



LEASE

Flex Space for Lease

12549 HOLIDAY DRIVE UNIT B

Alsip, IL 60803

PRESENTED BY:

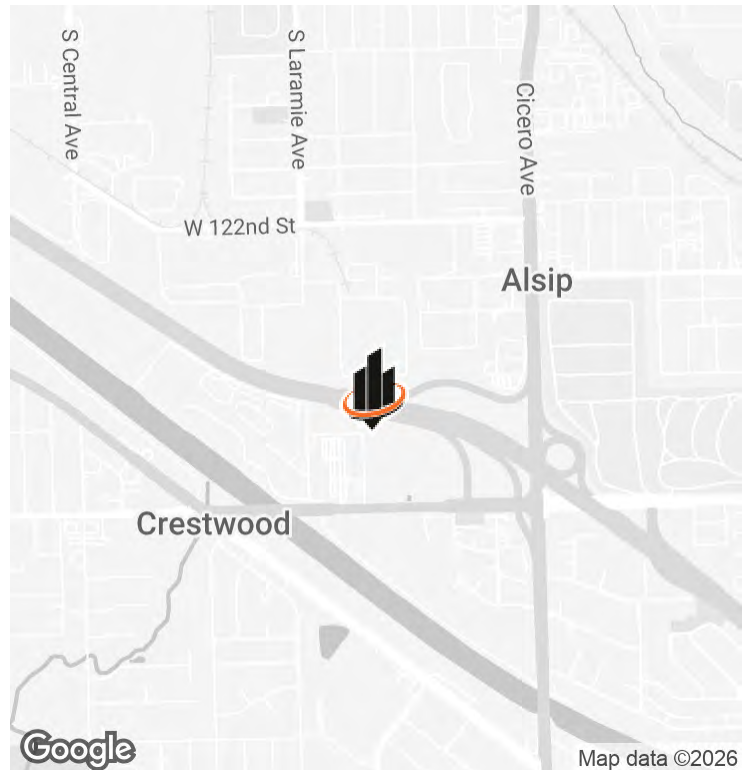
**KAREN KULCZYCKI, CCIM,
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,900.00 per month (NN)
AVAILABLE SF:	2,550 SF
LOT SIZE:	0.83 Acres
BUILDING SIZE:	7,000 SF
OFFICE RATE:	\$18/SF NN
WAREHOUSE RATE:	\$12/SF NN

PROPERTY DESCRIPTION

SVN is pleased to present 12549 Holiday Drive, Unit B, a $\pm 2,550$ SF Industrial Flex Space for lease located in Alsip, Illinois. The property includes an incredible second-floor ± 675 SF executive suite with 3 offices, a conference/break room, storage and a $\pm 1,875$ warehouse with a shared kitchenette and 4 parking spaces. Join the current tenant, Allegra Print & Image.

