

INDUSTRIAL BUILDING

Located Minutes from Expressways I-294, I-80 and I-94

FOR SALE



Homewood, IL

1125 175th Street

18,310 SF of Space (10,610 SF Flex/Office, 7,700 SF Warehouse)



Roxanne Gardner

IL Real Estate Designated Managing Broker

(312) 262-1400

deals@psgre.com

Homewood, IL

1125 West 175th Street

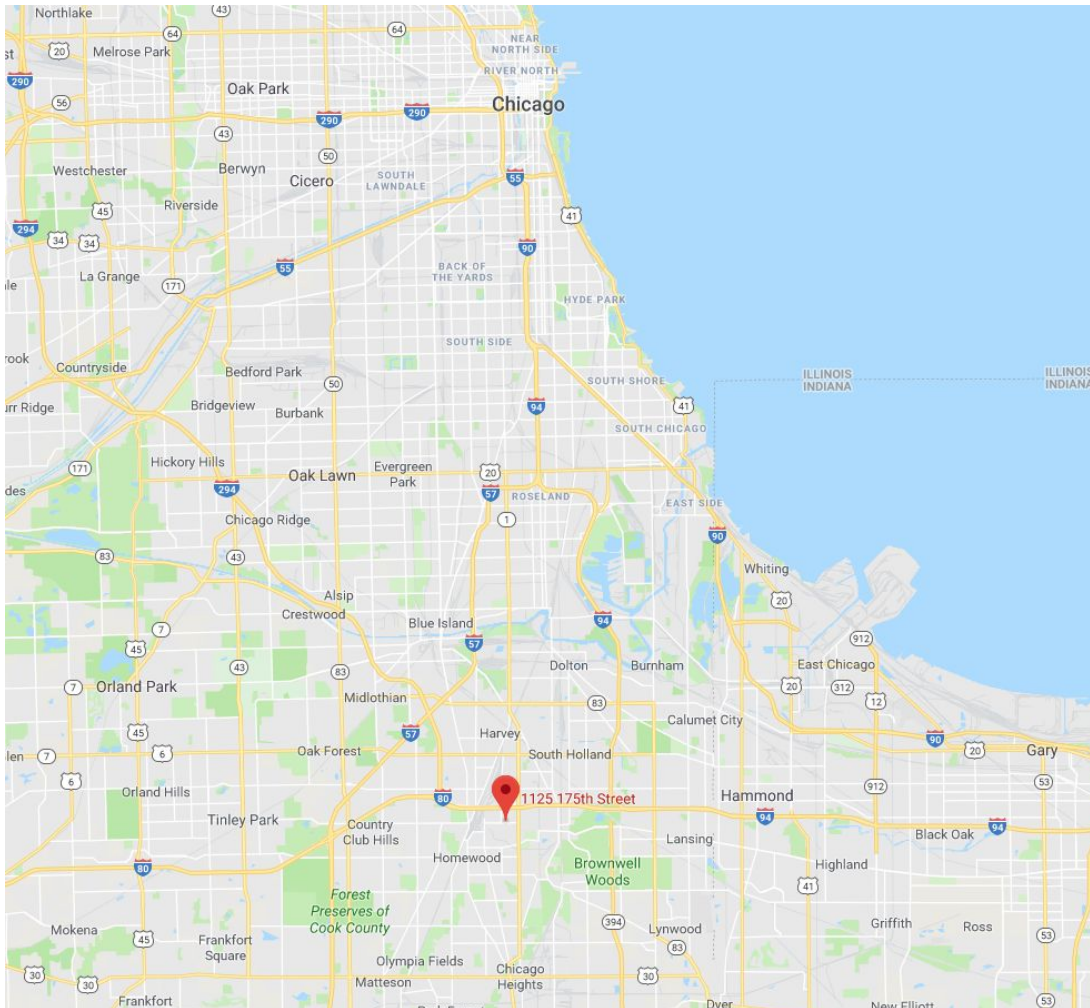
18,310 SF of Space (10,610 SF Flex/Office, 7,700 SF Warehouse)



