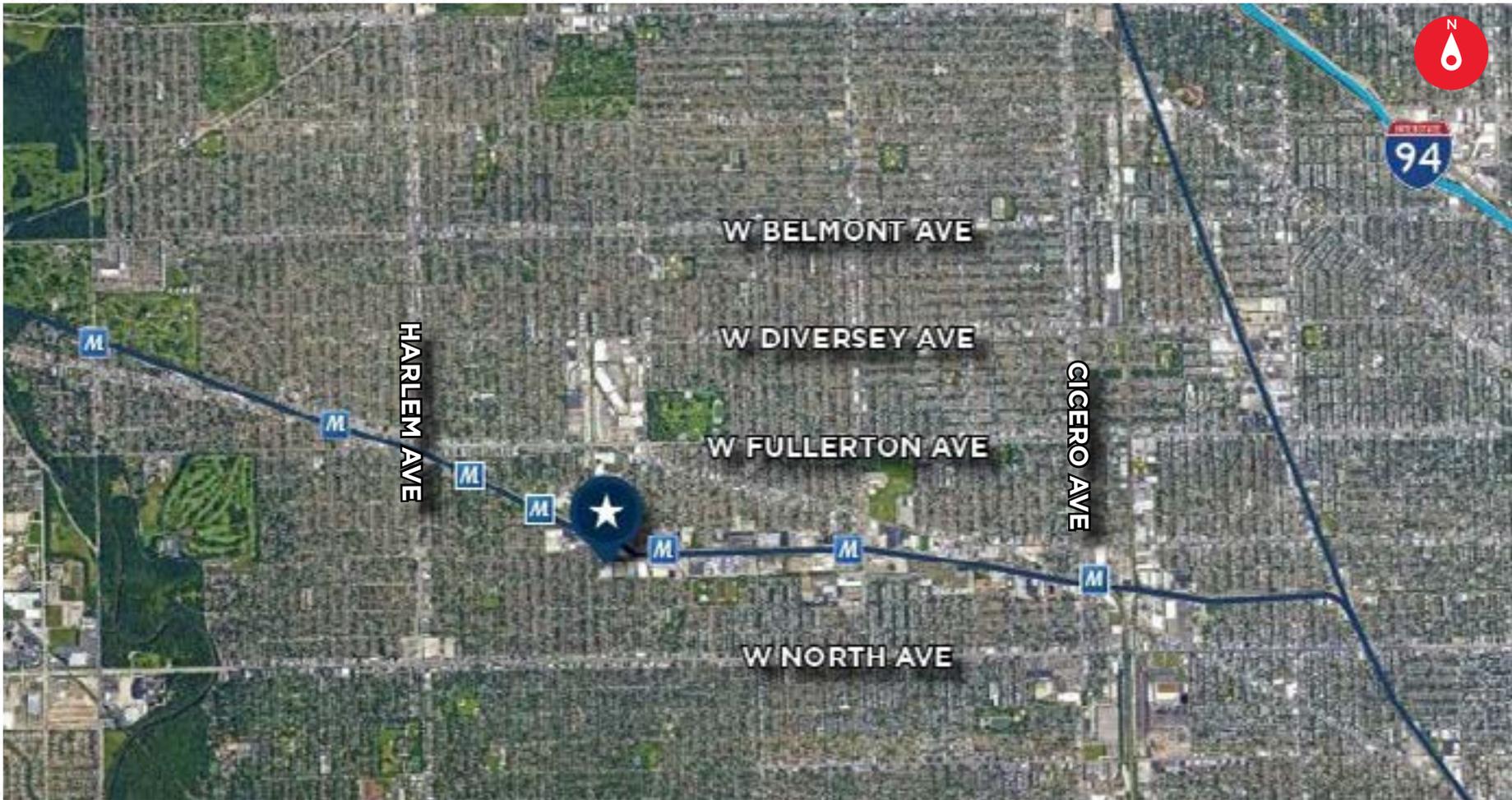
Alderman: Alderman Chris Taliaferro

2019 Taxes: \$93,907.67 (\$1.17/PSF)

Asking Sale Price: Subject to offer

FLOOR PLAN





ACCESS AERIAL

I-94 ACCESS



W BELMONT AVE

WESTBOUND EXIT
EASTBOUND ENTRANCE

6 MILES



W DIVERSEY AVE

WESTBOUND EXIT
EASTBOUND ENTRANCE

5.9 MILES

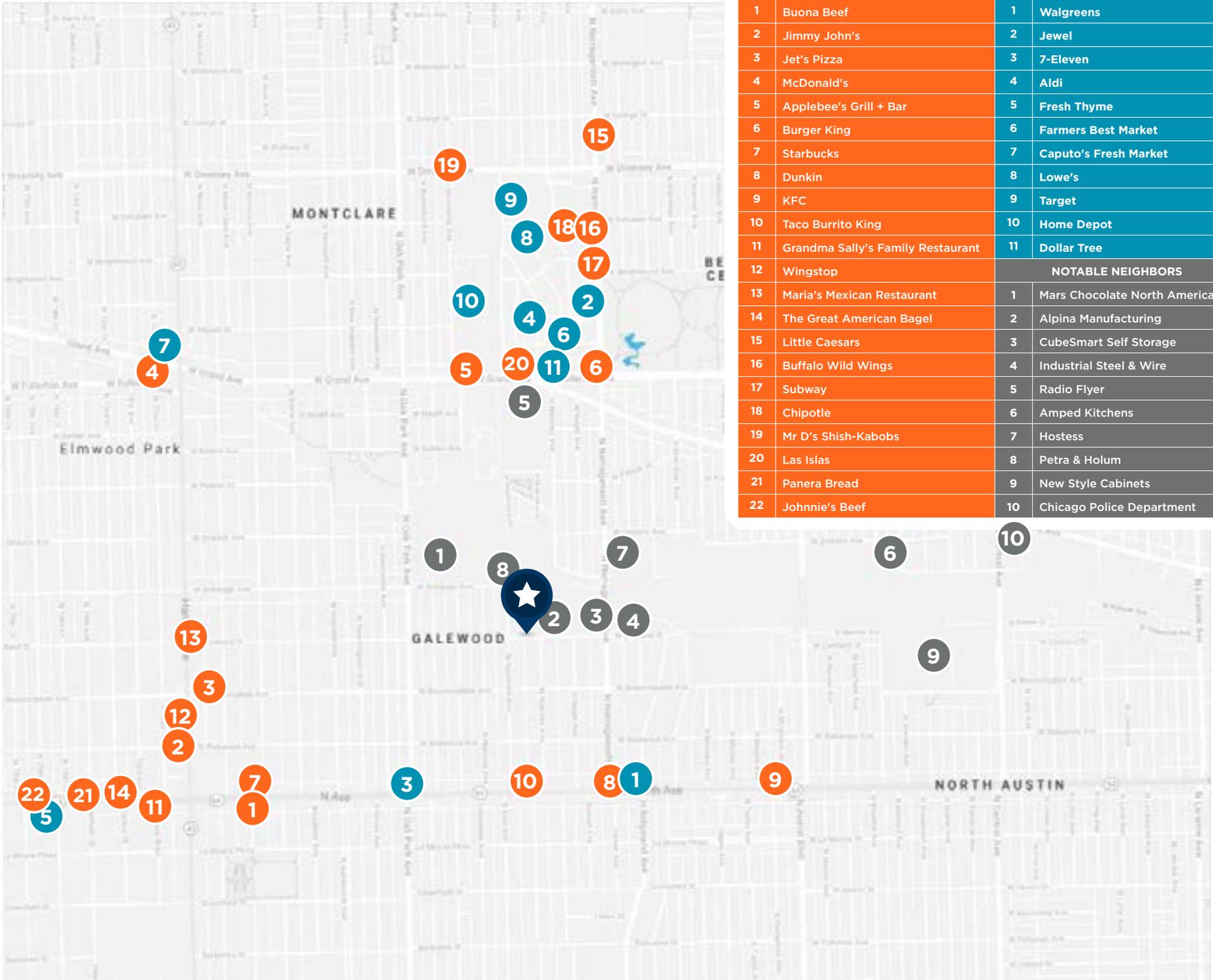


W NORTH AVE

FULL INTERCHANGE

6.5 MILES

AMENITIES



RESTAURANTS		SHOPPING	
1	Buona Beef	1	Walgreens
2	Jimmy John's	2	Jewel
3	Jet's Pizza	3	7-Eleven
4	McDonald's	4	Aldi
5	Applebee's Grill + Bar	5	Fresh Thyme
6	Burger King	6	Farmers Best Market
7	Starbucks	7	Caputo's Fresh Market
8	Dunkin	8	Lowe's
9	KFC	9	Target
10	Taco Burrito King	10	Home Depot
11	Grandma Sally's Family Restaurant	11	Dollar Tree
12	Wingstop	NOTABLE NEIGHBORS	
13	Maria's Mexican Restaurant	1	Mars Chocolate North America
14	The Great American Bagel	2	Alpina Manufacturing
15	Little Caesars	3	CubeSmart Self Storage
16	Buffalo Wild Wings	4	Industrial Steel & Wire
17	Subway	5	Radio Flyer
18	Chipotle	6	Amped Kitchens
19	Mr D's Shish-Kabobs	7	Hostess
20	Las Islas	8	Petra & Holum
21	Panera Bread	9	New Style Cabinets
22	Johnnie's Beef	10	Chicago Police Department



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