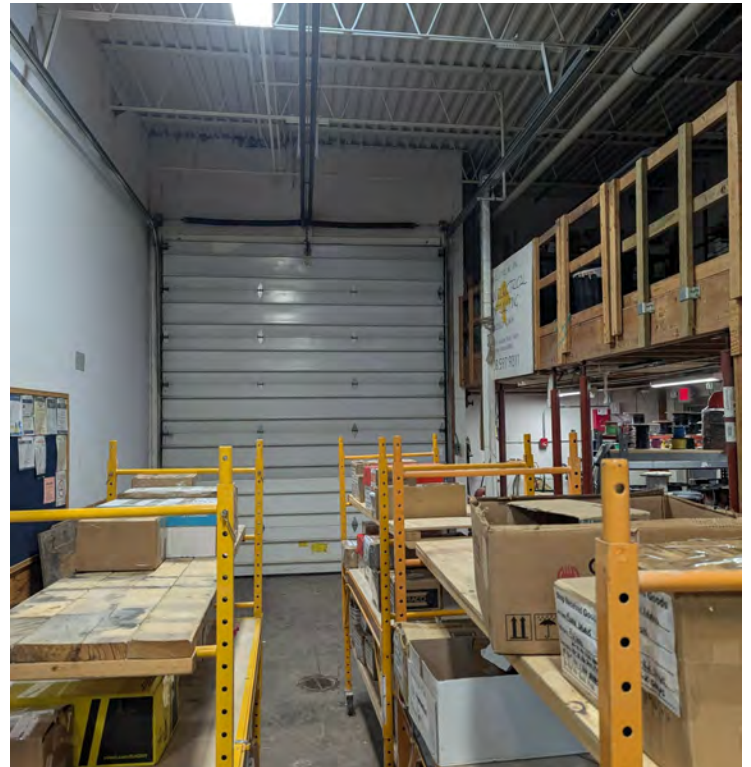
PROPERTY HIGHLIGHTS

- $\pm 2,550$ SF Flex Warehouse
- Second Floor Office ± 675 SF
- $\pm 1,875$ SF Warehouse with 4 Parking Spaces
- 18' Ceiling Height | DID
- Located minutes from I-294, I-57, I-94

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WAREHOUSE PHOTOS



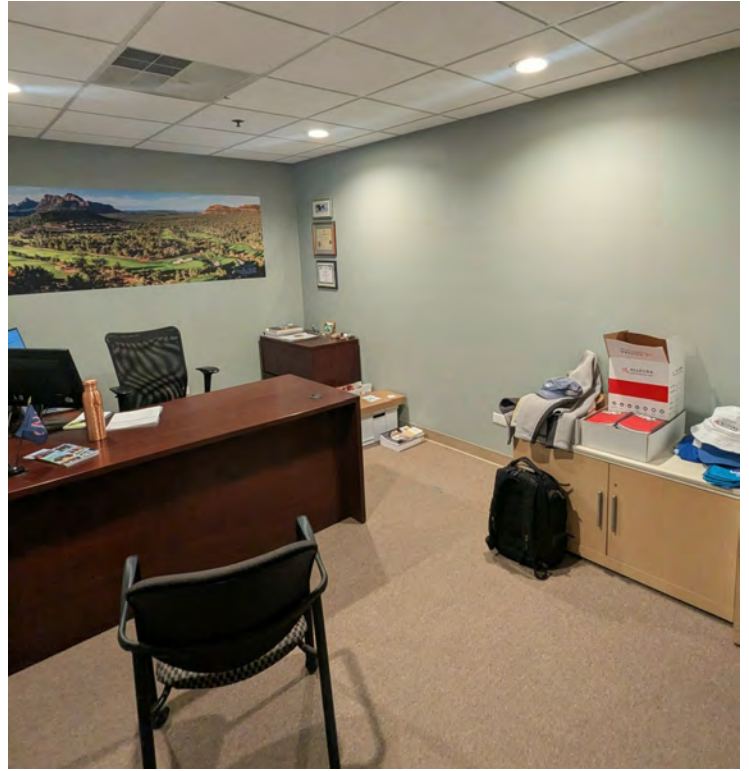
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OFFICE PHOTOS



