

171<sup>ST</sup> STREET

INTERSTATE  
57

171<sup>ST</sup> STREET

**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:**

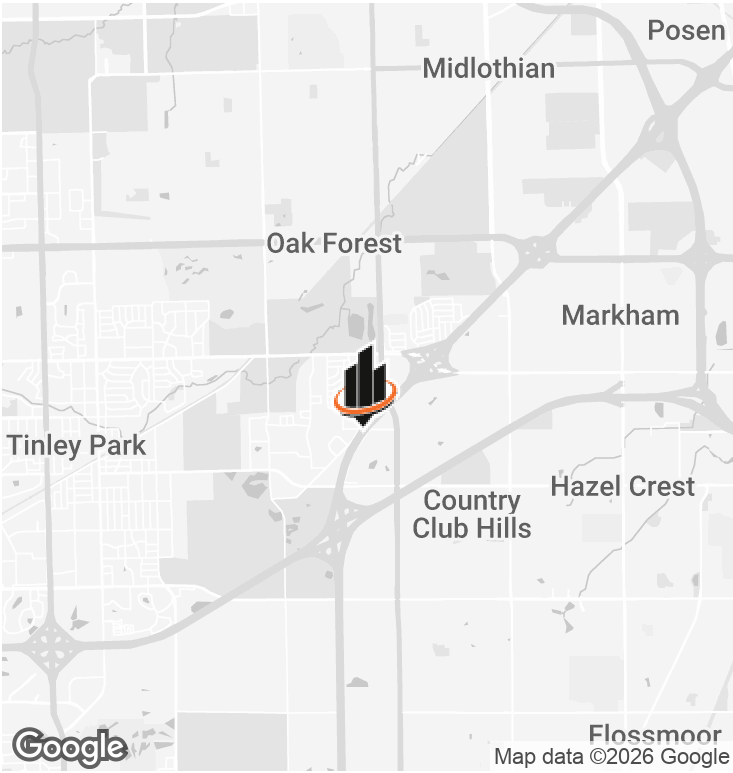
**KAREN KULCZYCKI, CCIM,  
SIOR**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

	Subject To Offer
SALE PRICE:	Yard Space:
LEASE RATE:	\$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

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

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

## EXTERIOR ENTRY PHOTOS



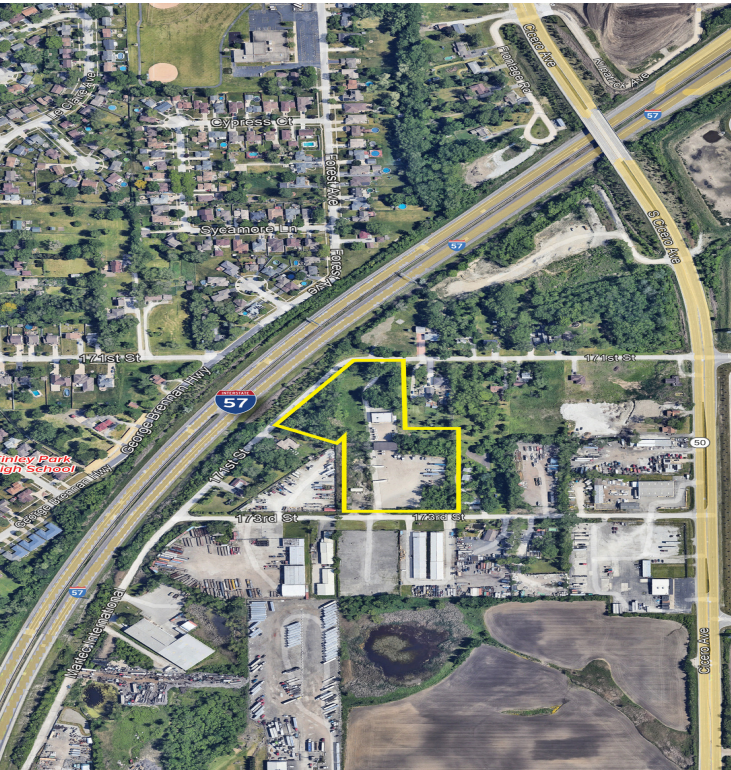
**KAREN KULCZYCKI, CCIM, SIOR**

O: 630.330.3352

[kkulczycki@svn.com](mailto:kkulczycki@svn.com)

