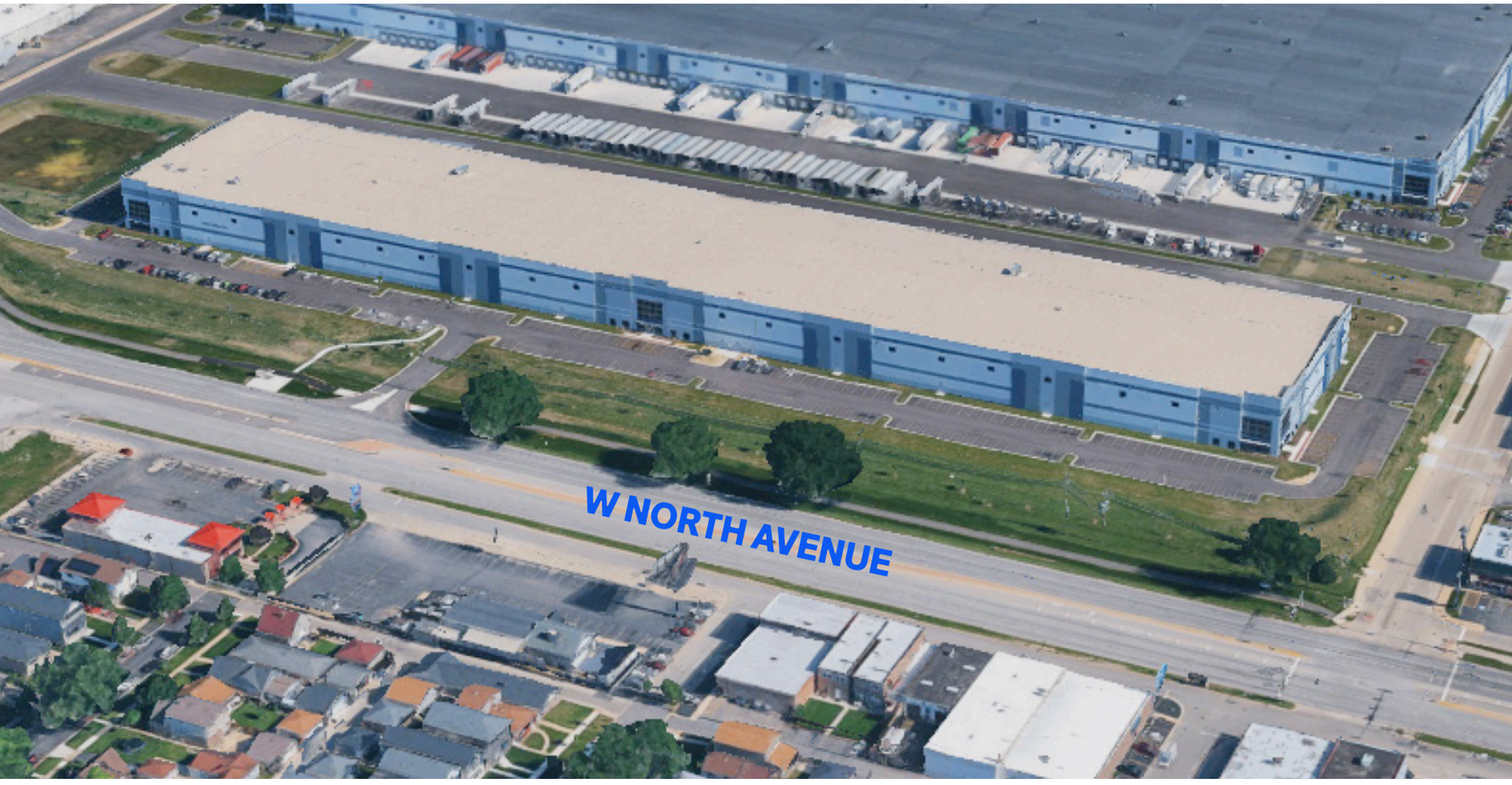
10400 W North Avenue
Melrose Park, IL 60160