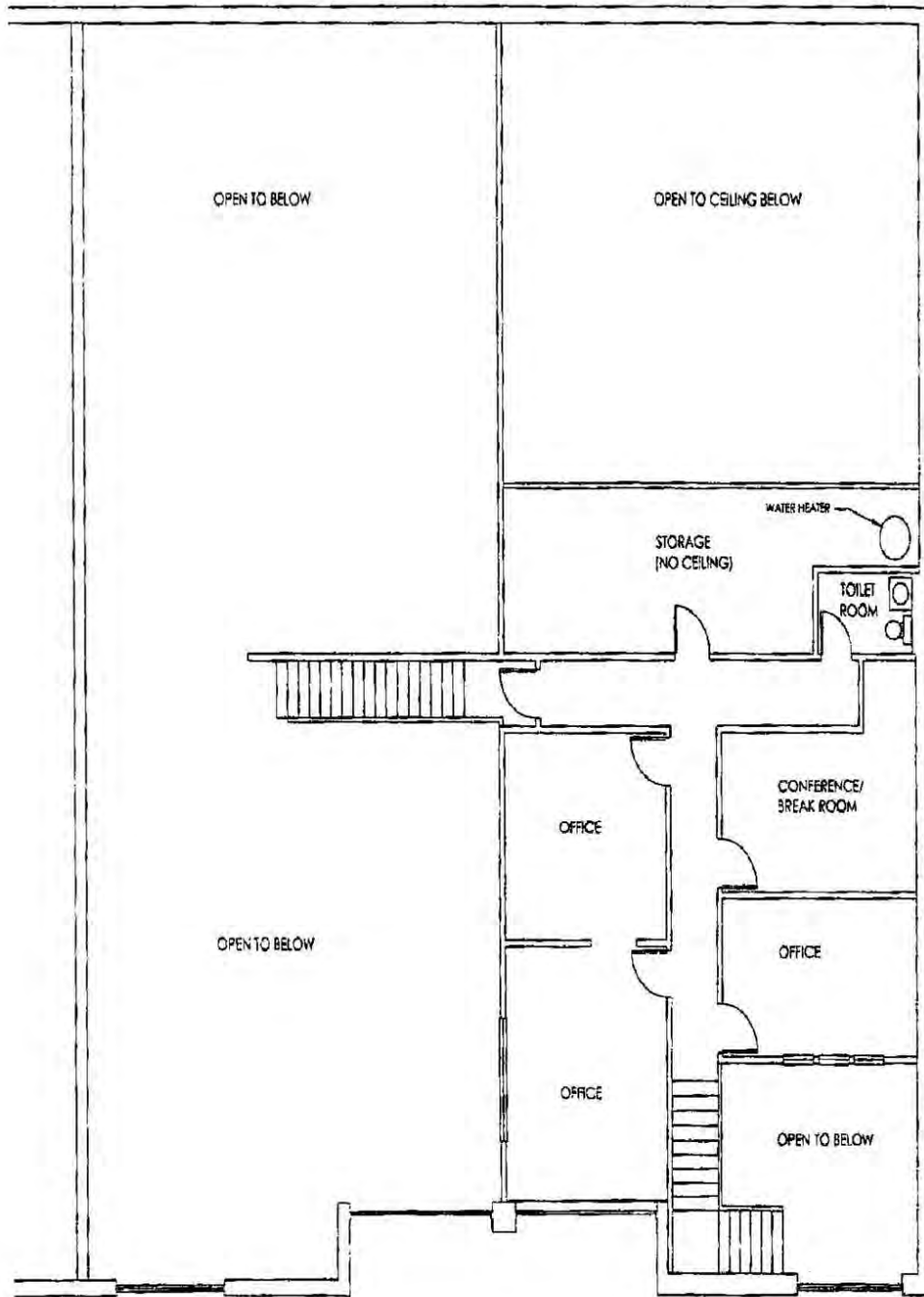
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2ND FLOOR OFFICE PLAN



