



SALE OR LEASE

2-Bay Industrial Warehouse | Office with Logistics Yard

**4900-4932 173RD STREET AND 4851-4857 W
171ST STREET**

Country Club Hills, IL 60478

PRESENTED BY:

**KAREN KULCZYCKI, CCIM,
SIOR**

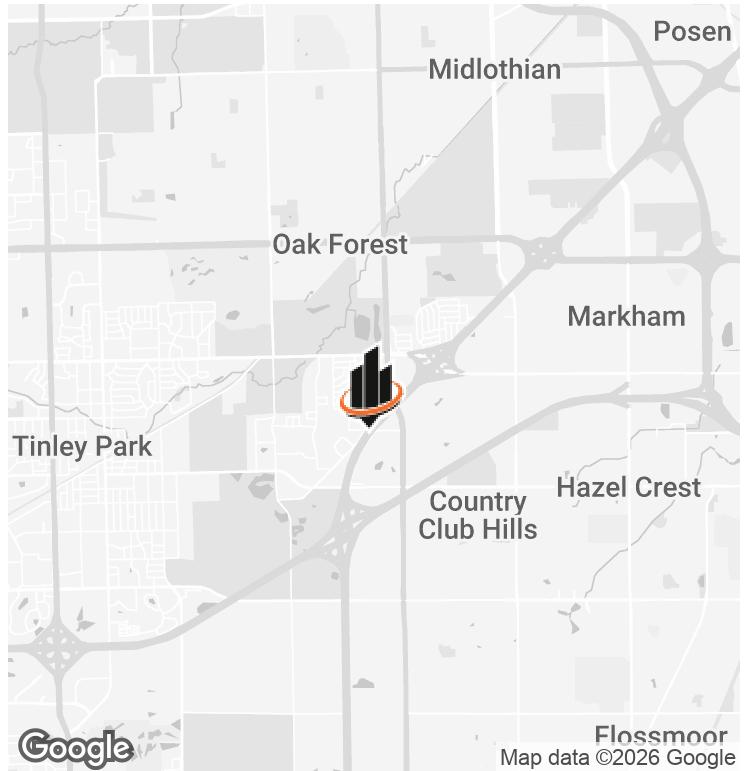
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IL #471020279



PROPERTY SUMMARY



OFFERING SUMMARY

	Subject To Offer
SALE PRICE:	
LEASE RATE:	Yard Space: \$4,000/AC Office: \$9/SF NNN
BUILDING SIZE:	5,500 SF
LOT SIZE:	7 Acres
YEAR BUILT:	1945
RENOVATED:	2022
ZONING:	I-2
SUBMARKET:	South Suburban
APN:	28-28-409-001; -007; -020; -012, -019-0000

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present a ±5,500 SF warehouse and 2-story office on 7.0 AC located at 4900 & 4932 173rd Street and 4851 & 4857 W 171st Street in Country Club Hills, Illinois. This property, located in Unincorporated Cook County, is zoned for industrial use and has two drive-in doors | repair bays, 4 offices, a kitchenette, a conference room, and private restrooms. Plenty of gated yard space allows for truck parking and a truck shelter for outdoor repairs. Private front vehicle entry with parking.

PROPERTY HIGHLIGHTS

- ±5,500 SF 2-BAY Warehouse on 7.0 AC
- 2- 14' DID | Fenced Yard | Triple Catch Basin
- Private Offices | Breakroom | Conference Area
- Yard for lease at \$4,000/AC | \$9/SF Office
- Unincorporated Cook County | Opportunity Zone
- Easy access to I-57 and I-80