KURV

LEASED BY: JLL

10400 W North Ave Melrose Park

READY FOR OCCUPANCY

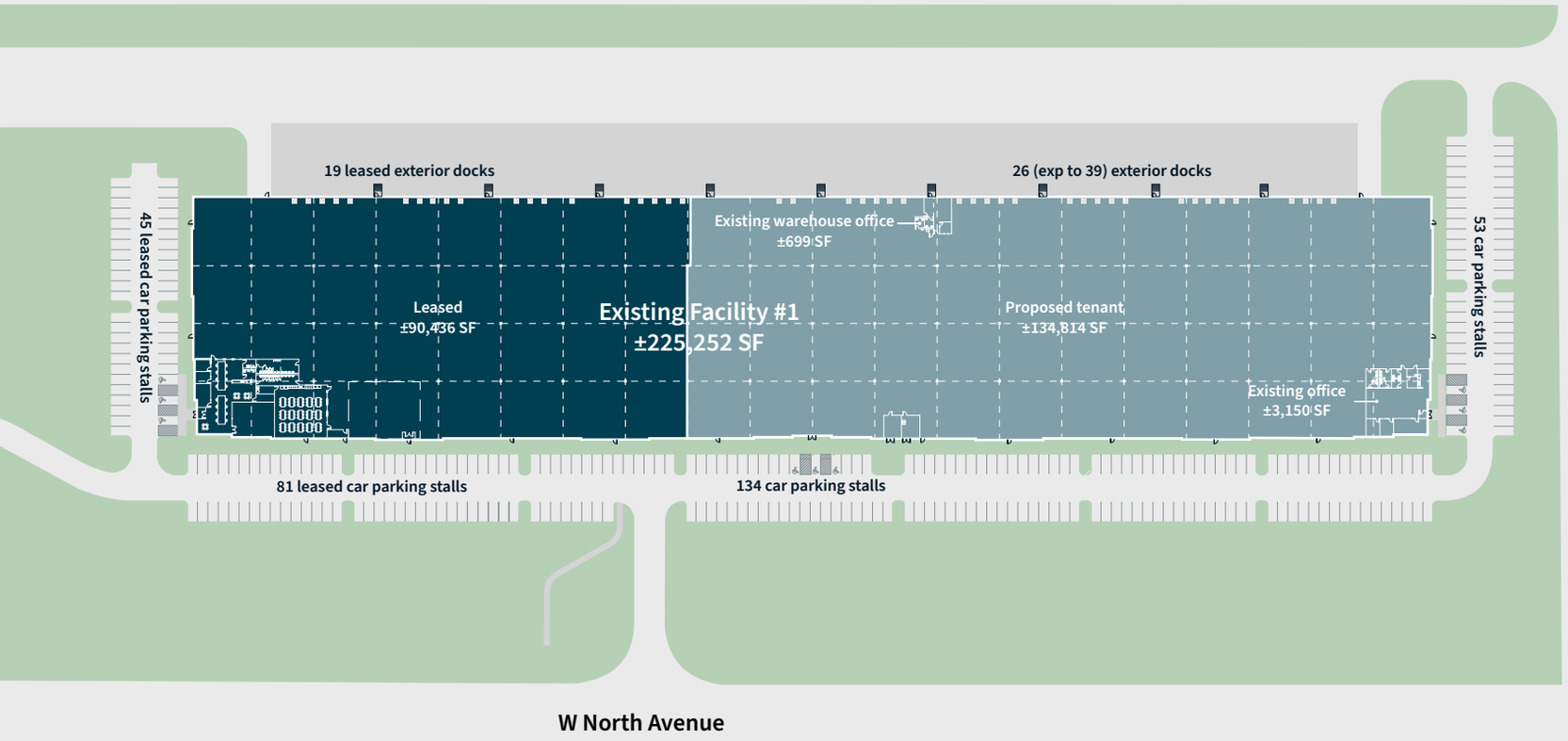


Immediate
Available Date

134,816 SF
Available Space

30,000 SF
Divisible

KURVINDUSTRIAL.COM



Building Specs

AVAILABLE SF

134,816 SF

DIVISIBLE TO

30,000 SF

WAREHOUSE OFFICE

699 SF with driver check in

MAIN OFFICE

3,150 SF

LIGHTING

LED

POWER

1,200 Amps
480 Volts

COLUMN SPACING

51'x 50'

EXTERIOR DOCKS

26 (exp to 39)

DRIVE-IN DOORS

1 (12' x 14')

CLEAR HEIGHT

40'