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INDUSTRIAL AREA



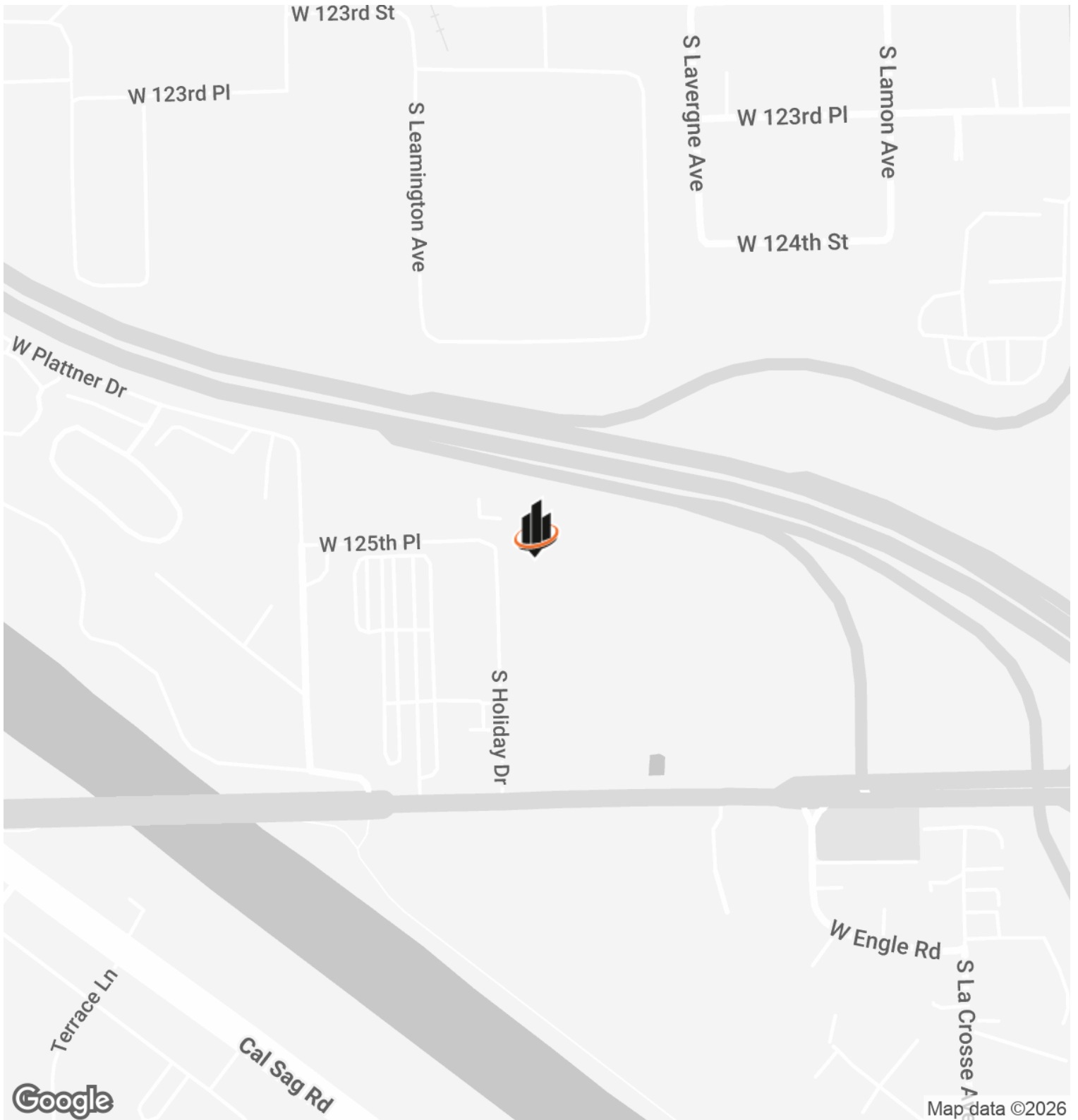
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LOCATION MAP