IL #471020279

ADDITIONAL PHOTOS



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

## Proposed Site Plan



# TRAFFIC COUNTS AND INDUSTRIAL AREA



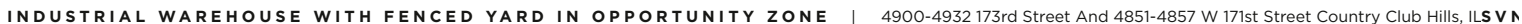
KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

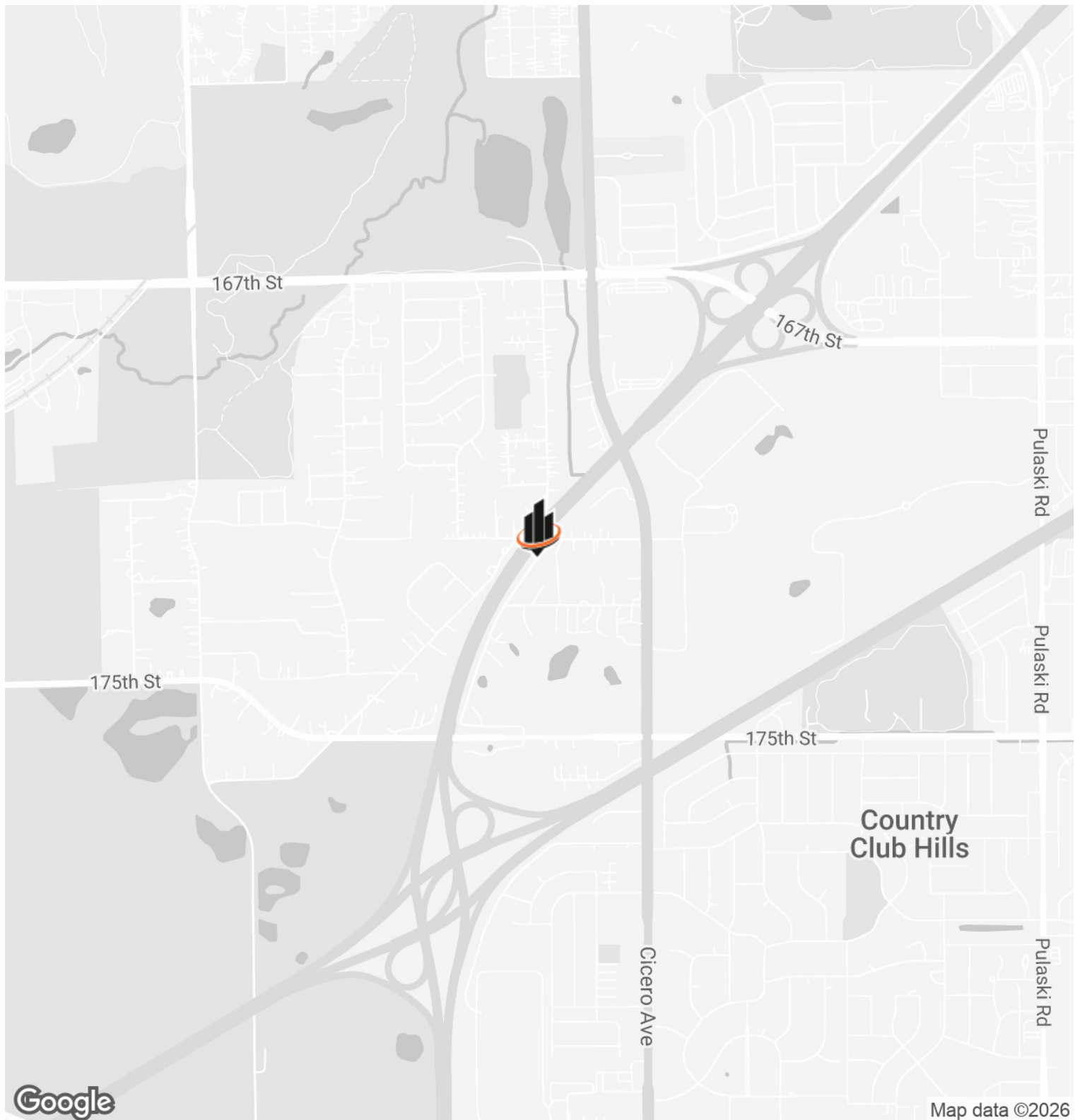
kkulczycki@svn.com

IL #471020279

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



