

SALE OR LEASE

Industrial Warehouse in Enterprise Zone | Business Grant Program

13210 S. OLDE WESTERN AVENUE

Blue Island, IL 60406

PRESENTED BY:

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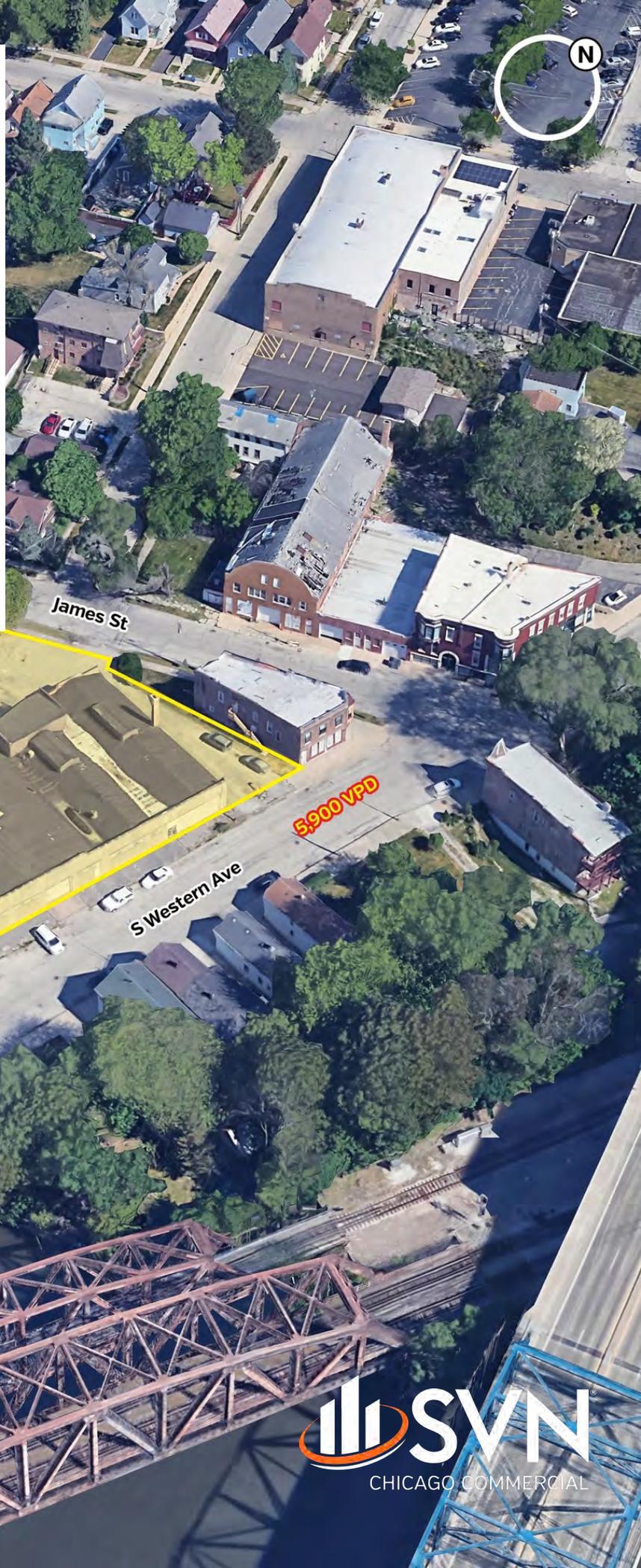
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OLIVIA WIRTH