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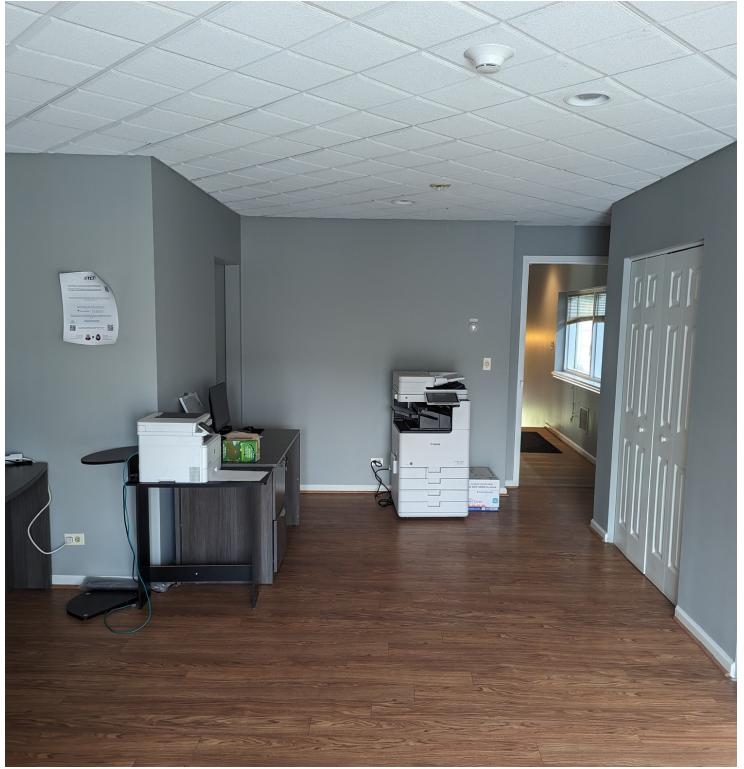
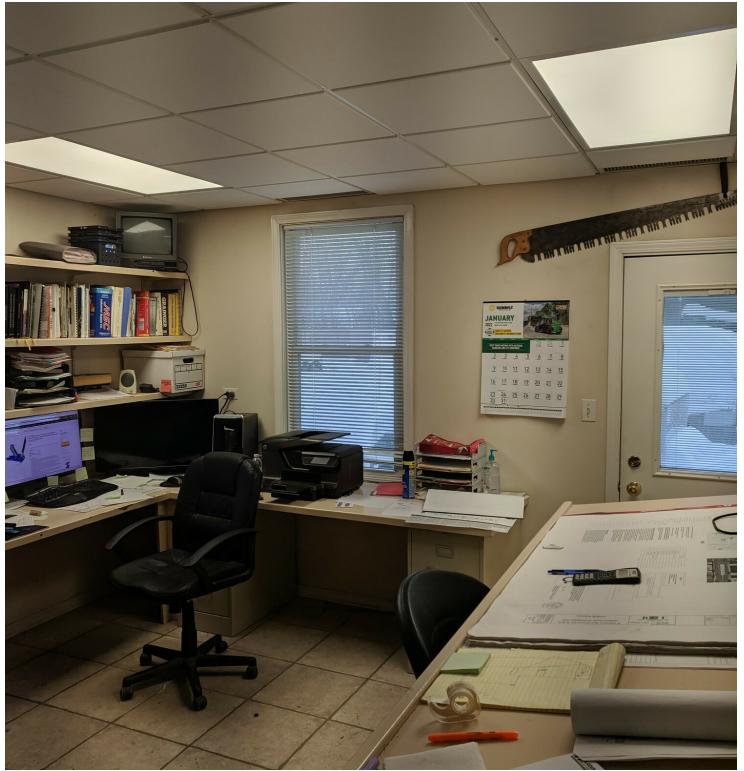
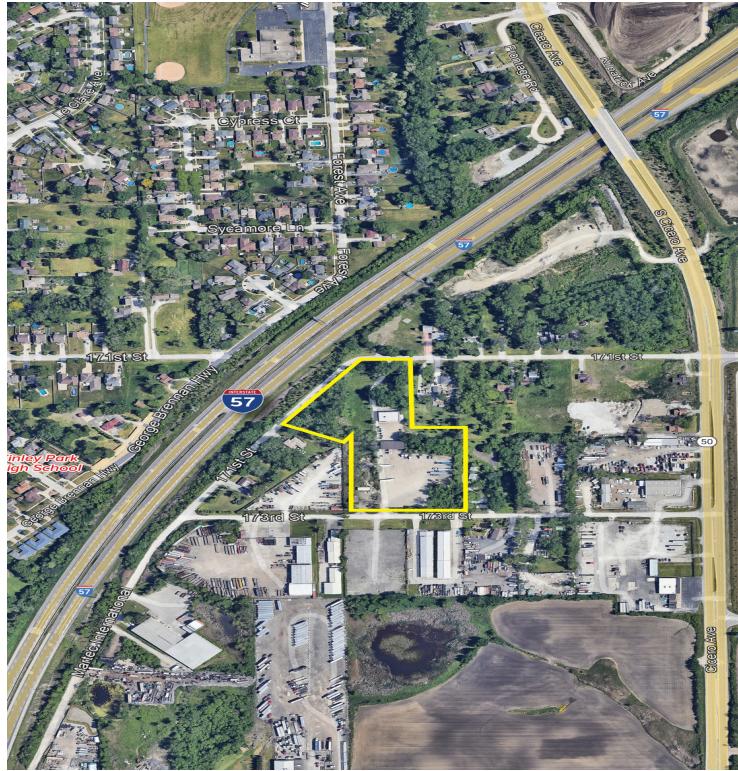
EXTERIOR ENTRY PHOTOS