Roxanne Gardner

Illinois Real Estate Designated Managing Broker

(312) 262-1400
deals@psgre.com



2025 Demographics

3 Miles Radius April, 2026

[hdemographicstps://product.costar.com/detail/lookup/2196/](https://product.costar.com/detail/lookup/2196/)



73,809

Population



4008

Total Businesses



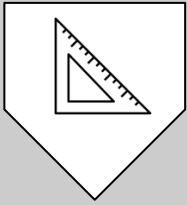
33,469

Total Employees

Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale. Data retrieved from CoStar on 4.2026

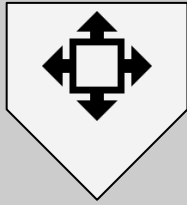
OVERVIEW

GLA



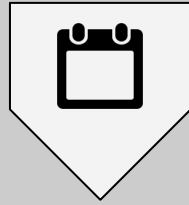
+/- 18,310

Lot Size



+/- 1.38 AC

Year Built



1990

Parking

: +/- 49 Surface Spaces

Docks

: 10' x 10' doors, 1 depressed load dock

Ceiling Height

: +/- 19' ceilings in warehouse area

Drive in

: 2 Drive-in Doors (10'x10' and 12'x14')

Sprinkler System

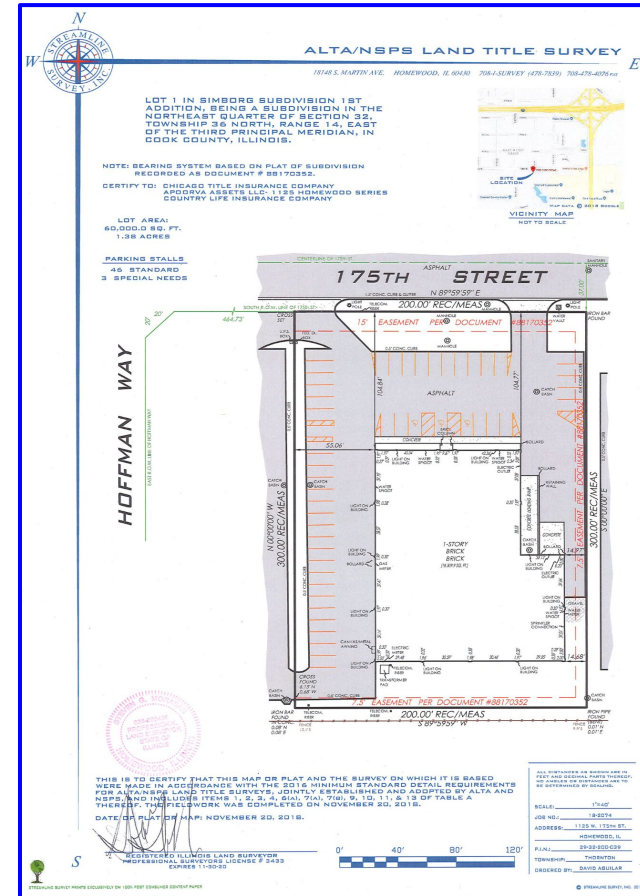
: Wet

Power

: 800 AMP 3-Phase, 4-wire

HVAC

: Office heat/cool combo forced air units
Warehouse heated with ceiling units



*** Square Footage Area is only an approximate and is subject for re-measurement. Not to scale

Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale.

Homewood, IL

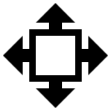
1125 West 175th Street

18,310 SF of Space (10,610 SF Flex/Office, 7,700 SF Warehouse)

(312) 262-1400
deals@psgre.com



1125 West 175th Street
Homewood, IL 60430



+/- 18,310 SF
(+/- 8,000 SF Office/Showroom, +/- 2,610 SF Warehouse, and
+/- 7,700 SF Warehouse
4 restrooms
+/- 1.38 Acres of Land