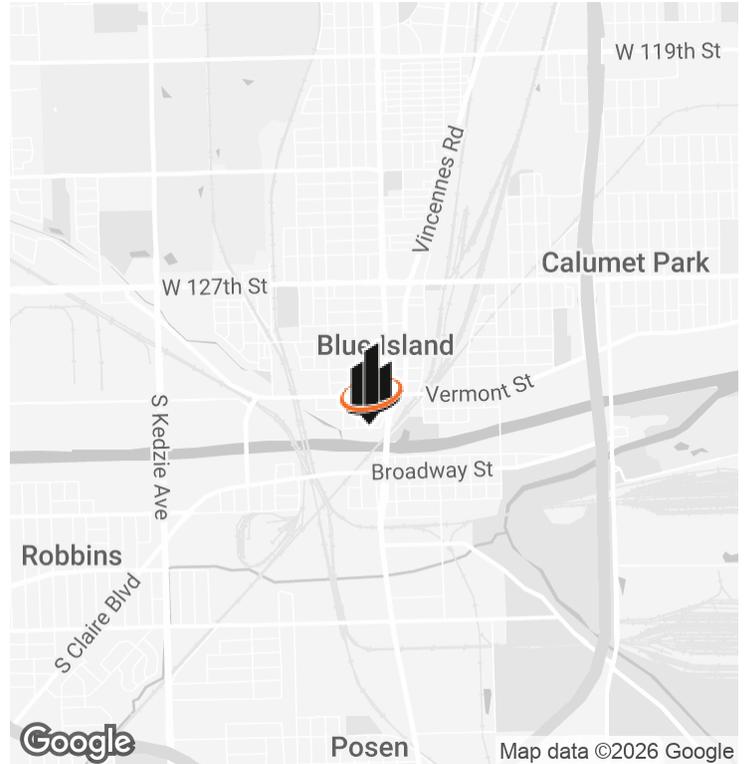
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$495,000
PRICE/SF:	\$37.69
LOT SIZE:	0.75 Acres
BUILDING SIZE:	13,135 SF
LEASE PRICE:	\$7.00 SF NNN
SUBMARKET:	South Suburban
APN:	24-36-412-001; -003; 007
TAXES:	\$2.82 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 13210 S. Olde Western Avenue a ±13,135 SF Industrial Warehouse on 0.75 AC in Blue Island, Illinois. The warehouse has bow truss ceilings, 12' clear height with 12'x12' and 14'x12' drive-in doors, storage, offices, restrooms, parking on three sides, with additional shed storage and conveyor. Cal-Sag Enterprise Zone and City of Blue Island business grant incentives.

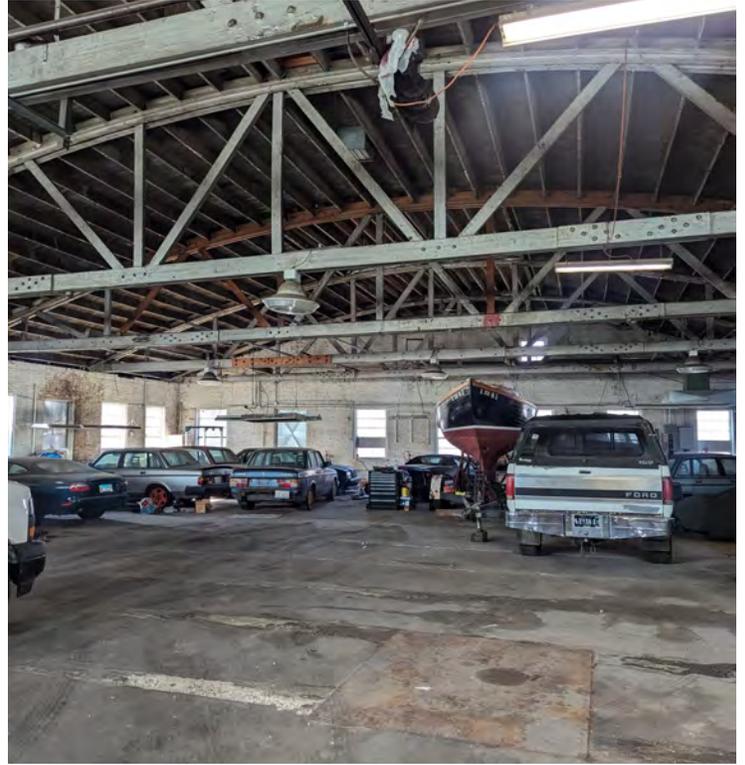
PROPERTY HIGHLIGHTS

- +/- 13,135 SF Warehouse on 0.75 AC
- Bow Truss Ceiling | Office | Storage
- Plenty of Parking | Incentives
- Drive-in Doors | Near I-57 and I-294