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ADDITIONAL PHOTOS



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TRAFFIC COUNTS AND INDUSTRIAL AREA



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PLAT OF SURVEY

ABBREVIATION LEGEND	
CMP	CORRUGATED METAL PIPE
(D)	DEED
E	EAST
ELY	EASILY
PER	PERIODIC
(ME)	MEASURED DISTANCE
MT	MULTI TRUCK
N	NORTH
NLY	NORTHEWLLY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(R)	RECORD DISTANCE
(R.W.)	RIGHT OF WAY
S	SOUTH
SLY	SOUTHWELLY
UTP	UTDOOR UTILITY POLE
W	WEST
WLY	WESTERLY

SYMBOL LEGEND	
	ASPHALT
	CABLE TV PEDESTAL
	CONCRETE
	DECIDUOUS TREE
	ELECTRIC METER
	ELECTRIC PEDESTAL
	ELECTRIC TRANSFORMER
	GAS METER
	GRAVEL
	HYDRANT
	LIGHT
	MAIL BOX
	PINE TREE
	TELEPHONE PEDESTAL
	UNKNOWN MANHOLE
	UTILITY POLE
	WOOD UTILITY POLE

LINE TYPE LEGEND

STATE OF ILLINOIS
NAME OF CONSULTANT: LLC, ILLINOIS PROFESSIONAL DESIGN FIRM, HAZELWOOD, IL 60087
CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A
BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF
RECORD, ENCUMBRANCES, CONCERNING THE PROPERTY, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS
WHICH AN ACCURATE TITLE SEARCH COULD REVEAL.

DATED AT MONTGOMERY, ILLINOIS, ON APRIL 1, 2022.

[Handwritten signatures of surveyors]

RECORDED BY
GEORGE S. BROWN
SARAH A. BROWN

171ST STREET (NO SCALE)

233.50' (60.50m)
SW 27 1P W (N)

173.50' (52.50m)
SW 27 1P W (N)