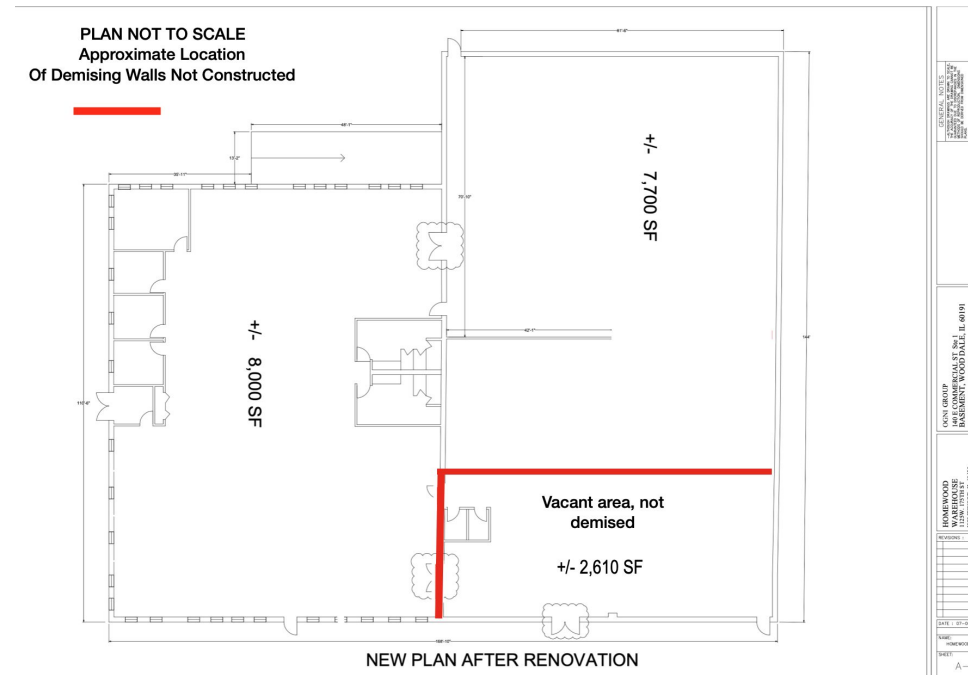


Cook County 29-32-200-039-0000 (2024 RET \$95,950.40))

Located less than one mile from I-294
expressway exit ramp. Conveniently
located minutes from I-80 and I-94



Zoning M-1 - Limited Manufacturing (updated 2/2/2026)
<https://www.village.homewood.il.us/government-departments/community-development/planning-zoning>



Not to scale.

