

1598 Huntington Drive, Calumet City, IL 60409

1598 Huntington Dr



OFFERING SUMMARY

Available SF: 7,800 SF

Lease Rate: \$15 SF/yr (Gross)

Building Size: 40,000 SF

Zoning: Special Use

PROPERTY OVERVIEW

Rare opportunity to lease a 7,800 SF warehouse property featuring 2 overhead doors and an interior loading dock. Strategically located just two blocks west of 170th St & Torrence Ave, this property offers excellent access within one of the area's largest and most established industrial corridors. Conveniently located just minutes from both I-294 and I-94, providing strong regional connectivity for transportation and logistics. Ideal for warehousing, distribution, storage, contractors, or light industrial users seeking functional space in a high-demand location. Properties of this size and functionality in this industrial pocket are rarely available.

PROPERTY HIGHLIGHTS

- 7,800sf of Warehouse Available
- Minutes From I294 & I94
- Features 2 overhead doors and an interior loading dock
- Located just 2 blocks west of 170th St & Torrence Ave
- Excellent access for transportation and logistics
- Ideal for warehousing, distribution, storage, contractors, and light industrial use
- Functional layout suited for a variety of industrial operations
- Rare combination of size, access, and loading capabilities
- Strong surrounding industrial presence and business activity

for more information

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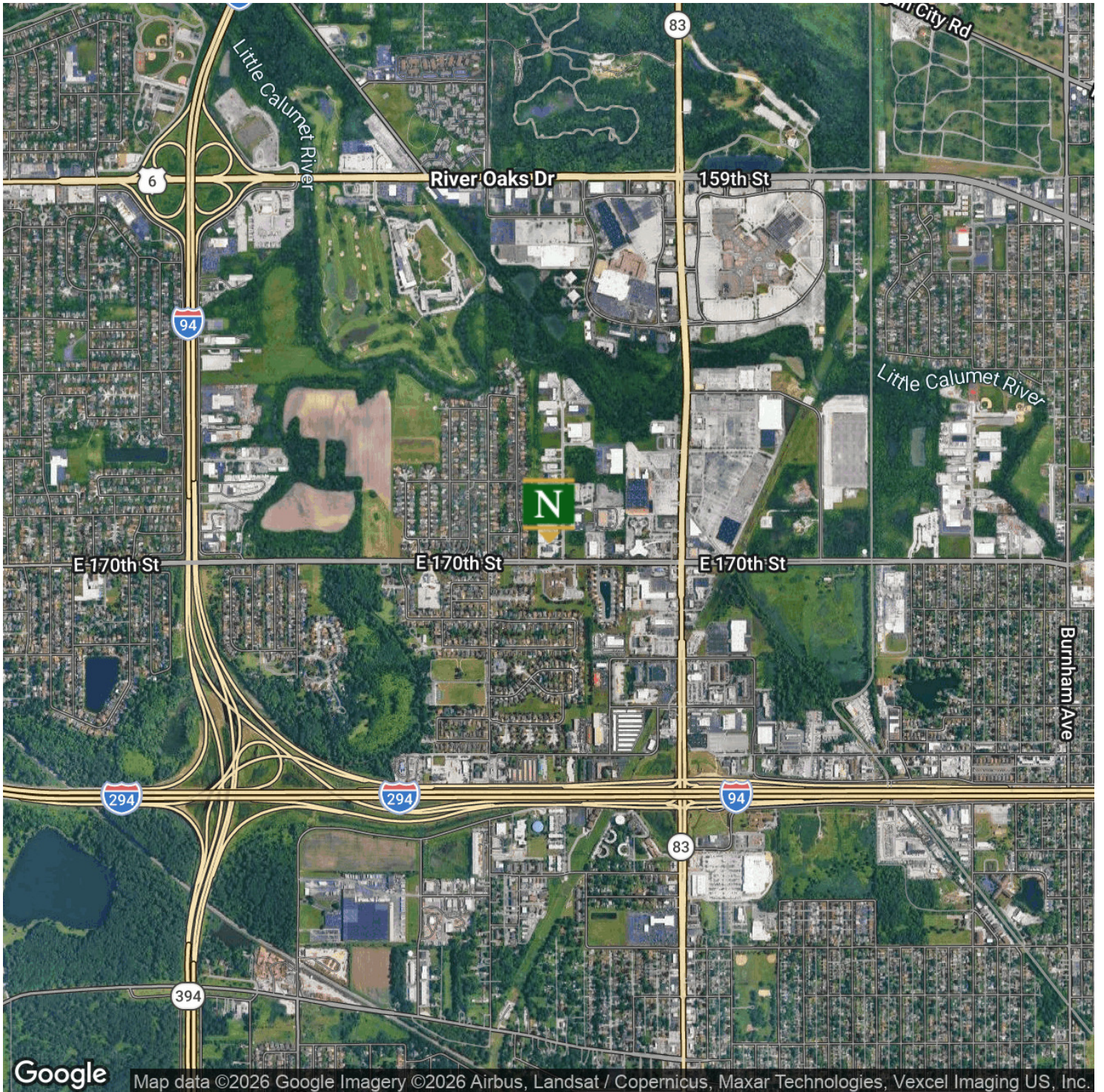
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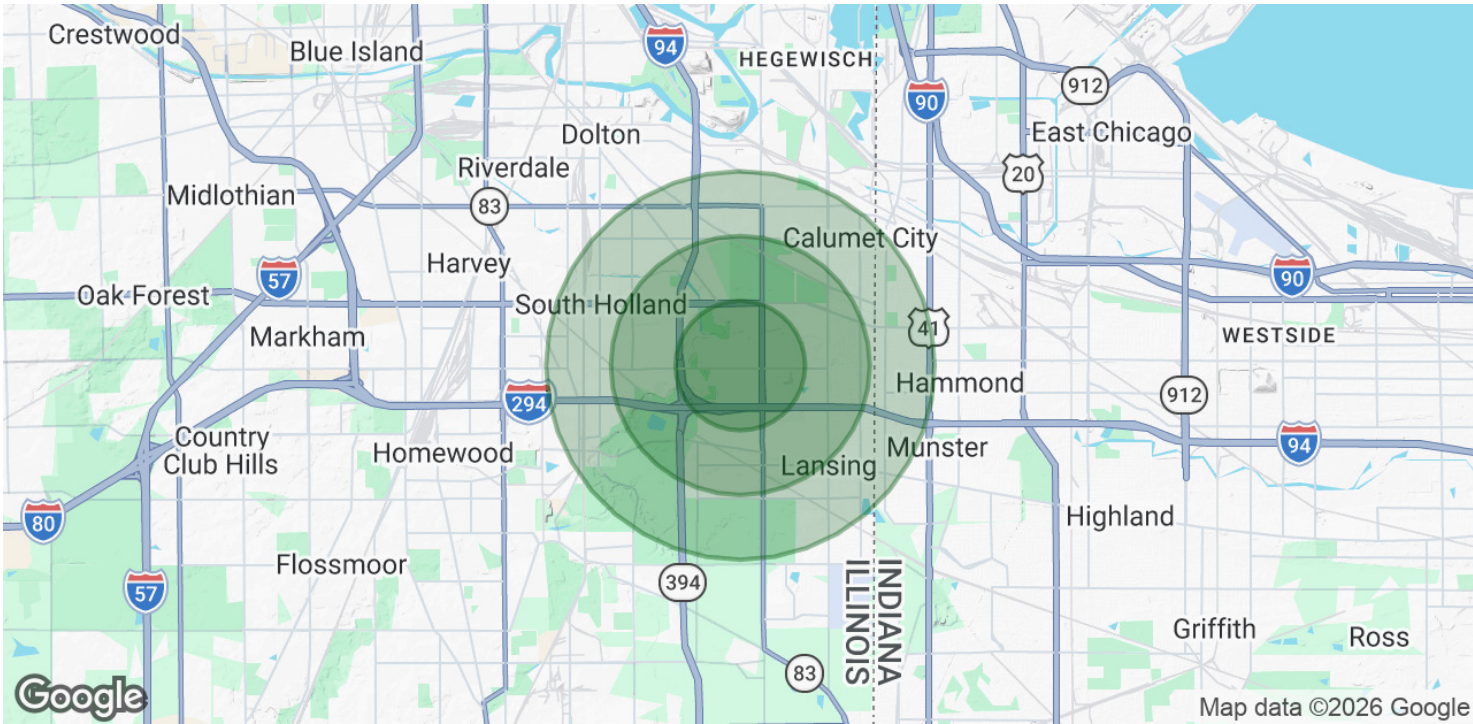
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NETWORK
Commercial Real Estate, LLC