171ST STREET

173RD STREET

PARCEL - 2
PIN 28-28-409-007

LOT - 15

LOT - 16

PARCEL - 5
PART OF LOT - 8
PIN 28-28-409-019

PARCEL - 4
PIN 28-28-409-020

PARCEL - 3
PIN 28-28-409-012

LOT - 12

173RD STREET

171ST STREET

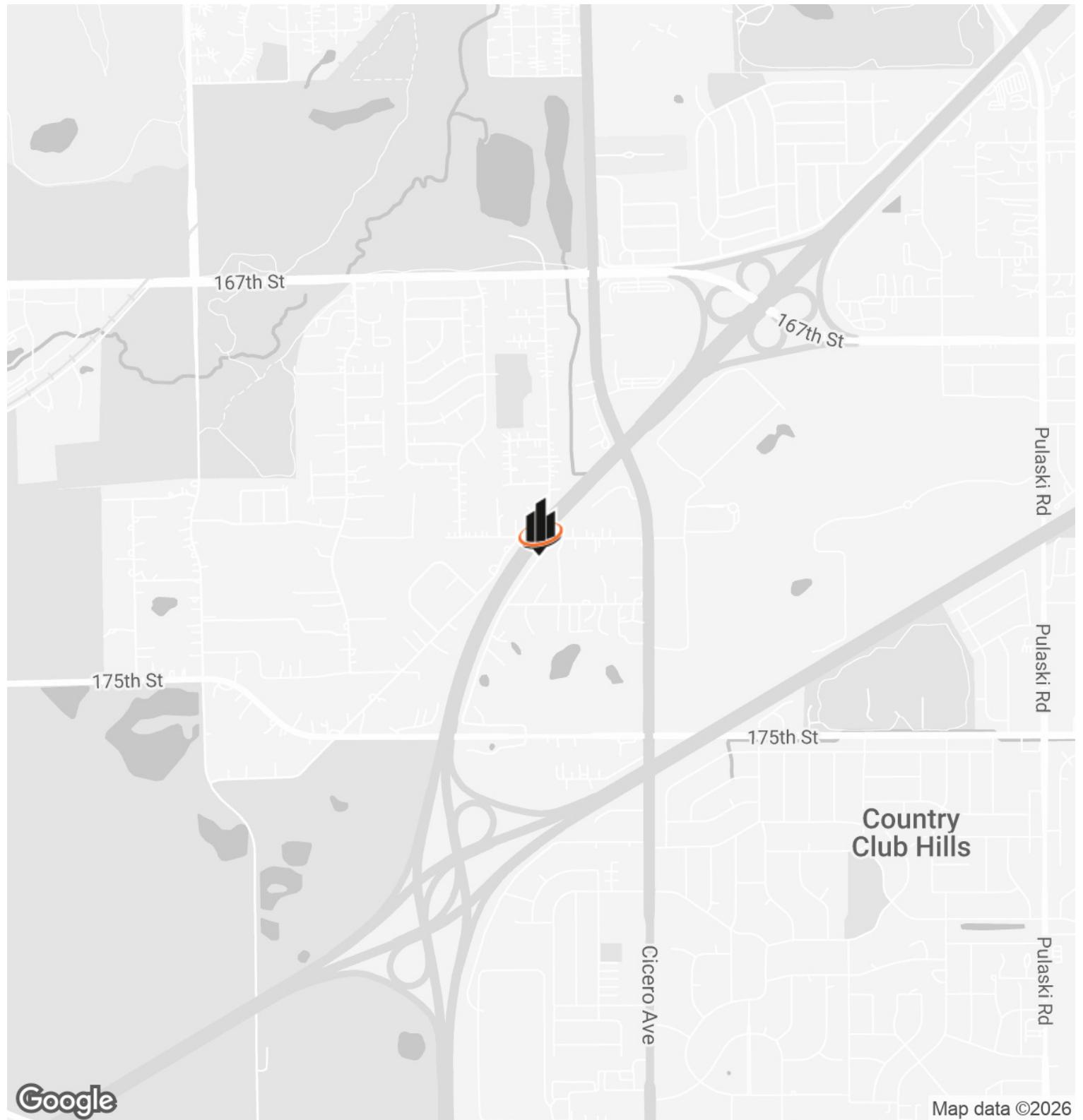
Approximate Location

Vicinity Map (No Scale)

North
Scale 1" = 20'

