



Industrial Property For Sale



INDUSTRIAL/MIXED-USE FOR SALE OR LEASE TO OWN

10441 163RD PL, ORLAND PARK, IL 60467

CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // CATONCOMMERCIAL.COM

BILL CATON, CIPS

815.370.1236

BILL@CATONCOMMERCIAL.COM

MATTHEW MAUL

708.289.8912

MMAUL@CATONCOMMERCIAL.COM

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Sale Price

\$1,387,500

OFFERING SUMMARY

Lease Rate:

\$12.95/SF NNN

Lot Size:

43,769 SF

Year Built:

1989

Zoning:

MFG

Ceiling Height:

18 ft.

Drive In Doors:

5

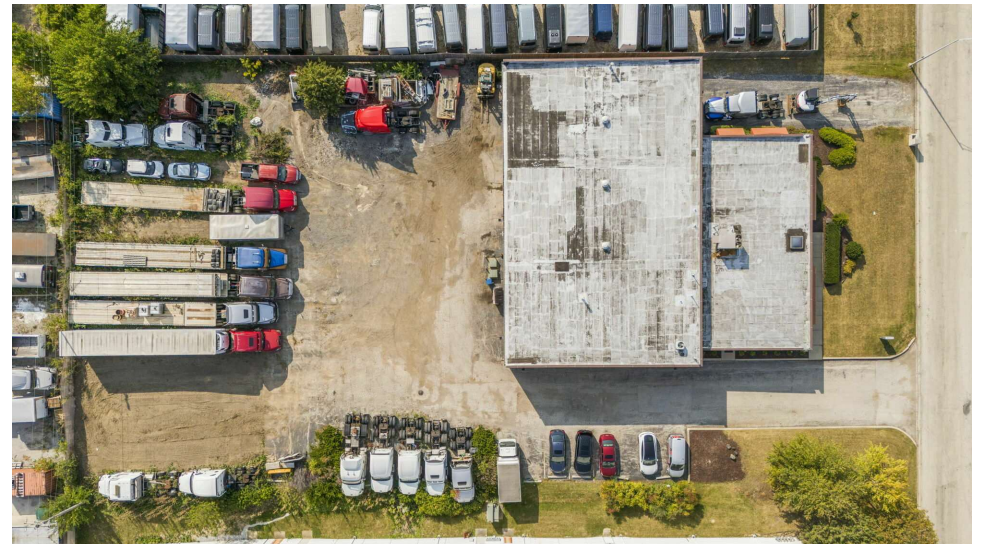
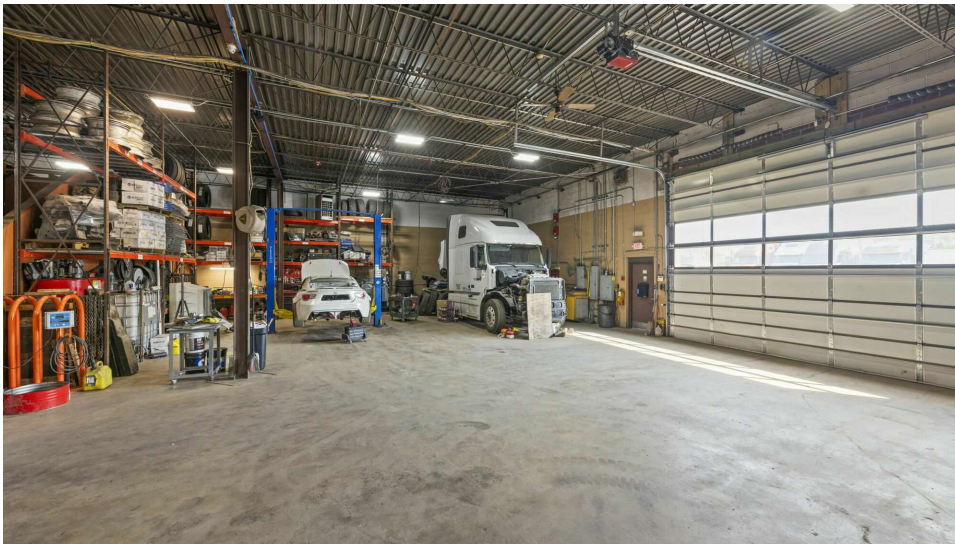
Taxes (2023):