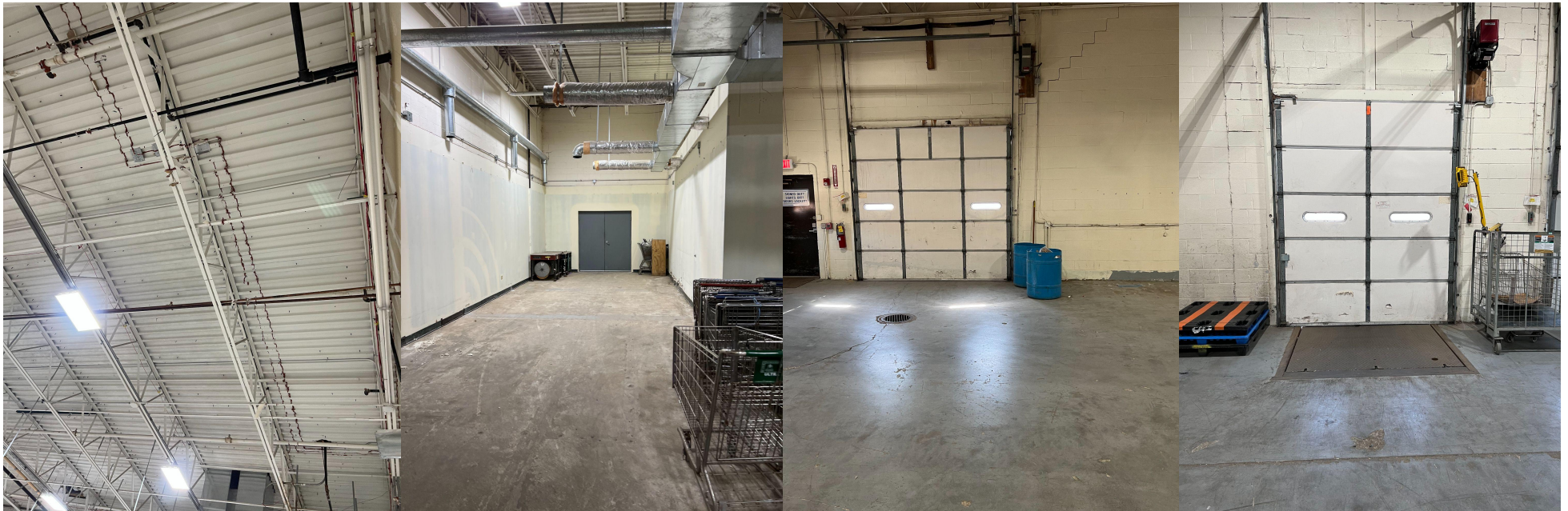
Homewood, IL

PHOTOS +/- 10,310 SF WAREHOUSE



Roxanne Gardner
Designated Managing Broker

(312) 262-1400
deals@psgre.com



Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale.

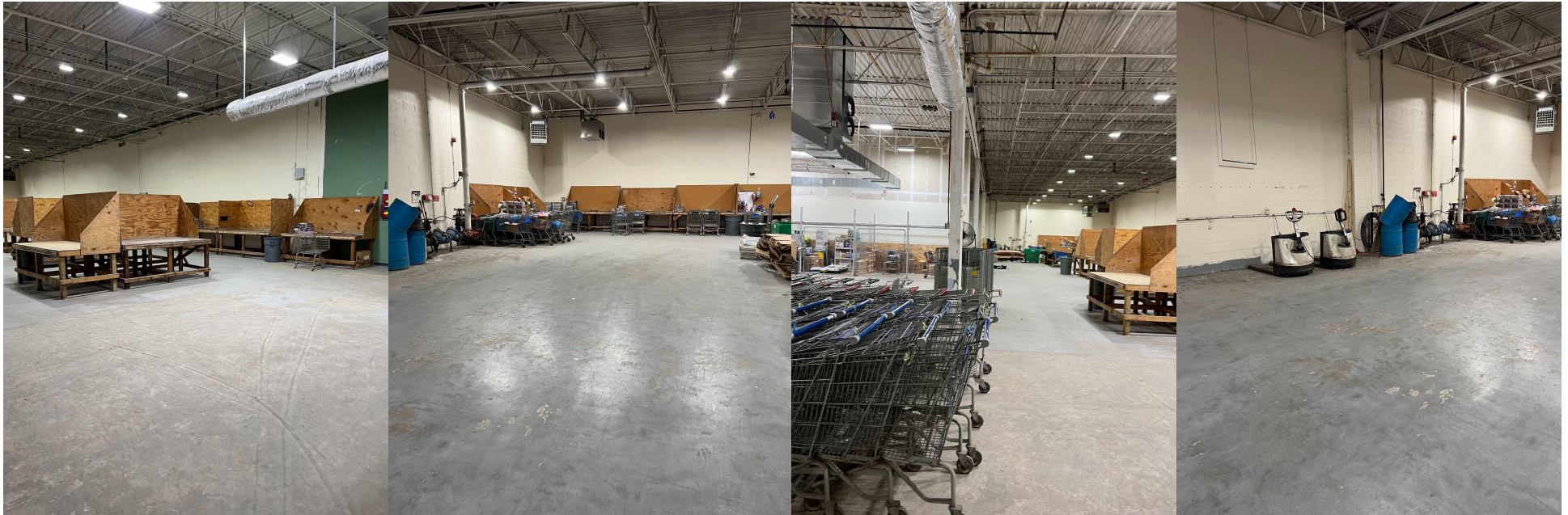
Homewood, IL

PHOTOS +/- 10,310 SF WAREHOUSE



Roxanne Gardner
Designated Managing Broker

(312) 262-1400
deals@psgre.com



Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale.

Homewood, IL

PHOTOS Office +/- 8,000SF



Roxanne Gardner
Designated Managing Broker

(312) 262-1400
deals@psgre.com



Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale.