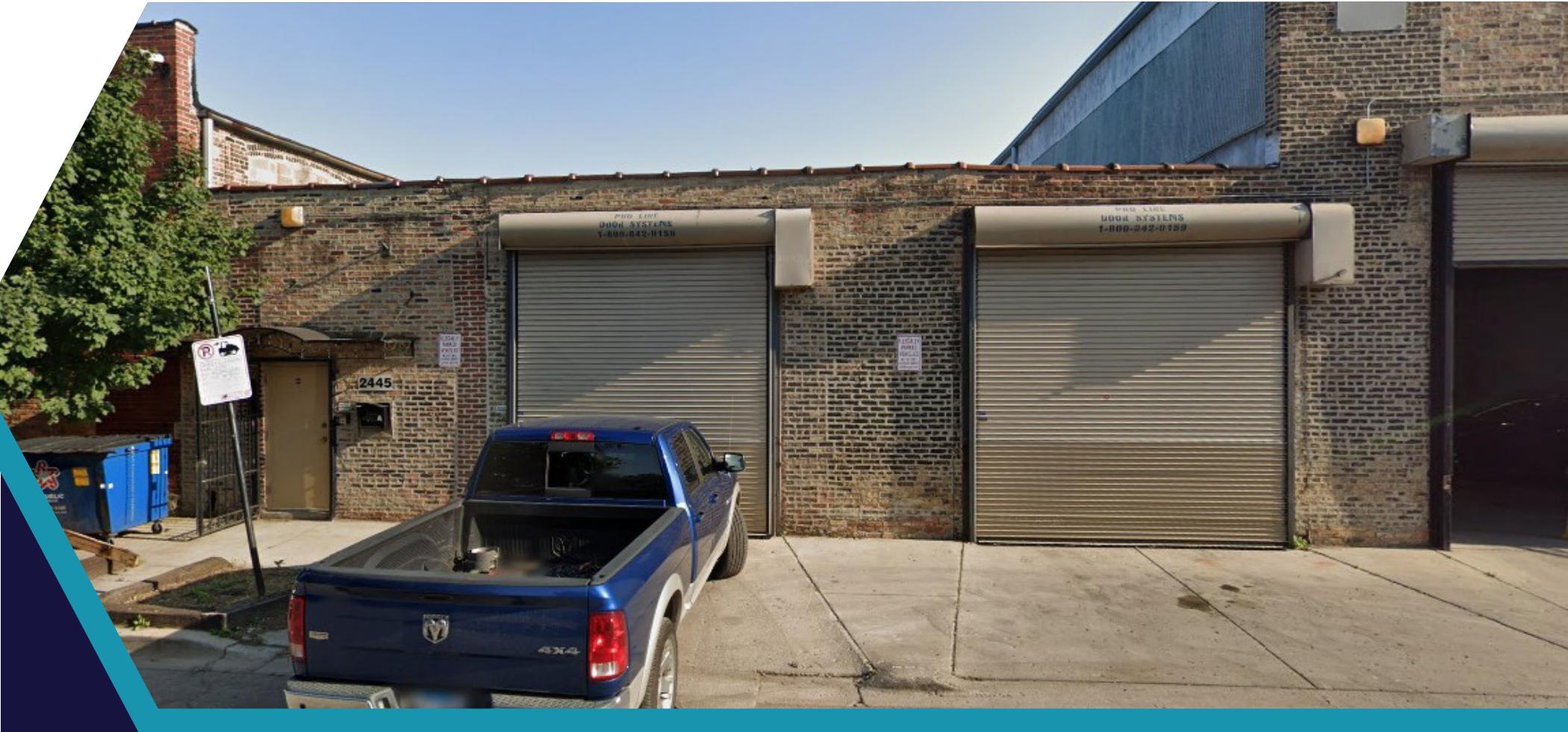


4,500 SF AVAILABLE FOR LEASE

2445 W. 24TH PLACE | SUITE 1

CHICAGO, IL



Warehouse/Garage For Lease



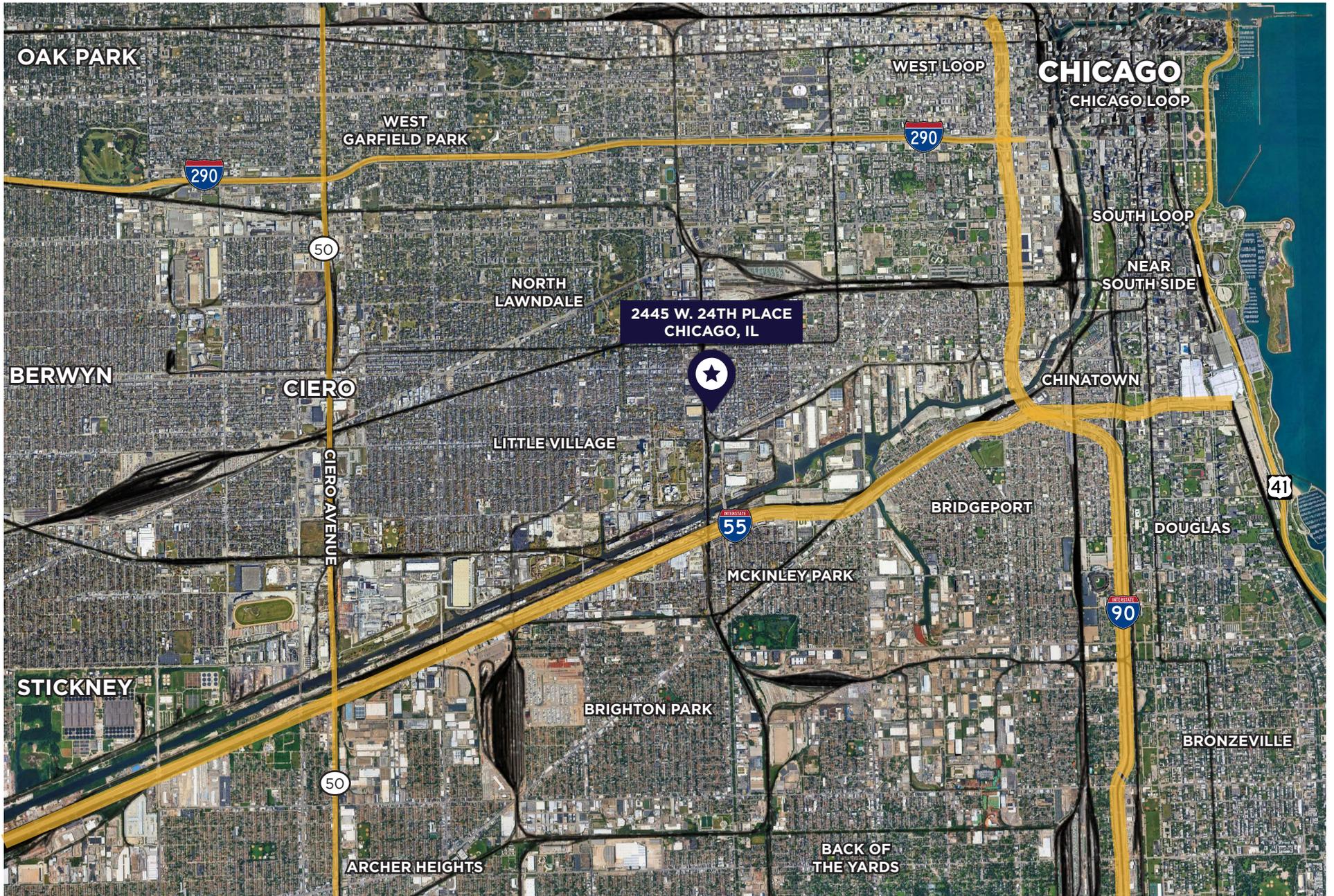


PROPERTY OVERVIEW

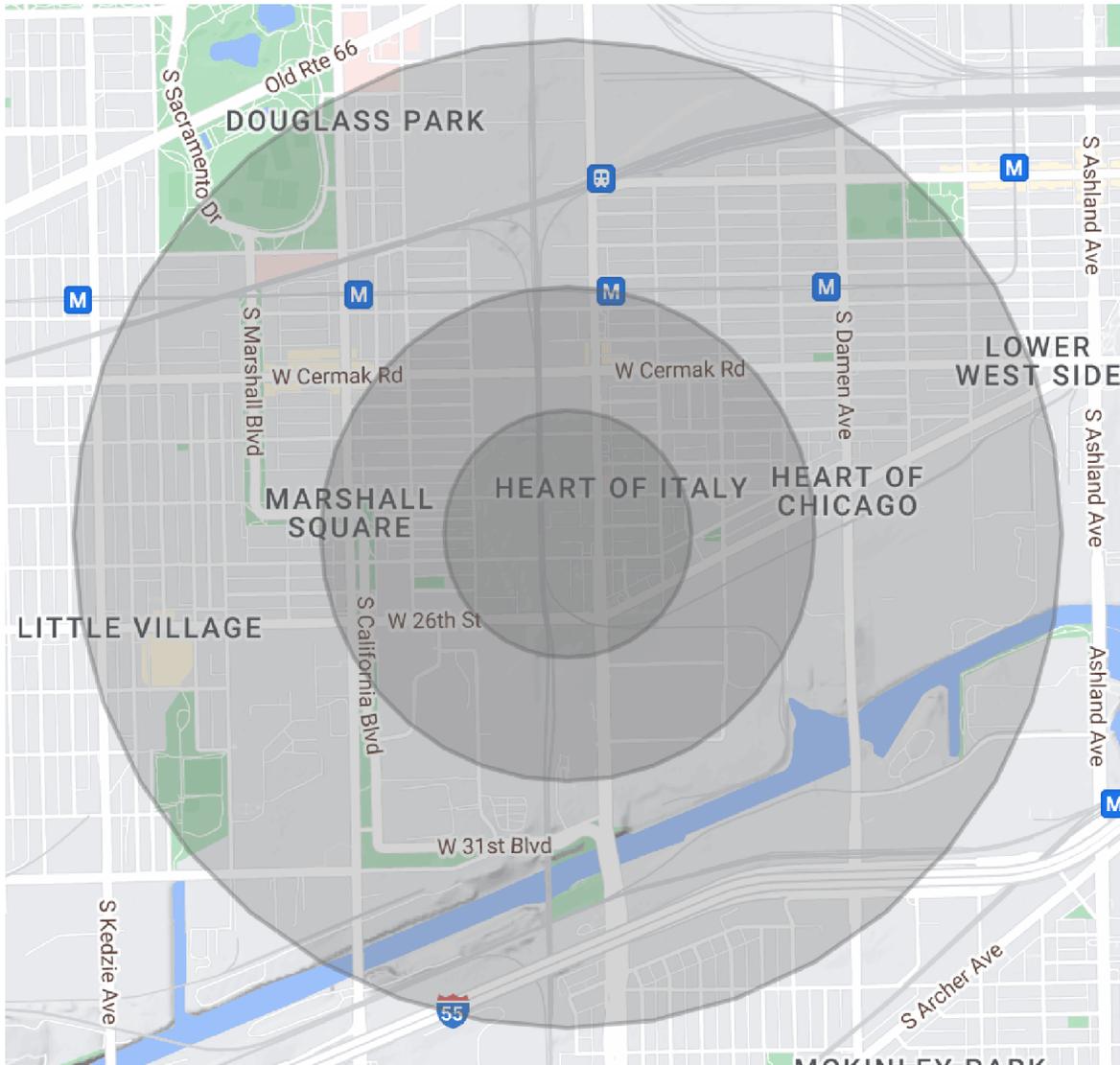
Lease Rate:	\$5,250.00 per month (MG)
Building Size:	25,000 SF
Available SF:	4,500 SF
Ceiling Height:	11'-12'
Loading:	2 Drive-In Doors
Floors:	Concrete
Power:	3-Phase
Zoning:	M2-3

- 4,500 SF of industrial/warehouse space, including 480 SF of office, is available at 24th Place and Western Ave. This space has 12 foot ceilings, 2 drive-in doors, a clear bay, concrete floors, 3-phase power and gas forced air.
- This flexible use space is sprinklered and in very good condition.
- Zoned M2-3.
- Convenient access to expressways and CTA stops, and just an eleven minute drive to Midway Airport make this location perfect for a warehouse or garage.

