



LEASE

Last Unit ±5,450 SF Flex
Warehouse for Lease
Kennedy Industrial Park

3740-3746 179TH ST | 7917-7943

NEW JERSEY AVE.

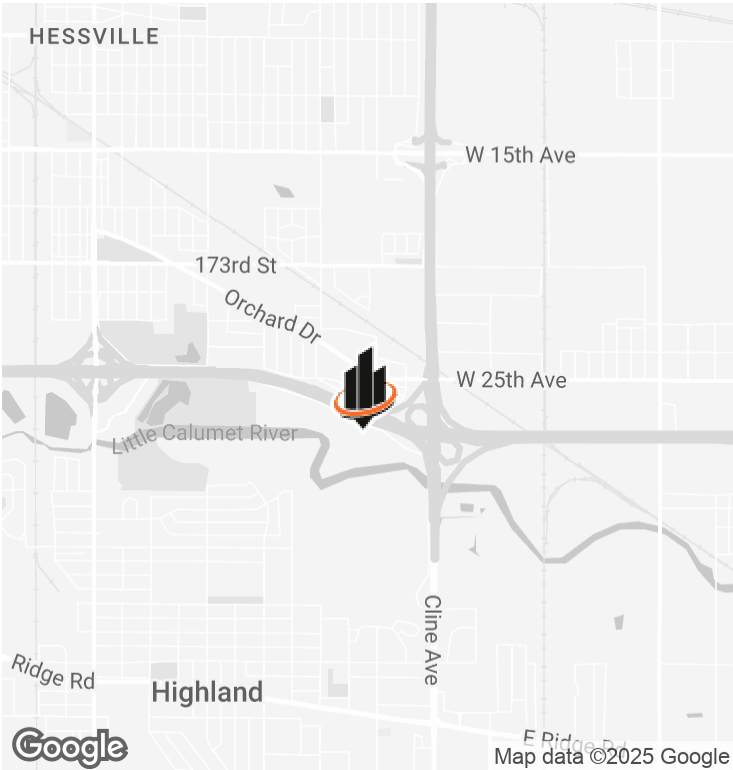
Hammond, IN 46323

PRESENTED BY:

KAREN KULCZYCKI, CCIM,
SIOR

C: 630.330.3352
kkulczycki@svn.com
IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr NNN (\$5,900/month)
AVAILABLE SF: UNIT 7931	5,450 SF
TOTAL NUMBER OF UNITS:	9
BUILDING SIZE:	64,800 SF
LOT SIZE:	3.14 Acres
APN:	45-07-15-452-001.000-023
TOTAL PARKING SPACES:	90

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 3740-46 179th Street | 7917-43 New Jersey Avenue, a ±64,800 SF Industrial Flex Warehouse in Kennedy Industrial Park, Hammond, Indiana. The last unit available for lease is ±5,450 SF with Reception area, Office with air conditioning, and Warehouse. This unit has 1- 12'x14' DID, 18' clear height, Loft Storage, 2 restrooms, wet fire system, 2 Forced Gas Heaters, plenty of electric throughout, and 7 parking spaces. Tenant is responsible for individually metered electric, water, gas, and waste disposal. Join Krazy Kaplans Fireworks, Parker Distribution, 365 Deals Inc., Pomp's Tire, and Interlight in this industrial park.

PROPERTY HIGHLIGHTS

- ±5,450 SF Flex Warehouse | Last Unit
- 18' Clear Height | 12'x14' DID | Loft Storage
- AC Office and Reception Area | 7 Parking Spaces
- 2 miles to Interstate 80

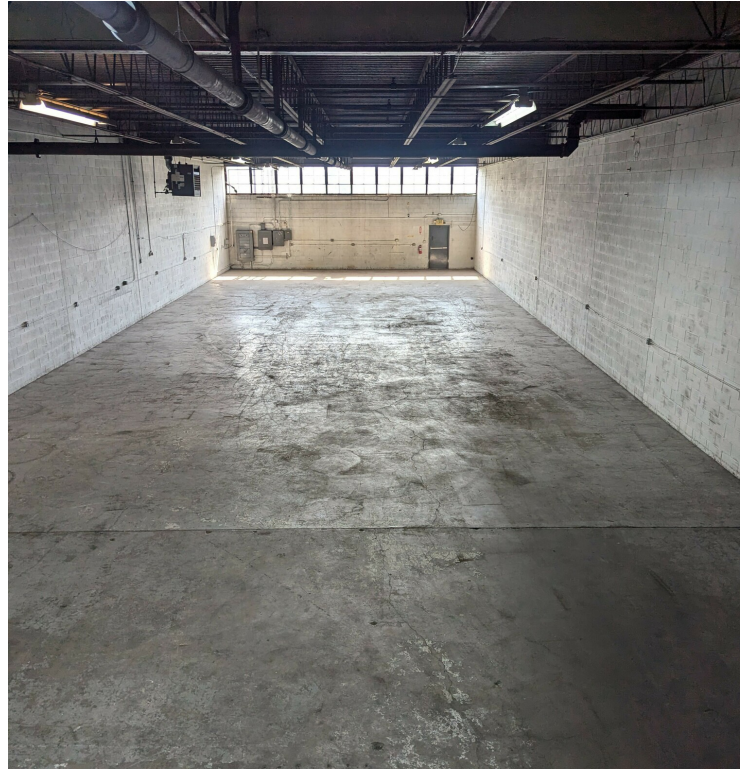
KAREN KULCZYCKI, CCIM, SIOR
C: 630.330.3352
kkulczycki@svn.com
IL #471020279