\$40,519.73

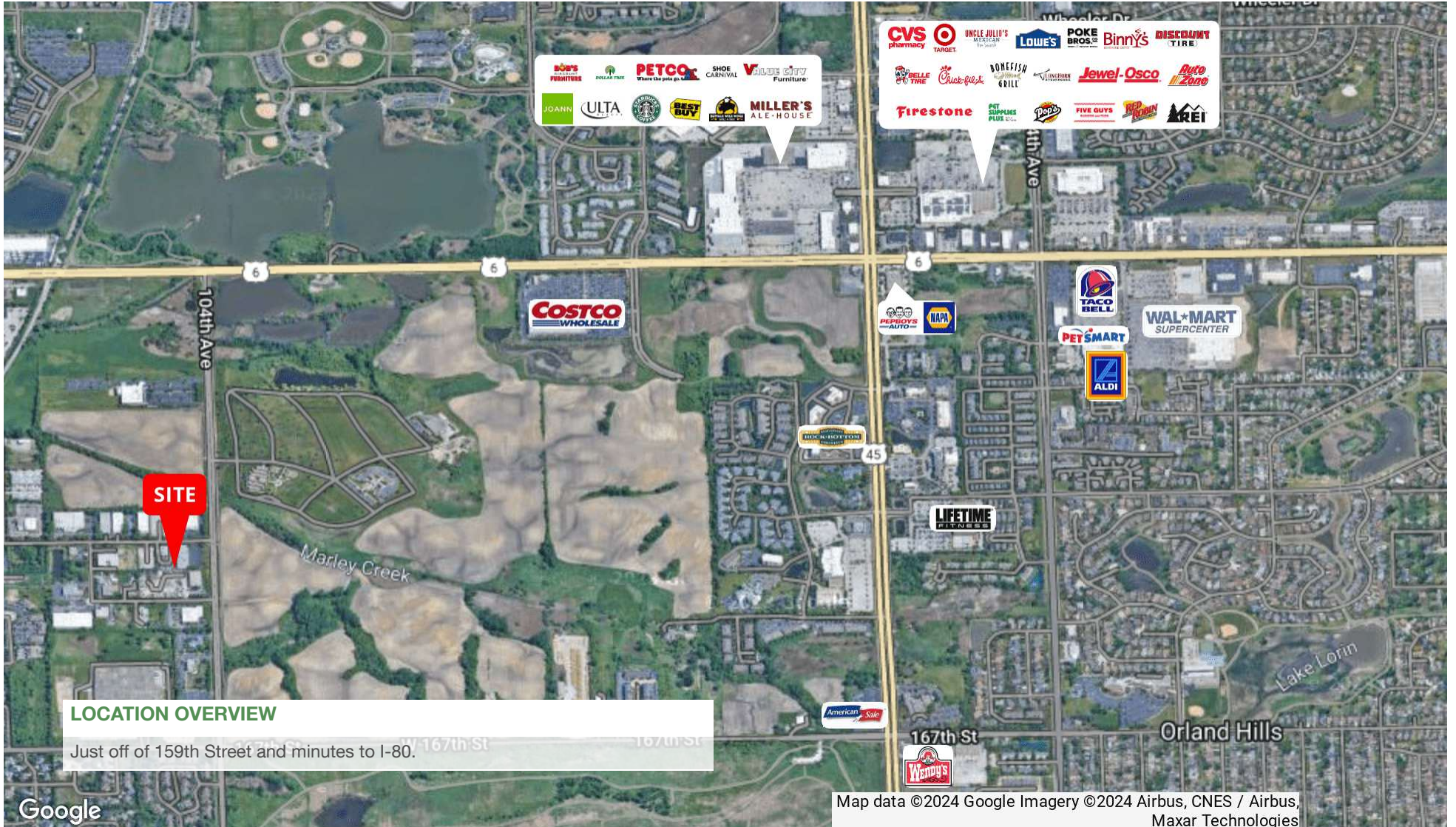
PROPERTY HIGHLIGHTS

- 6,500 SF Industrial Warehouse
- Trucking allowed
- 5 Drive in doors (3 are 14' high and 2 are 8' high)
- Office/Showroom Space/Sales Center: 3,500 SF
- 6 Private Offices, 6 Cubical open office space, and conference room
- Electricity: 3 phase, 240 AMPS
- Two kitchens
- Furniture included
- **Link for Property Video:**
- **<https://www.youtube.com/shorts/3LEGW1z5xCA?feature=share>**

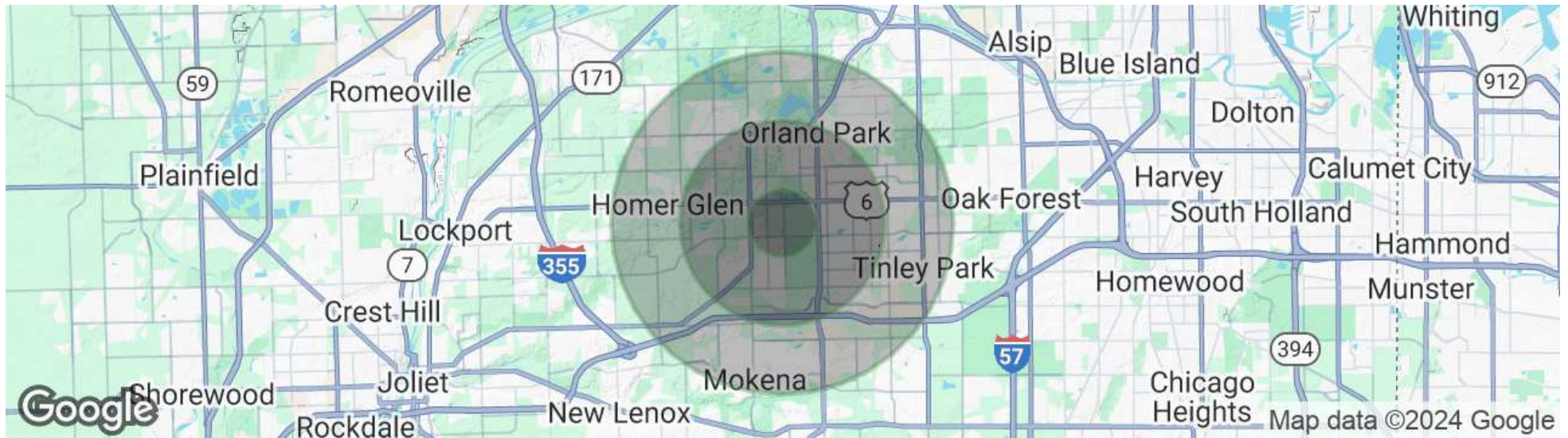
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,172	61,455	158,098
Average Age	46	45	44
Average Age (Male)	45	43	43
Average Age (Female)	48	46	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,605	23,425	60,313
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$143,368	\$133,094	\$136,767
Average House Value	\$444,418	\$387,752	\$383,101

Demographics data derived from AlphaMap