AERIAL MAP



DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,682	11,693	41,943
Average Age	32.0	31.2	33.8
Average Age (Male)	31.6	30.7	33.3
Average Age (Female)	33.5	32.9	34.6
HOUSEHOLDS AND INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,071	3,889	13,738
# of Persons per HH	2.5	3.0	3.1
Average HH Income	\$75,252	\$62,507	\$54,810
Average House Value	\$189,925	\$144,873	\$161,840

* Demographic data derived from 2020 ACS - US Census

FOR MORE INFORMATION, PLEASE CONTACT:

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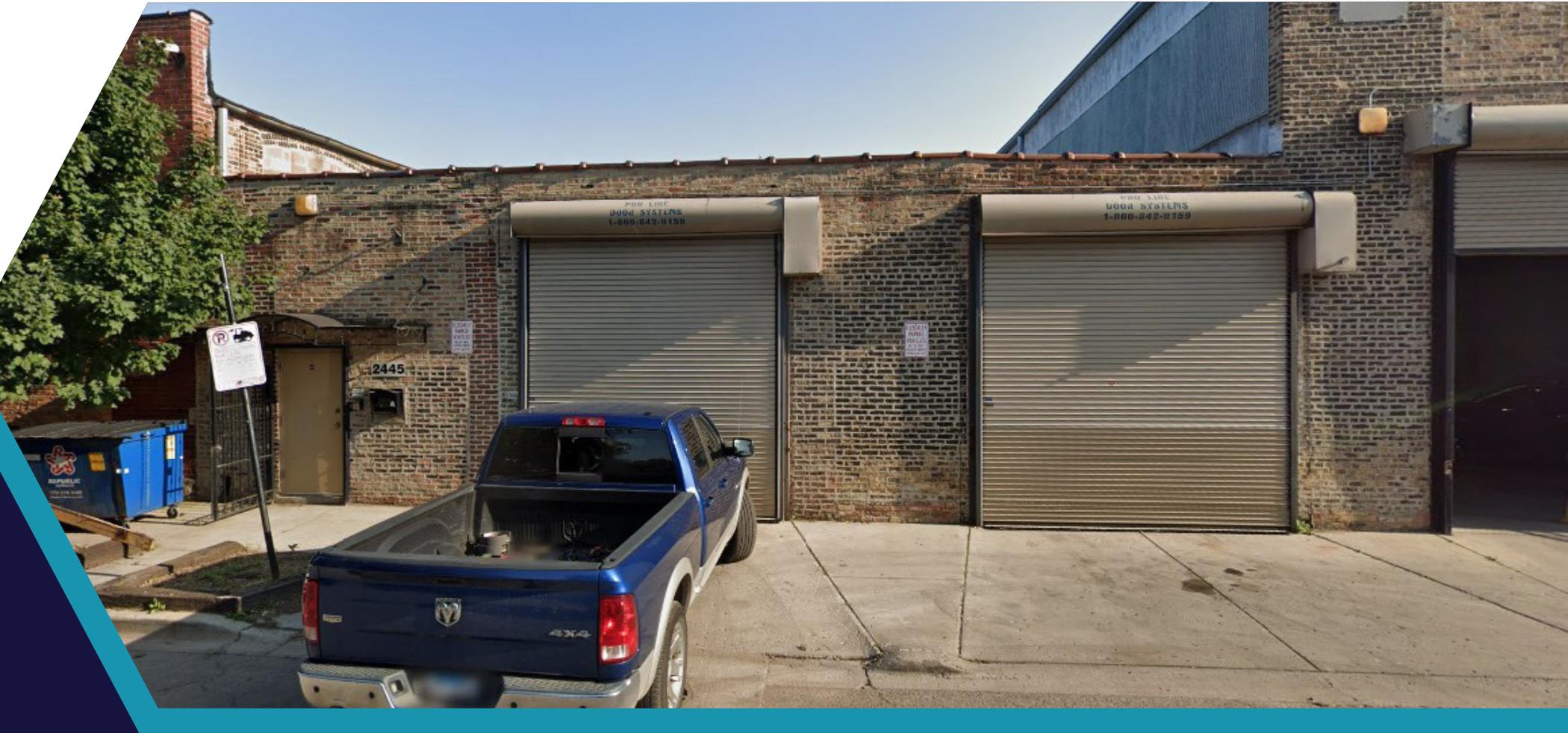
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