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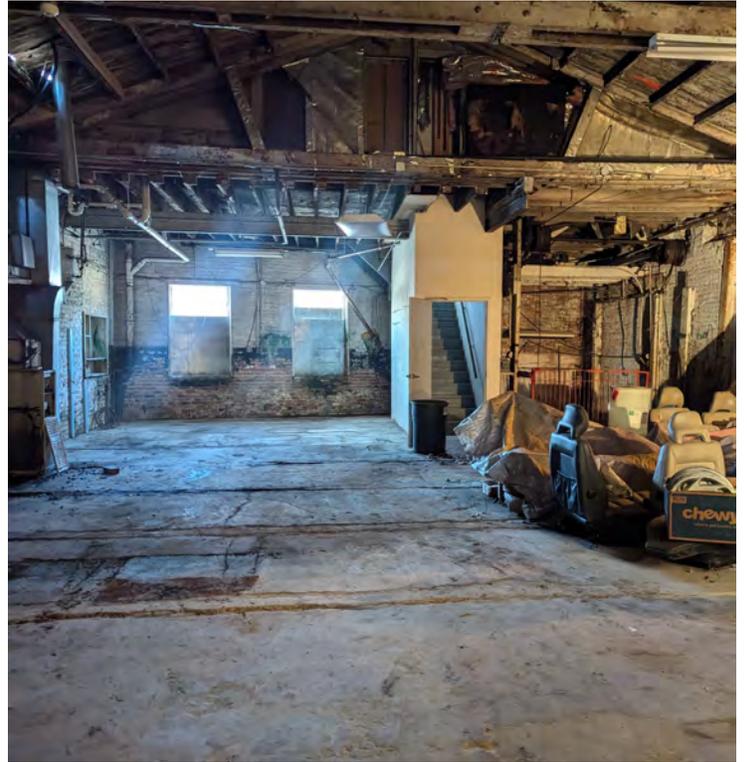
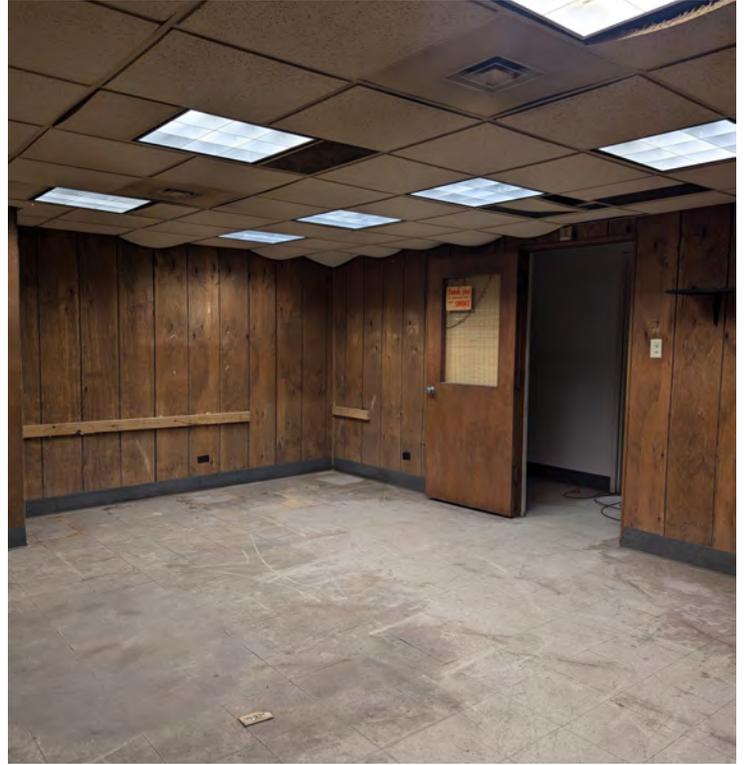
PROPERTY PHOTOS



