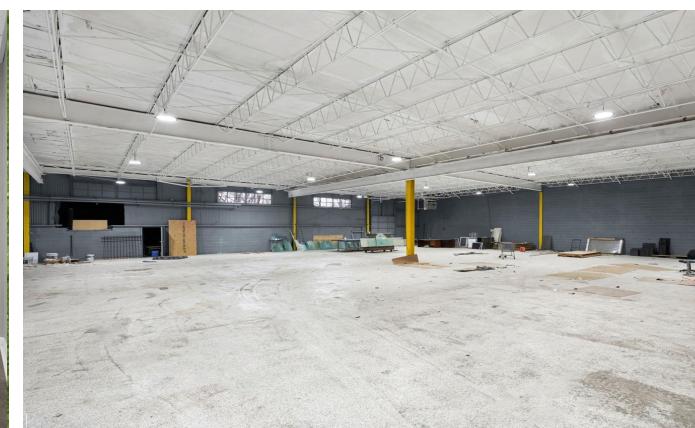




Warehouse - 21,000 SQ FT | 6166 S Sayre Ave, Chicago, IL 60638



OFFERING SUMMARY

ADDRESS	6166 S Sayre Ave Chicago IL 60638
COUNTY	Cook
MARKET	Midwest
SUBMARKET	Chicagoland
NET RENTABLE AREA (SF)	21,000 SF
LAND ACRES	1.42
LAND SF	61,855 SF
YEAR BUILT	1980
APN	19-18-312-043-0000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$14/sqft/yr
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	22,902	112,829	440,957
2024 Median HH Income	\$77,920	\$78,364	\$77,562
2024 Average HH Income	\$104,304	\$99,911	\$102,309

Warehouse for Lease

Unleash the potential of your business at 6166 S Sayre Ave in Chicago, IL, offering 21,000 square feet of prime warehouse space for rent.

This property is a dream come true for businesses in need of top-notch facilities for distribution, manufacturing, and various warehouse operations.

With a monthly rent of \$24,500 on a gross lease, this opportunity is not to be missed.



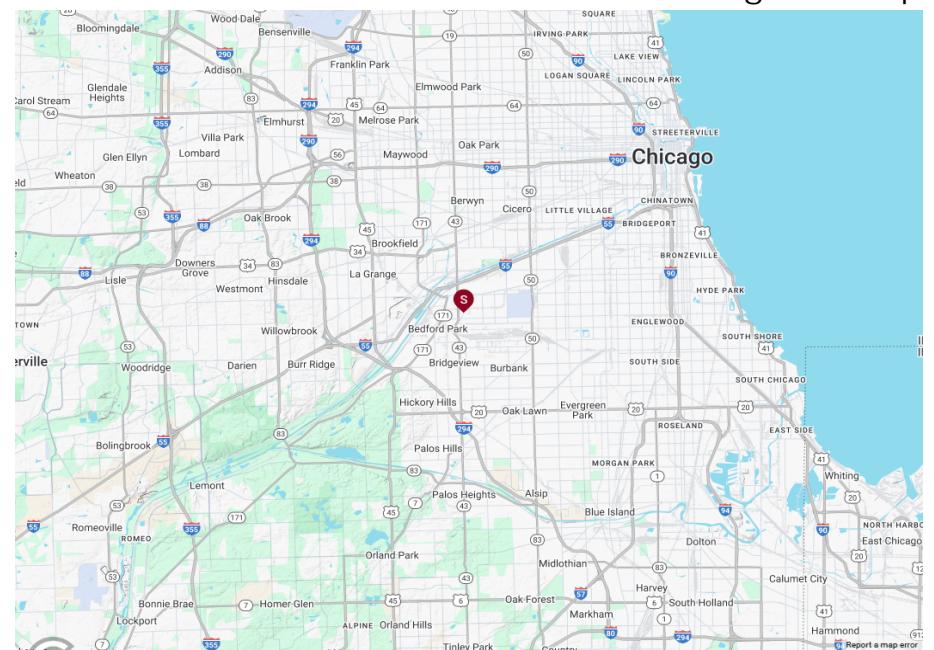
Key features include a soaring clear height of 26ft, brand-new office space, 2 drive-ins (10ft & 12ft), 2 cranes, 1 dock door, and a fenced yard.