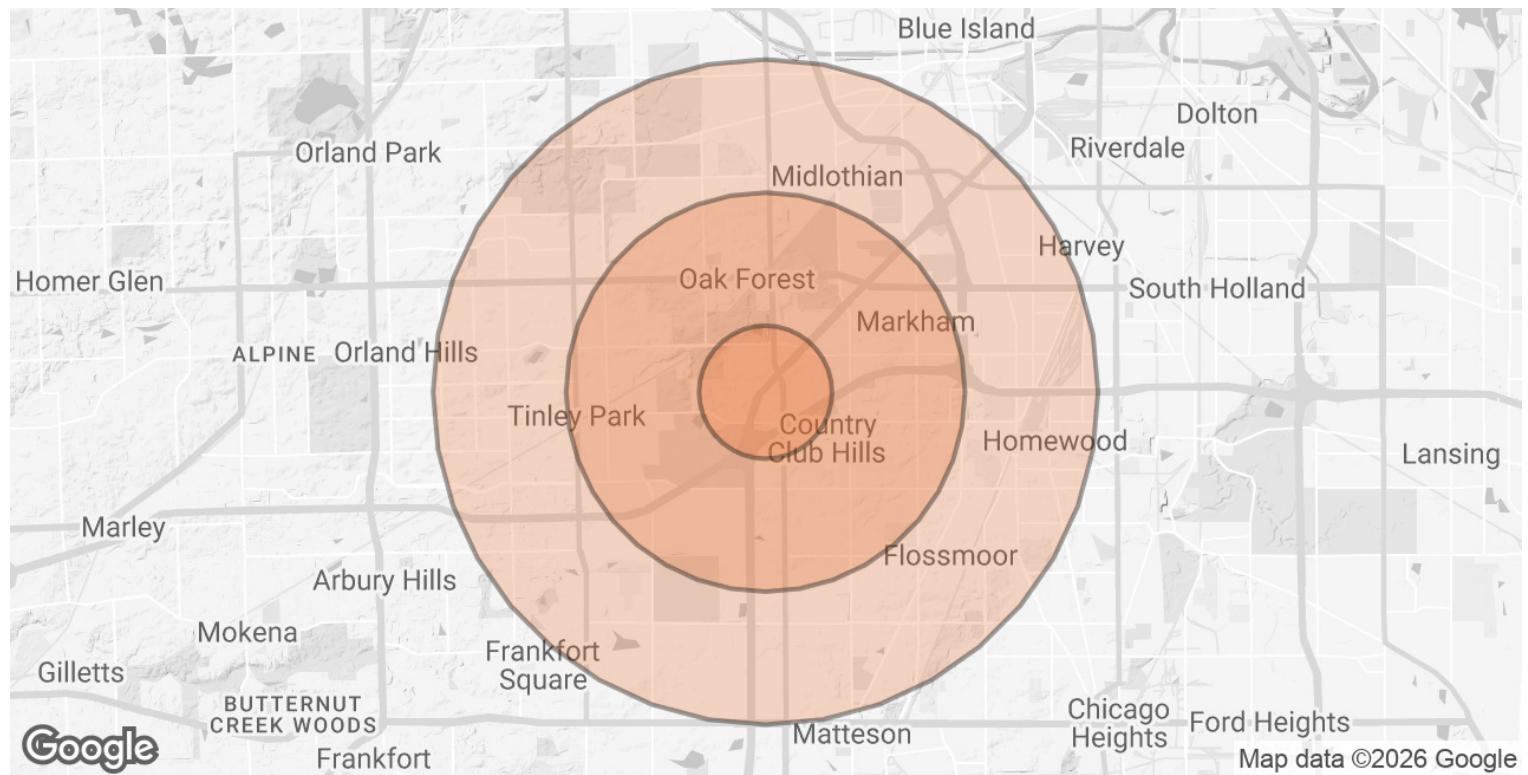
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,152	71,790	192,602
AVERAGE AGE	41	42	42
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	43	43	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,819	27,463	73,099
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$109,828	\$99,793	\$104,583
AVERAGE HOUSE VALUE	\$260,367	\$234,850	\$248,221

Demographics data derived from AlphaMap

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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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