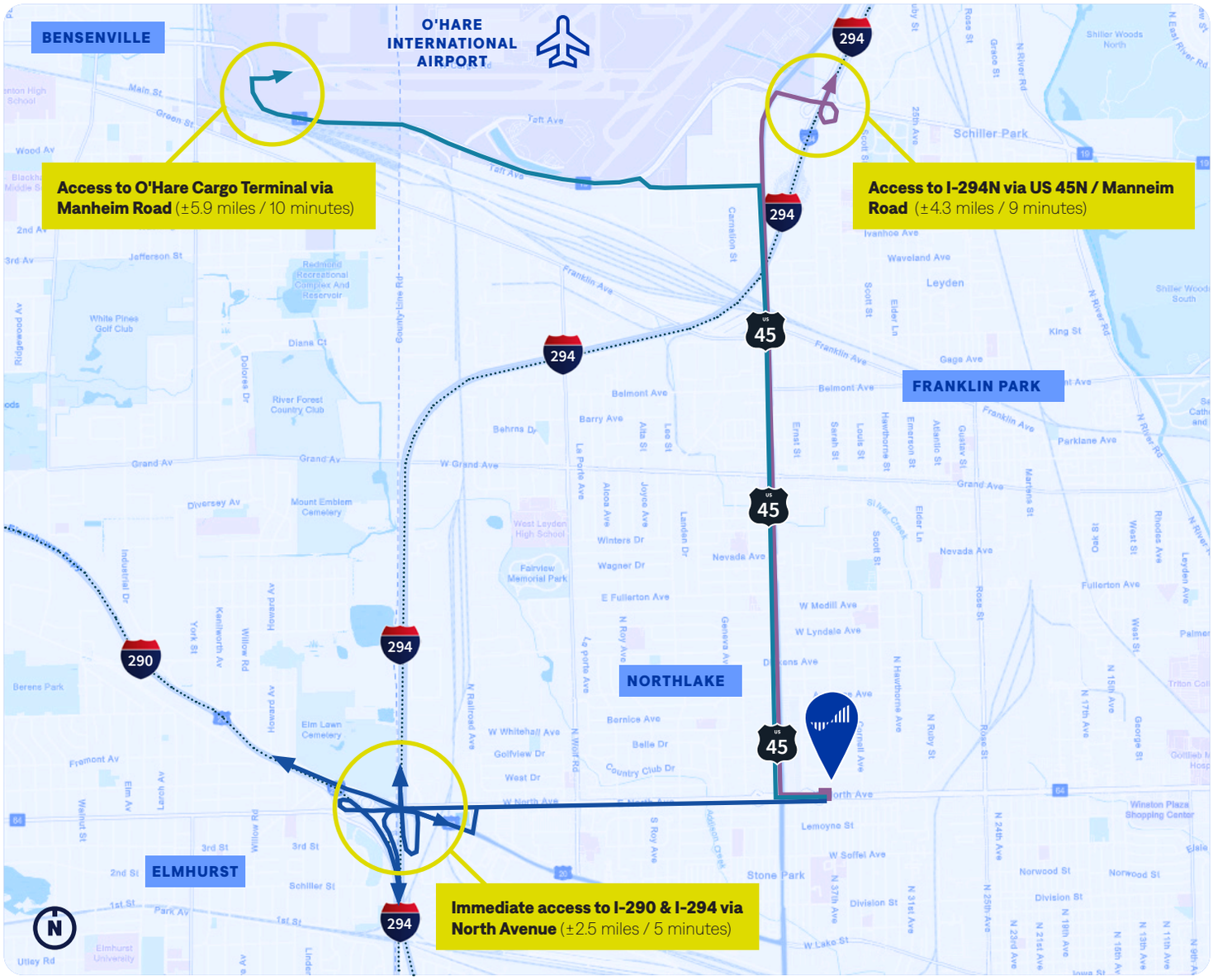
PARKING

Auto: 190 stalls

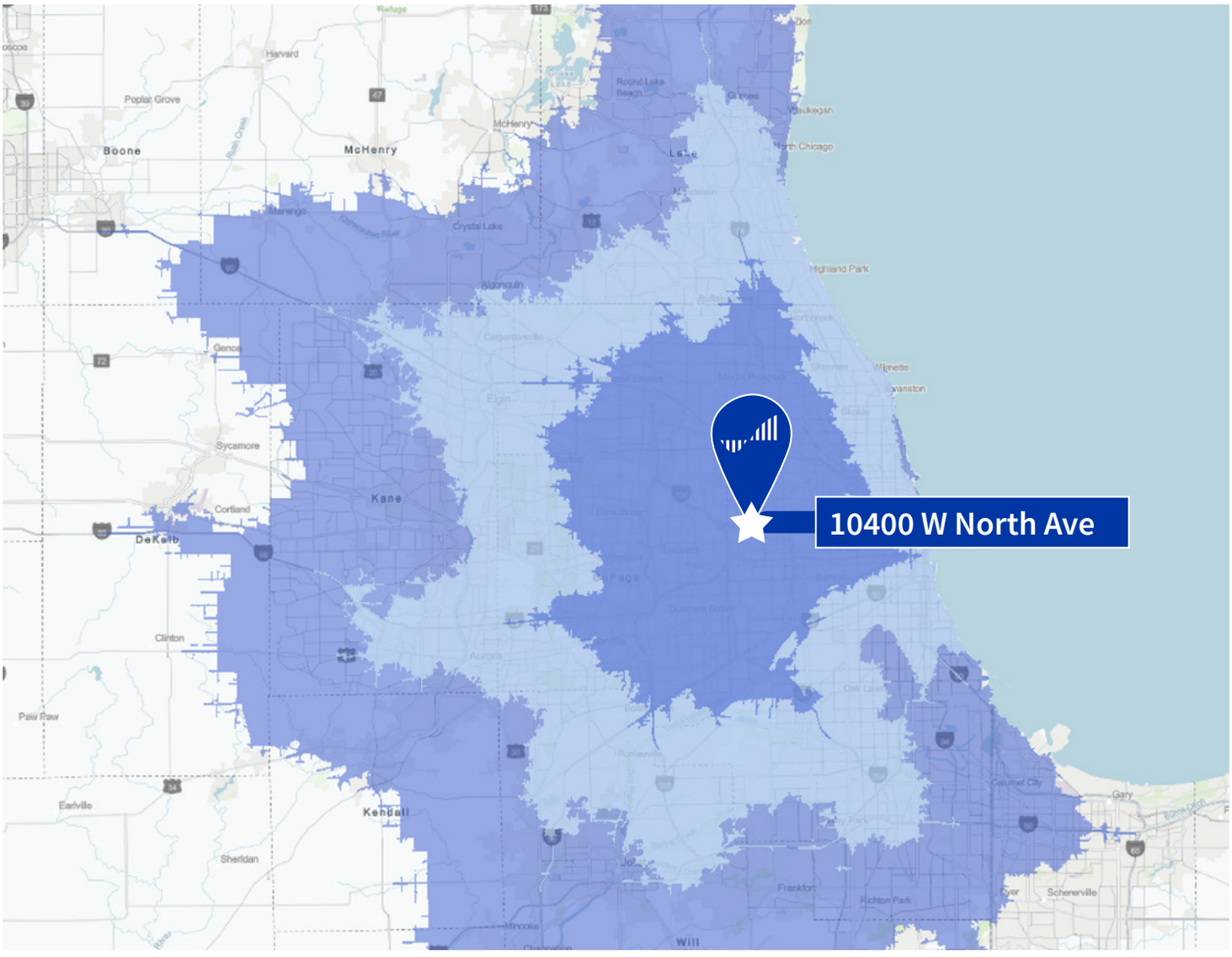
Strategic Logistics Location

State-of-the-art construction and move-in ready.

- Easy access to O'Hare International Airport O'Hare, and to I-294 leading to all parts of Chicagoland
- High corporate identify on North Avenue, 44,200 vehicles per day
- Flexible in single or multi-tenant occupancy
- Only 40' clear building in the O'Hare market
- Above-standard dock positions and car parking



Demographics overview



2026 DEMOGRAPHICS	DRIVETIME		
	30 minutes	45 minutes	60 minutes
Total Population	2,527,855	6,156,873	8,437,399
Labor Force	1,379,862	3,451,341	4,651,823
Median Household Income	$98,459	$101,660	$97,892
Median Age	40.7	38.9	39.1
White Collar Workers	68.00%	71.00%	69.00%
Blue Collar Workers	20.00%	17.00%	18.00%
Service Workers	13.00%	12.00%	13.00%
Unemployment Rate	3.70%	3.80%	4.20%
Transportation / Warehouse Firms	2,950	5,411	6,957
Transportation / Warehouse Employees	106,540	231,711	330,892
Manufacturing Firms	5,233	10,272	12,603
Manufacturing Employees	149,134	342,058	470,134

Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle

KURV

FORMERLY BRIDGE

76M+ SF

Acquired & Developed since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.



Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.

TERMS

Available on a new lease direct from the landlord.

LEASING INFORMATION

Please contact listing agents below.

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