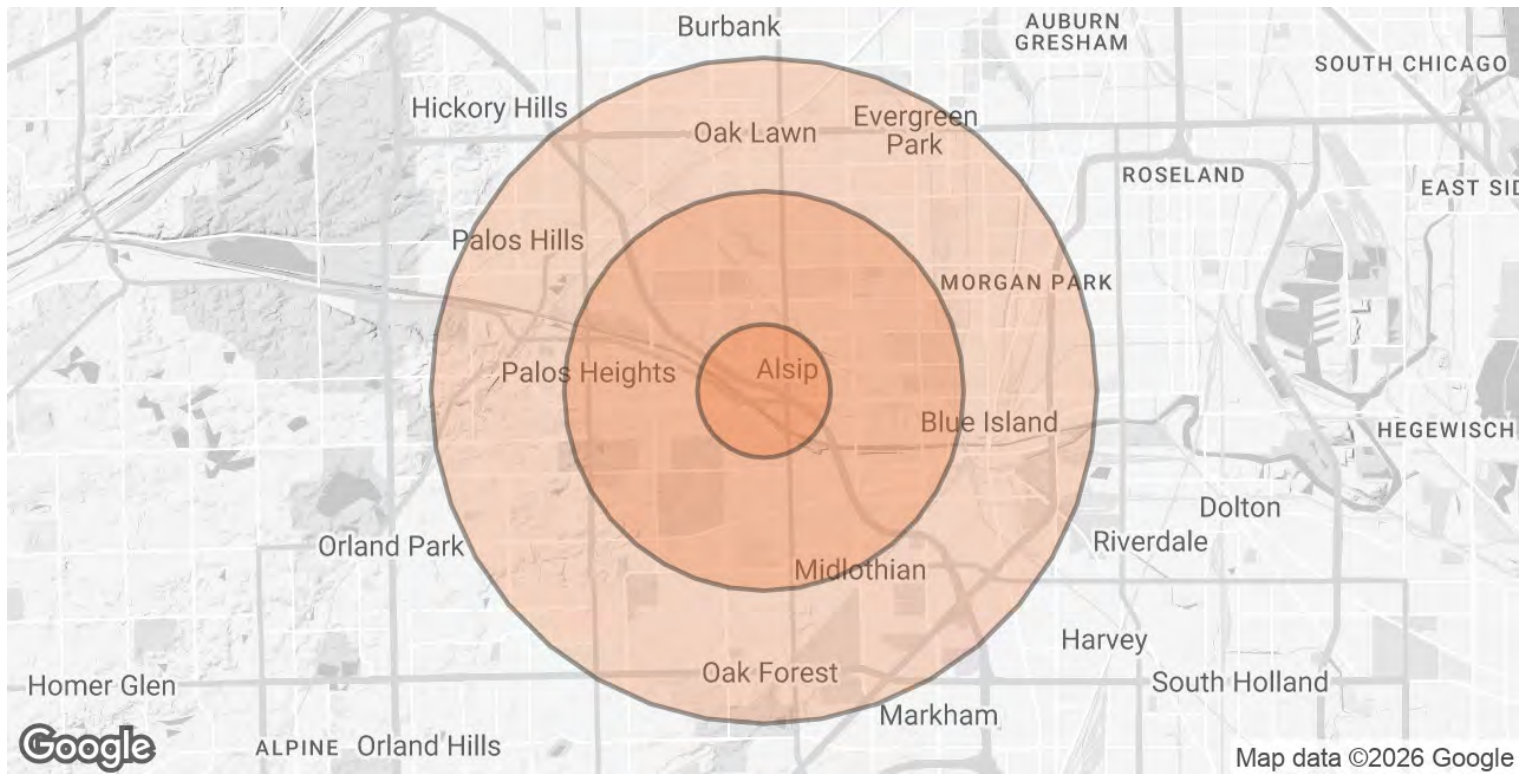
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,801	93,575	310,871
AVERAGE AGE	42.5	41.5	40.9
AVERAGE AGE (MALE)	38.2	40.2	38.8
AVERAGE AGE (FEMALE)	52.0	44.0	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,532	37,988	120,935
# OF PERSONS PER HH	2.2	2.5	2.6
AVERAGE HH INCOME	\$81,799	\$98,060	\$100,528
AVERAGE HOUSE VALUE	\$196,081	\$251,512	\$259,625

2023 American Community Survey (ACS)

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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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