



### Offering Summary

Sale Price:	\$725,000
Building Size:	12,000 SF
Lot Size:	0.76-Acres
Ceiling Height:	12-Feet
Clear Height:	14-Feet
Grade Level Doors:	(3) 12-foot Doors
Zoning:	C1-2: Neighborhood Commercial District
Market:	West Chicago

### Property Overview

12,000 SF industrial property for sale at 2738 West Harrison Street, in Chicago's Tri-Taylor neighborhood. Located on Chicago's west side, the Property offers a unique opportunity for an owner/user or investor to acquire a 12,000 SF warehouse building conveniently located one block south of Interstate-290 and minutes from the West Loop and Illinois Medical District. The property is currently 20% occupied by Campos and Dog (~2,500 SF). The building features 14-foot clear height, three (3) 12-foot drive in doors, a new electrical system, a newly supported bow-truss ceiling and a newly upgraded office. The property is also steps from the Western "L" station (blue line) and offers ample parking on-site.

### Property Highlights

- Located just south of Interstate-290, offering convenient access to the CBD and the interstate system
- Excellent opportunity for an owner/user or value-add opportunity
- Three (3) 12-foot drive-in doors with 14-foot clear heights
- Newly supported bow-truss ceiling and new electrical system
- Ample parking on-site for employees, customer or trailers