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,179	38,314	103,324
Average Age	50.9	39.6	39.7
Average Age (Male)	47.1	37.0	37.4
Average Age (Female)	50.2	42.0	41.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,902	15,044	40,425
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$90,654	\$83,785	\$80,114
Average House Value	\$213,096	\$184,003	\$183,413
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	4.6%	13.6%	17.3%
RACE	1 MILE	2 MILES	3 MILES

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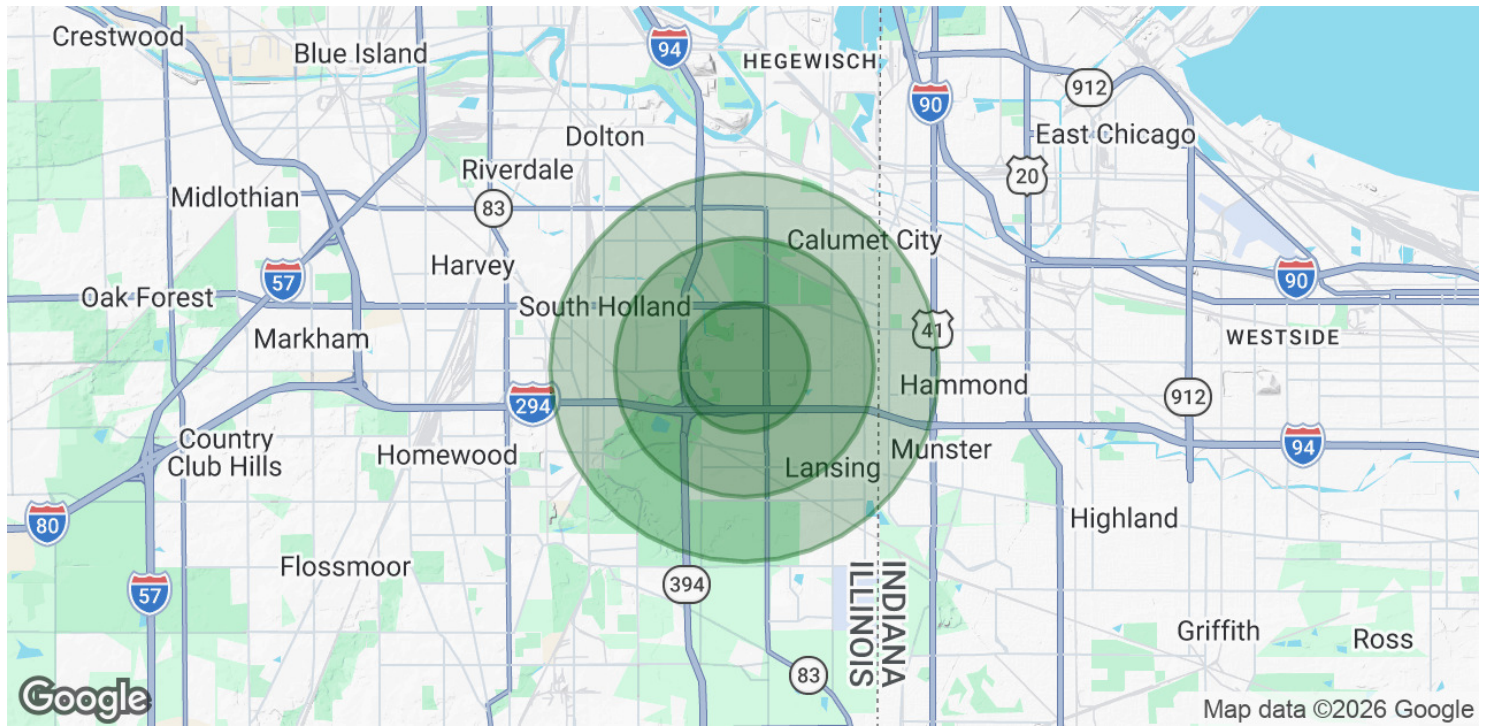
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Total Population - White	541	7,711	22,224
% White	12.9%	20.1%	21.5%
Total Population - Black	3,274	24,917	63,428
% Black	78.3%	65.0%	61.4%
Total Population - Asian	106	656	1,233
% Asian	2.5%	1.7%	1.2%
Total Population - Hawaiian	0	17	70
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	1	35	168
% American Indian	0.0%	0.1%	0.2%
Total Population - Other	114	3,124	9,619
% Other	2.7%	8.2%	9.3%

2023 American Community Survey (ACS)

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