AERIAL PHOTO



KAREN KULCZYCKI, CCIM, SIOR
C: 630.330.3352
kkulczycki@svn.com
IL #471020279

INTERIOR PHOTOS- OFFICE AND WAREHOUSE



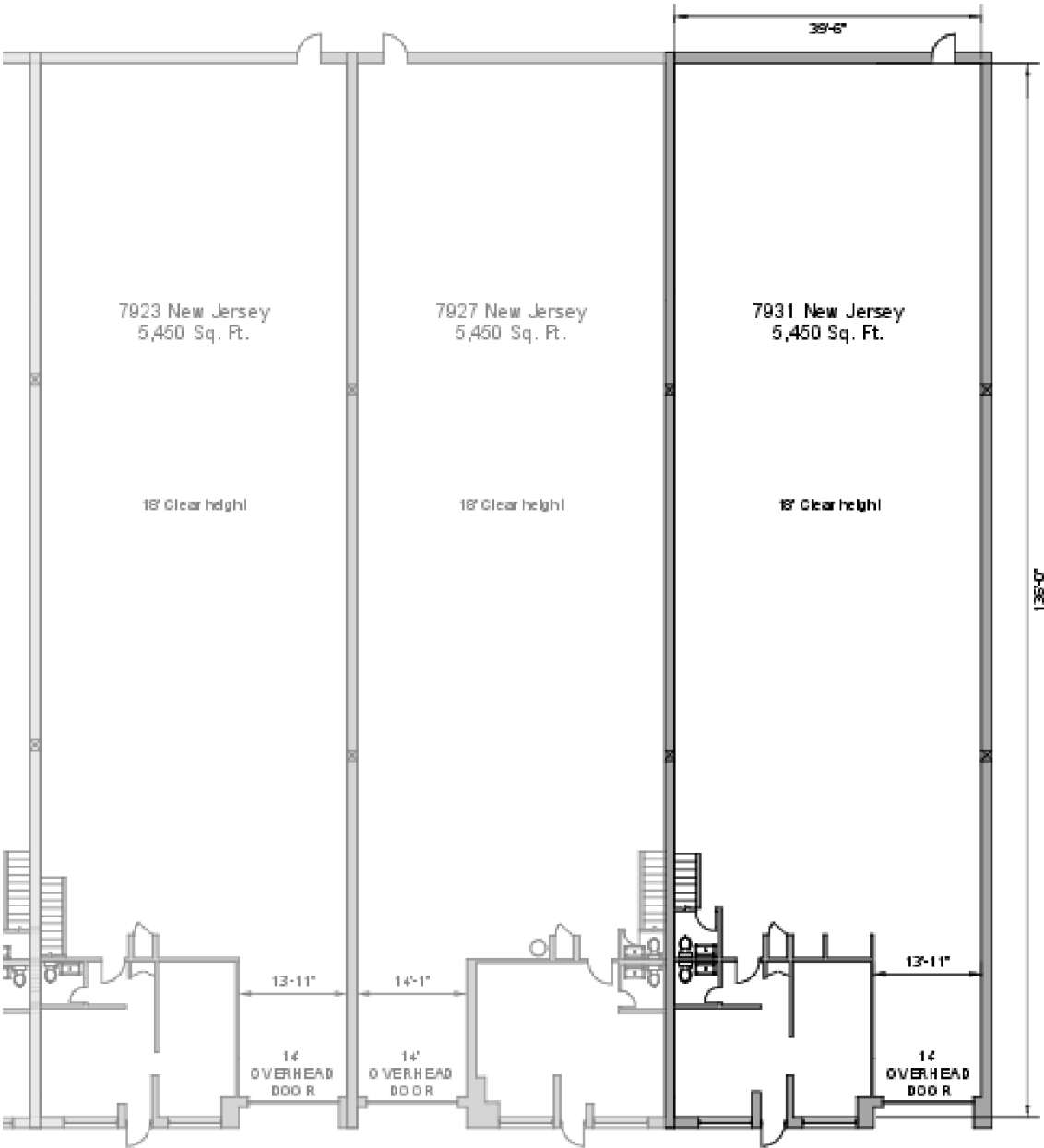
KAREN KULCZYCKI, CCIM, SIOR

C: 630.330.3352