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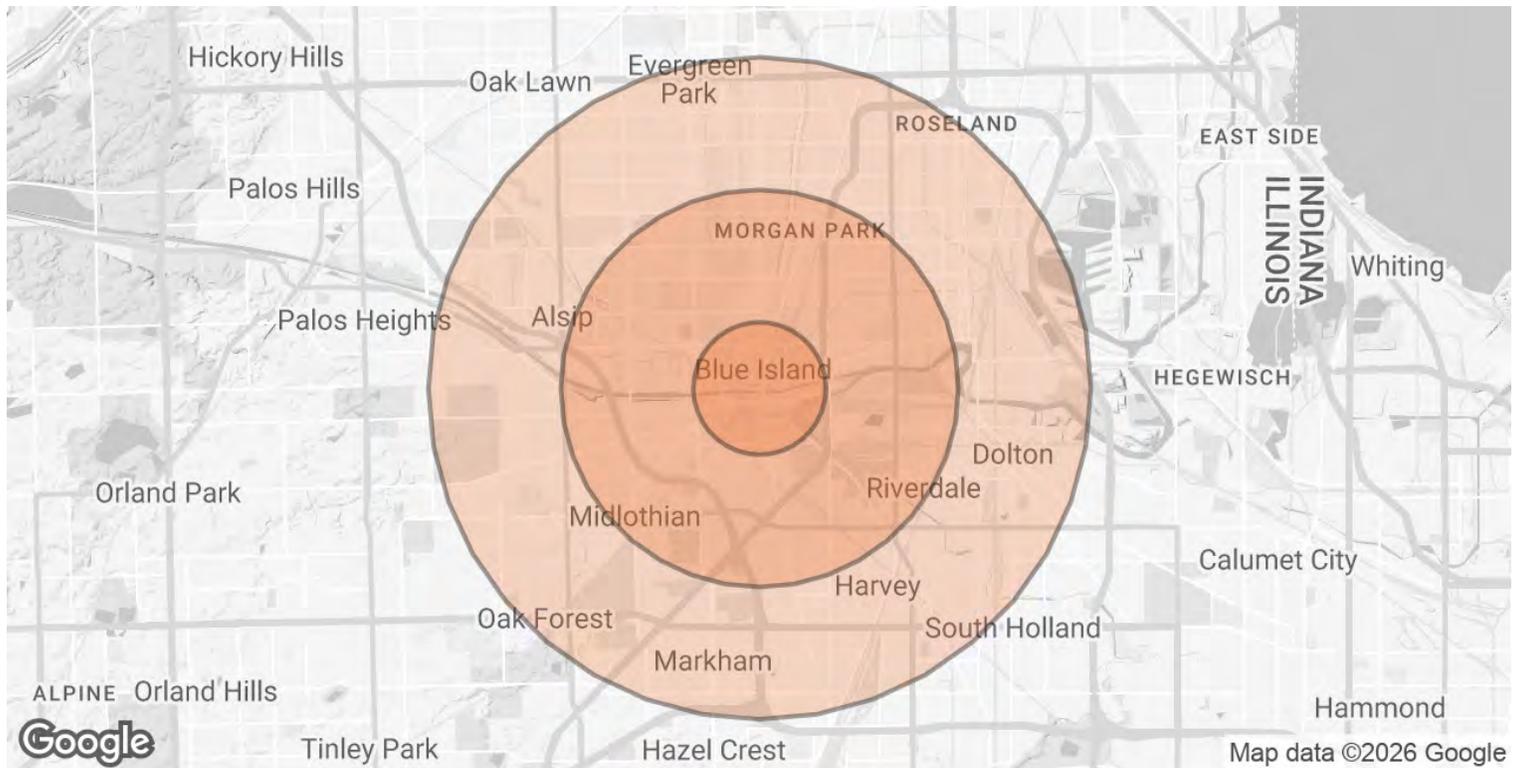
AREA AERIAL