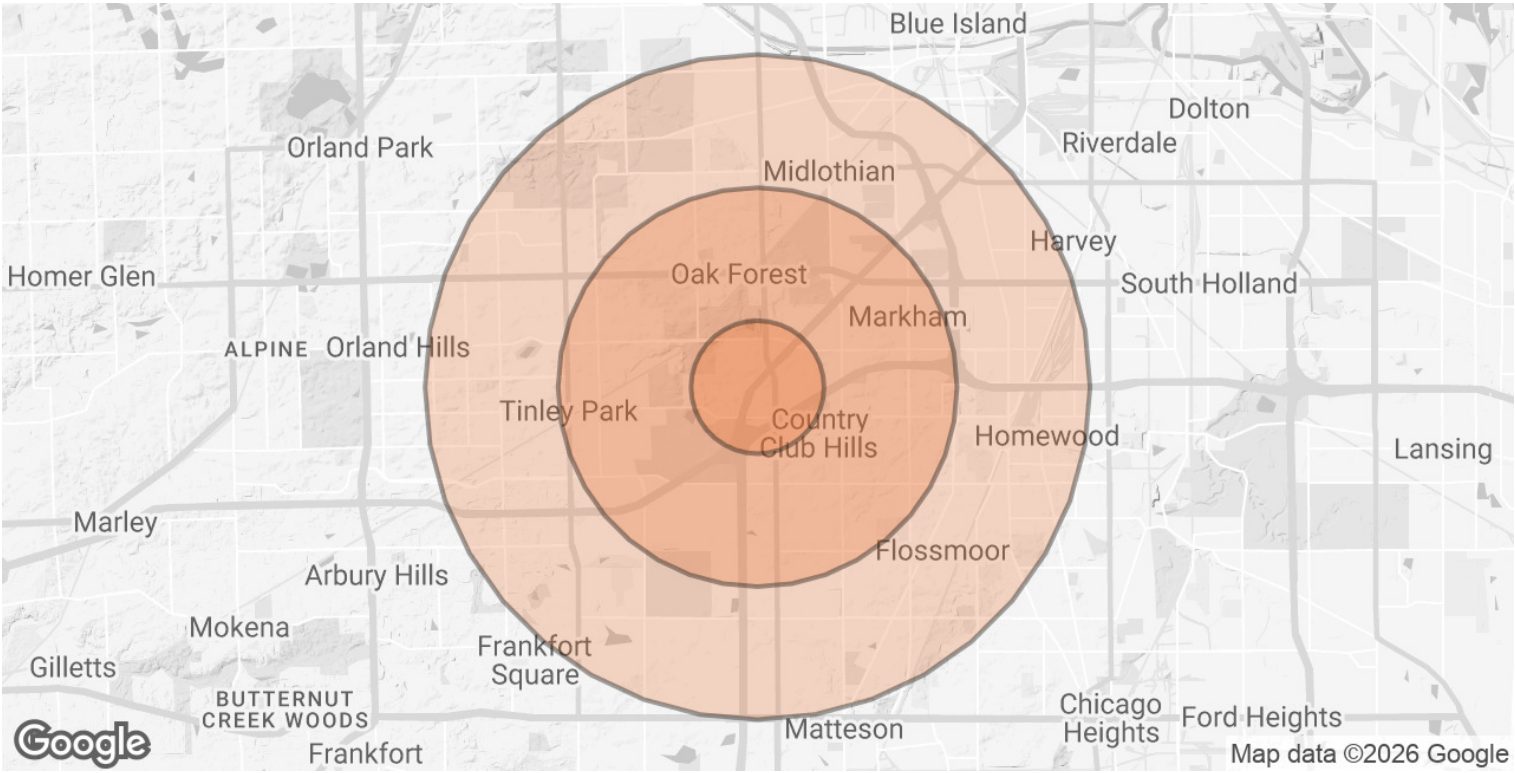
## LOCATION MAP



**KAREN KULCZYCKI, CCIM, SIOR**

O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279

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

KAREN KULCZYCKI, CCIM, SIOR  
O: 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**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279