kkulczycki@svn.com

IL #471020279

FLOOR PLAN



7931 New Jersey, Hammond, Indiana Size: 5,450 Sq. Ft.

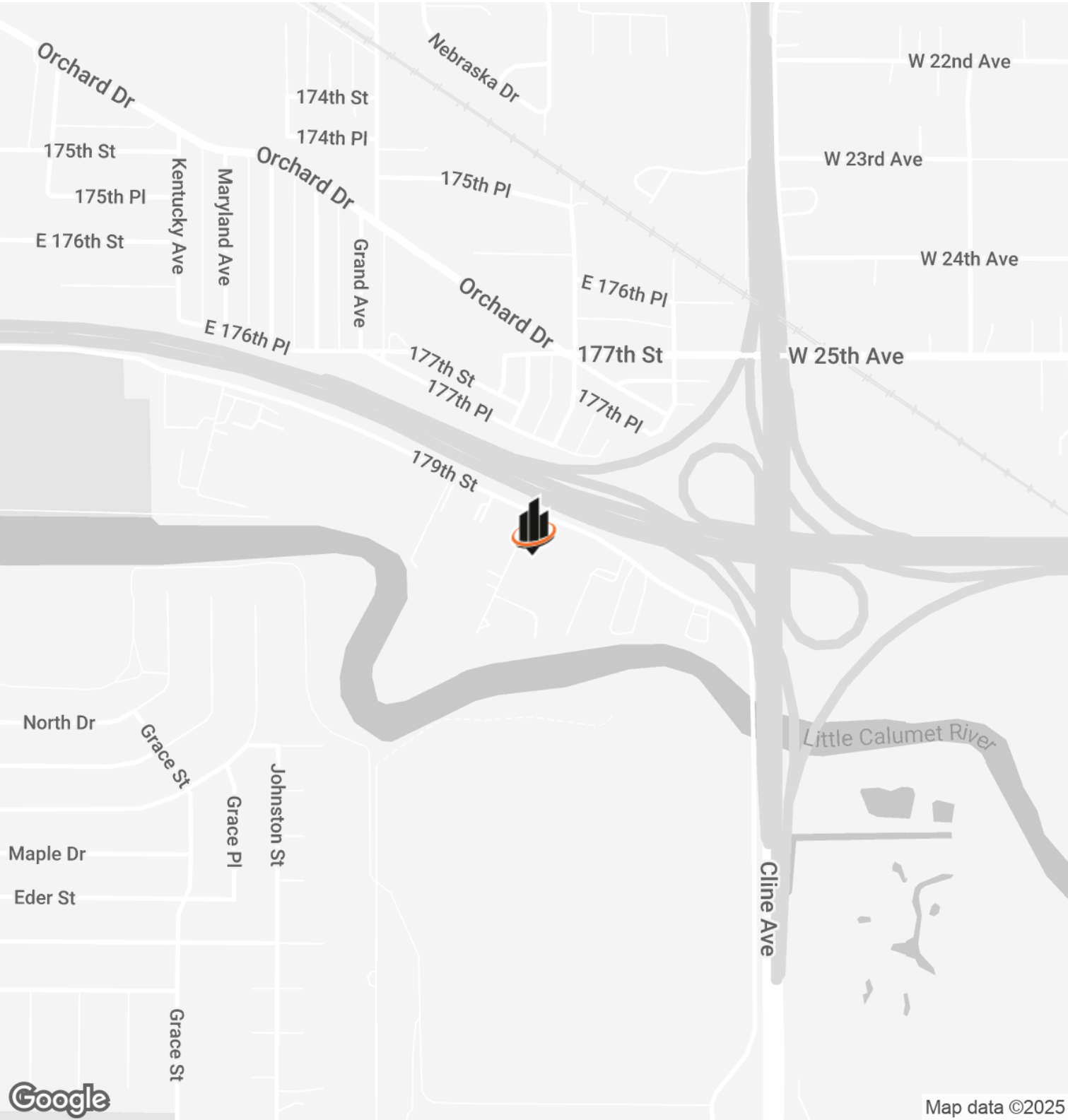
KAREN KULCZYCKI, CCIM, SIOR
C: 630.330.3352
kkulczycki@svn.com
IL #471020279