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DEMOGRAPHICS MAP & REPORT



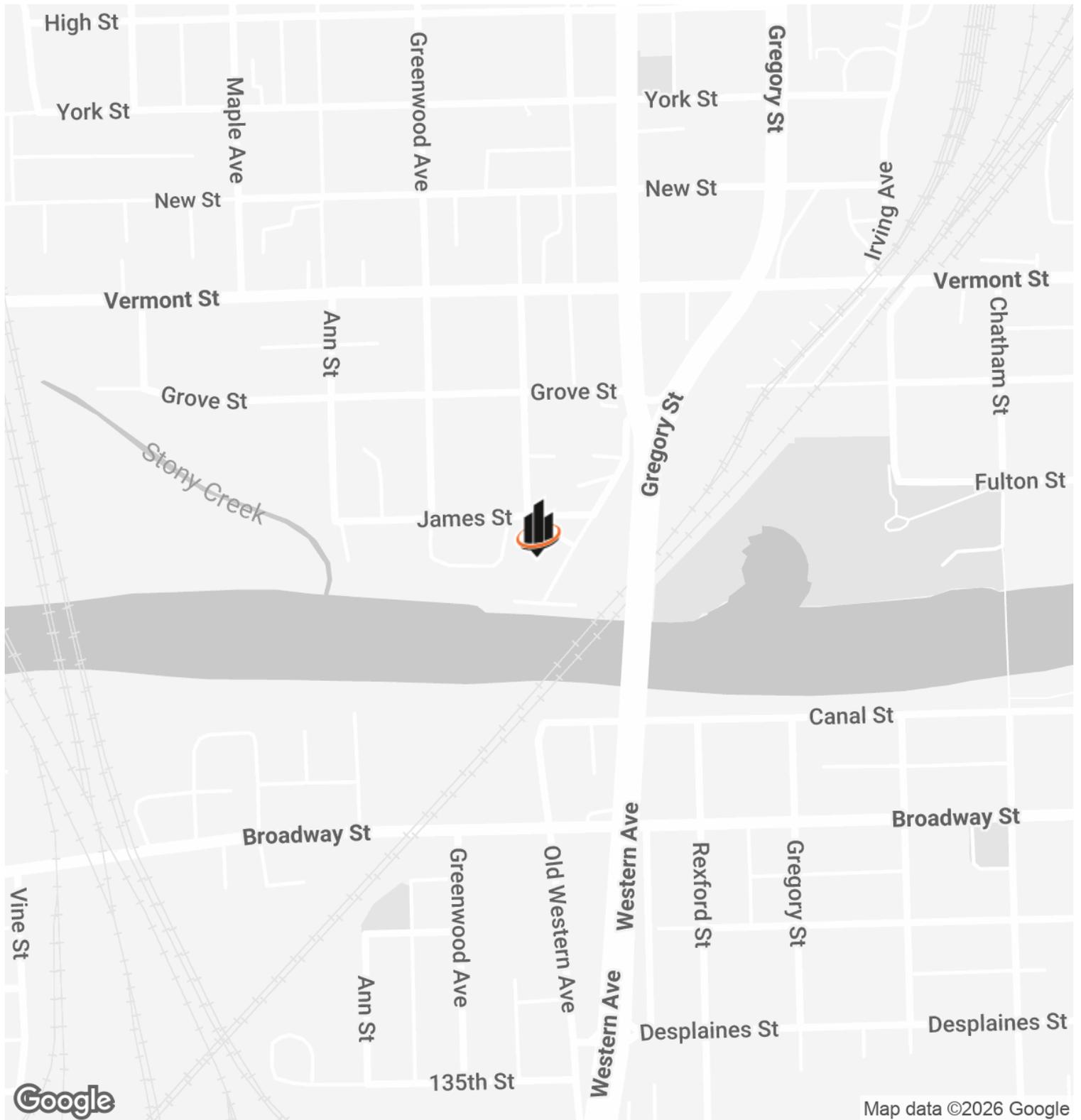
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,264	111,961	316,818
AVERAGE AGE	38	40	41
AVERAGE AGE (MALE)	37	39	39
AVERAGE AGE (FEMALE)	39	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,317	42,668	121,204
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$67,347	\$77,916	\$86,862
AVERAGE HOUSE VALUE	\$178,857	\$195,958	\$217,263

Demographics data derived from AlphaMap

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LOCATION MAP



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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