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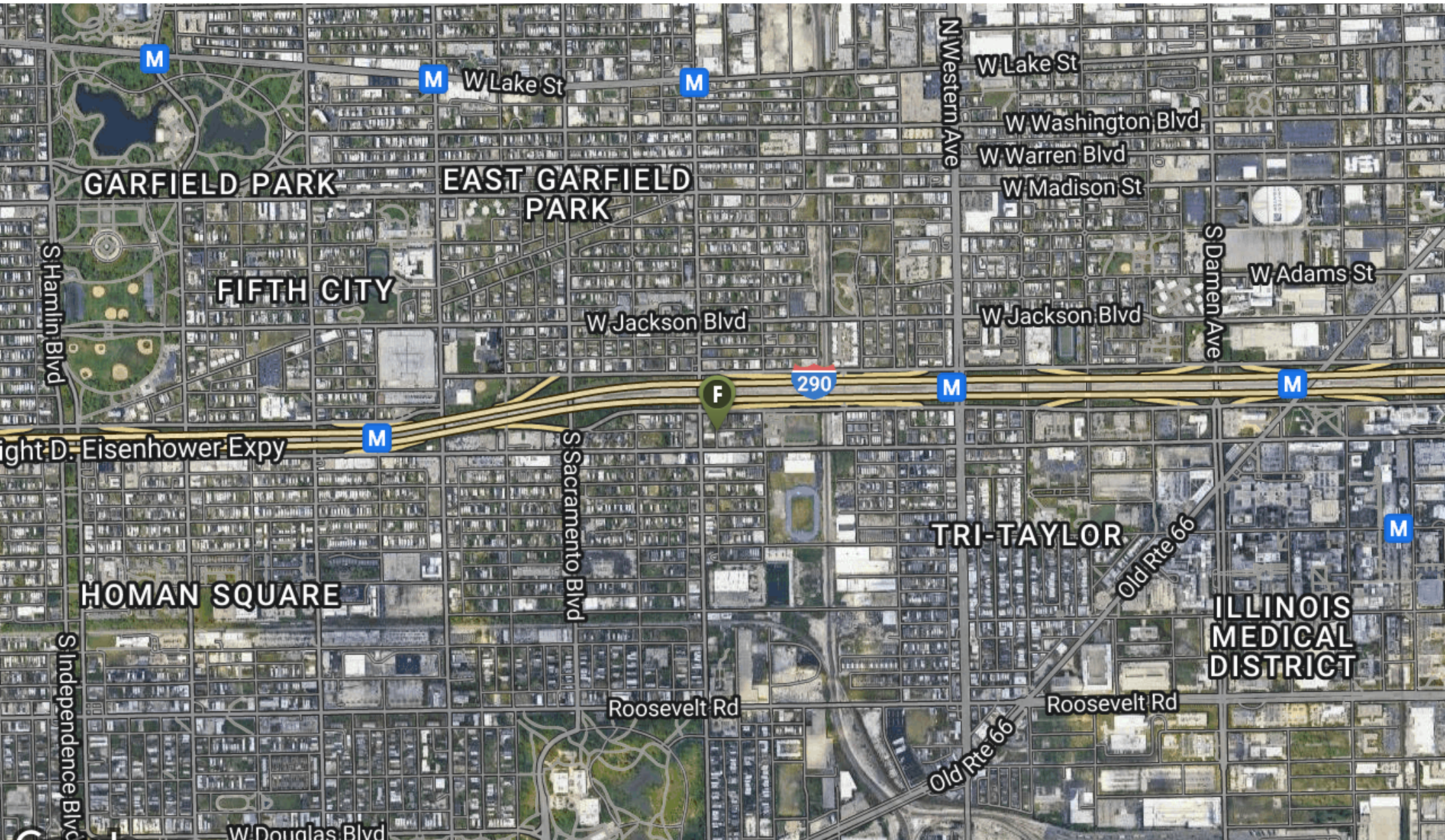
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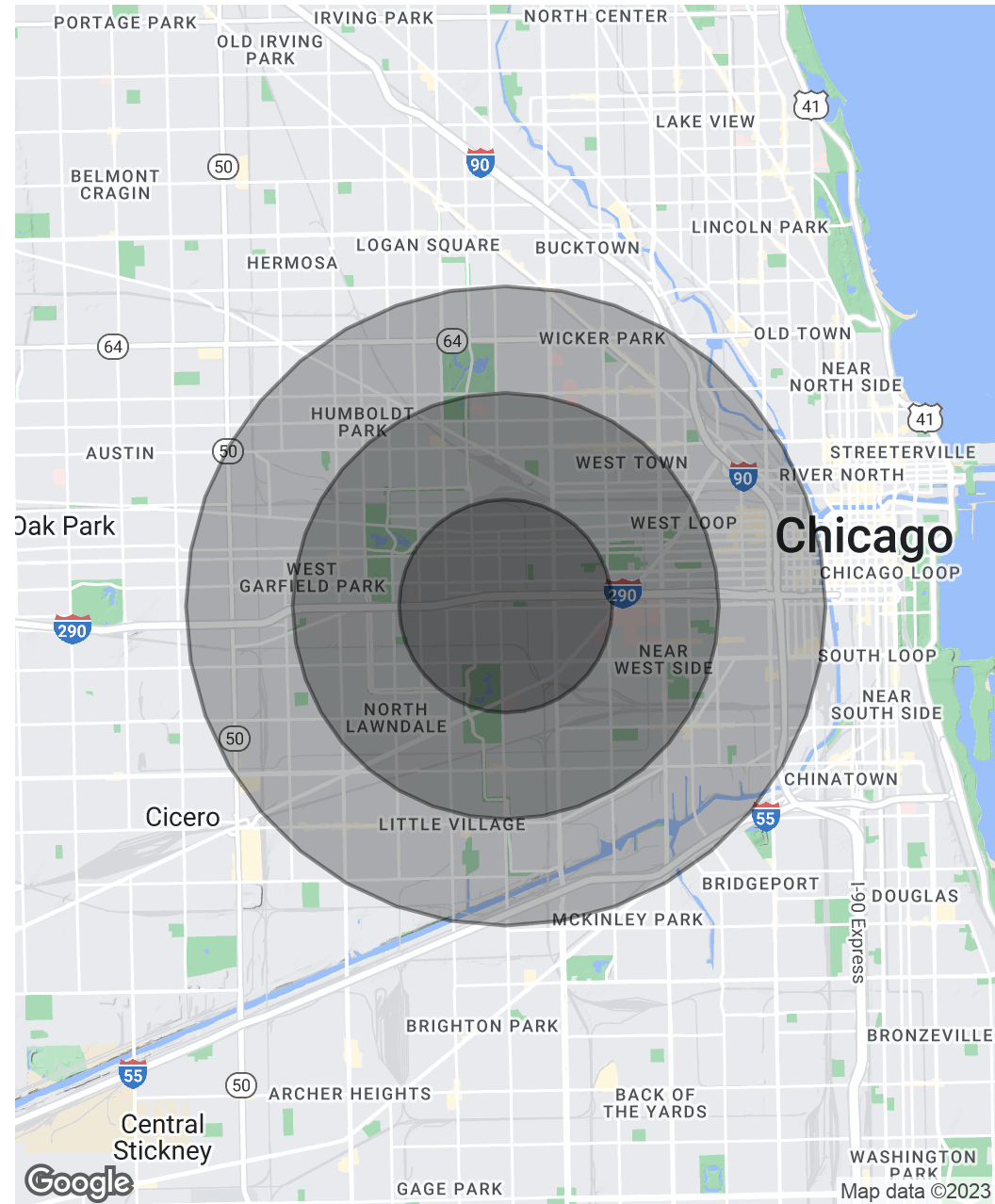
# FOR SALE | 2738 W HARRISON

## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	2 Miles	3 Miles
Total Population	32,382	151,096	414,447
Average Age	28.1	28.7	29.2
Average Age (Male)	26.9	27.4	28.5
Average Age (Female)	29.1	30.4	30.6

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	10,901	52,470	142,574
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$41,001	\$47,702	\$57,946
Average House Value	\$250,151	\$326,219	\$370,157

\* Demographic data derived from 2020 ACS - US Census



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