AREA INDUSTRIAL



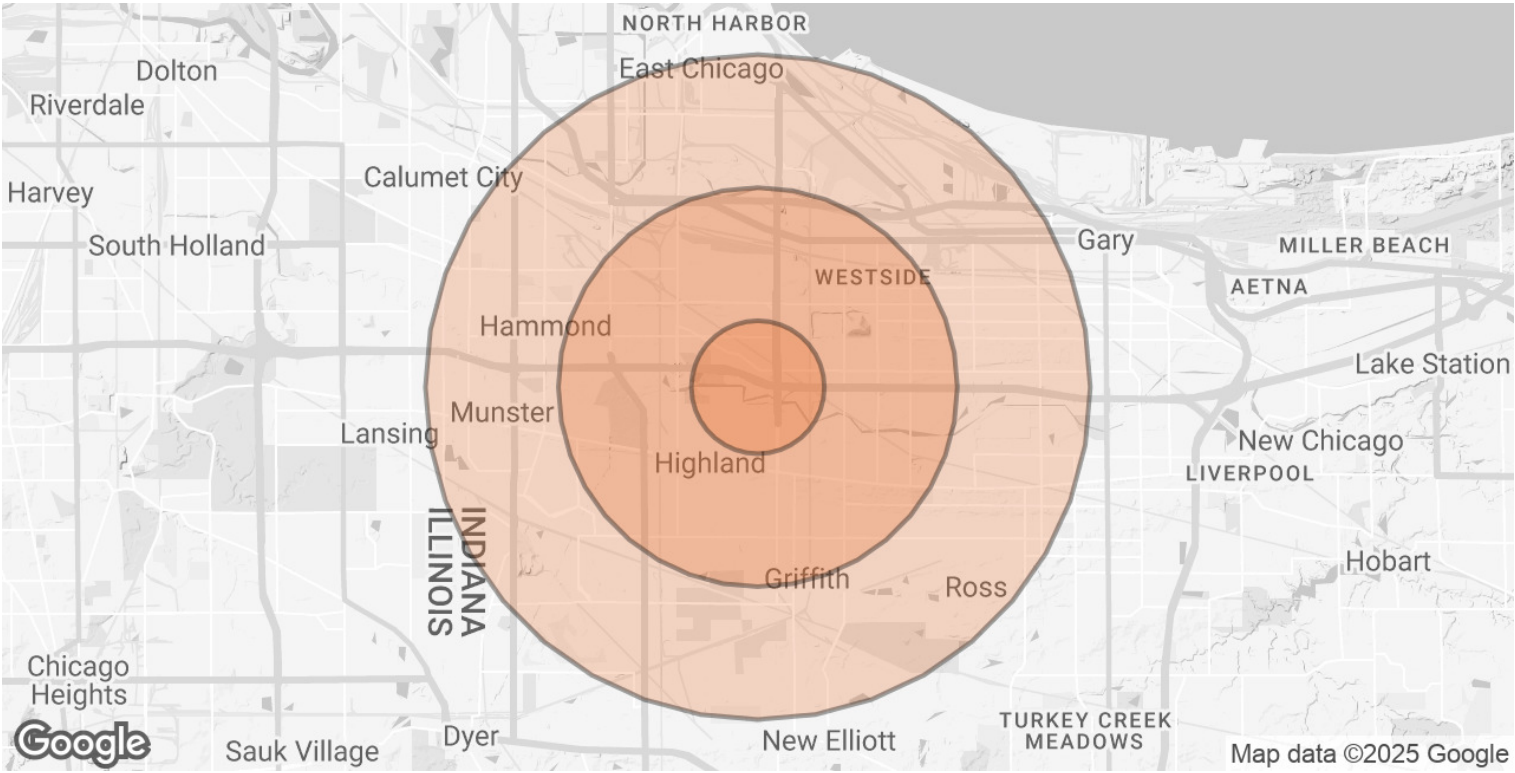
KAREN KULCZYCKI, CCIM, SIOR
C: 630.330.3352
kkulczycki@svn.com
IL #471020279

LOCATION MAP



KAREN KULCZYCKI, CCIM, SIOR
C: 630.330.3352
kkulczycki@svn.com
IL #471020279

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,713	79,106	187,661
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	39	38	39
AVERAGE AGE (FEMALE)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,661	31,745	74,732
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$81,565	\$80,203	\$78,621
AVERAGE HOUSE VALUE	\$229,189	\$209,395	\$208,725

Demographics data derived from AlphaMap

KAREN KULCZYCKI, CCIM, SIOR
C: 630.330.3352
kkulczycki@svn.com
IL #471020279

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

KAREN KULCZYCKI, CCIM, SIOR

C: 630.330.3352

kkulczycki@svn.com

IL #471020279