Prime location- South Chicago IL

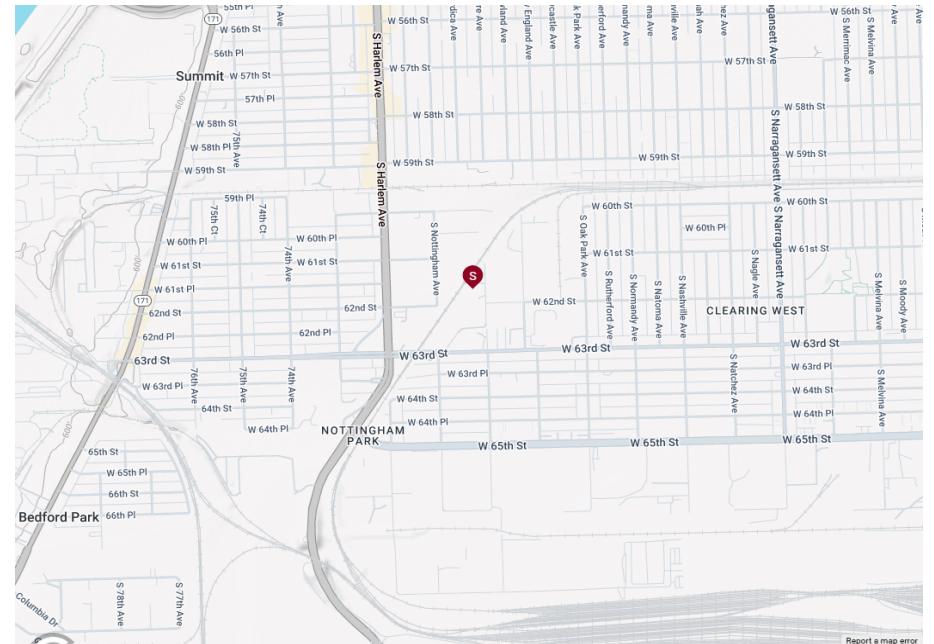
Ideal for industrial and logistical businesses with prime location and access.

Located at the corner of 62nd & Sayre Ave in the Harlem Corridor Clearing Industrial Area.

Near Midway Airport & I-55 via Harlem Ave.



Regional Map



Locator Map



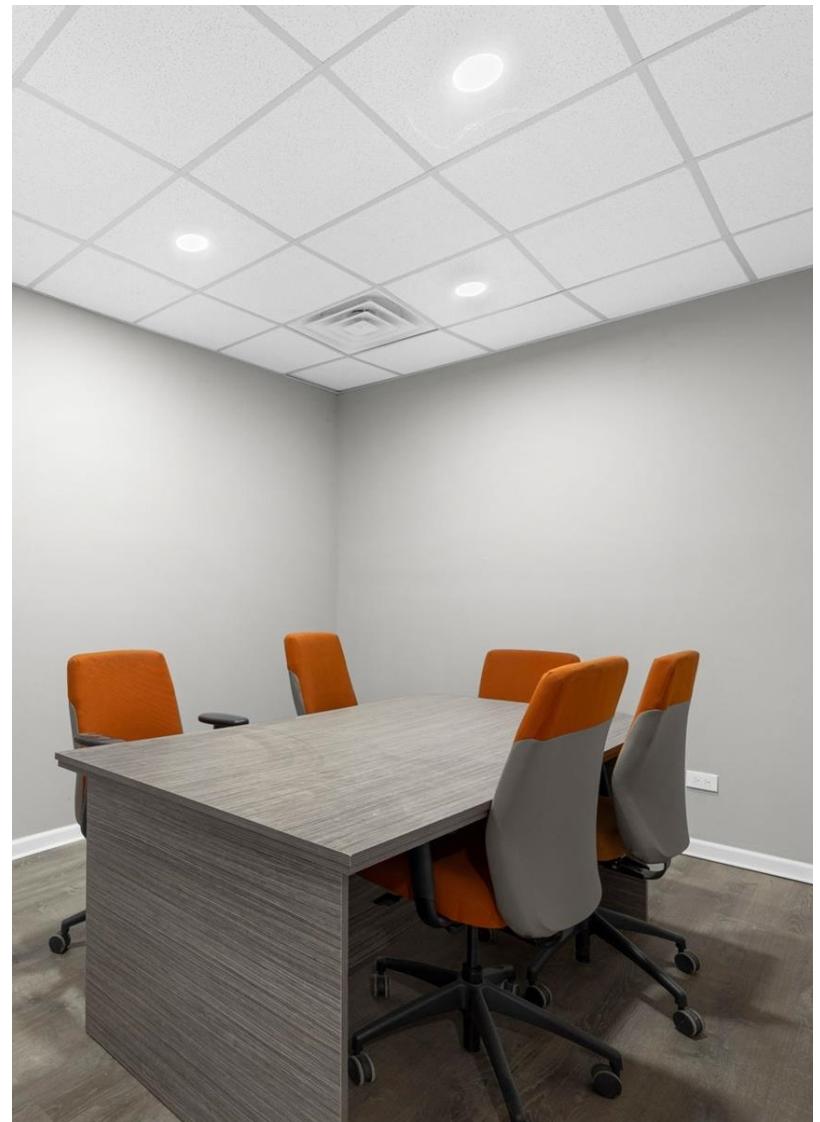
Ned Malley
Real Estate Broker
(708) 296-1295
nedmalley@aol.com

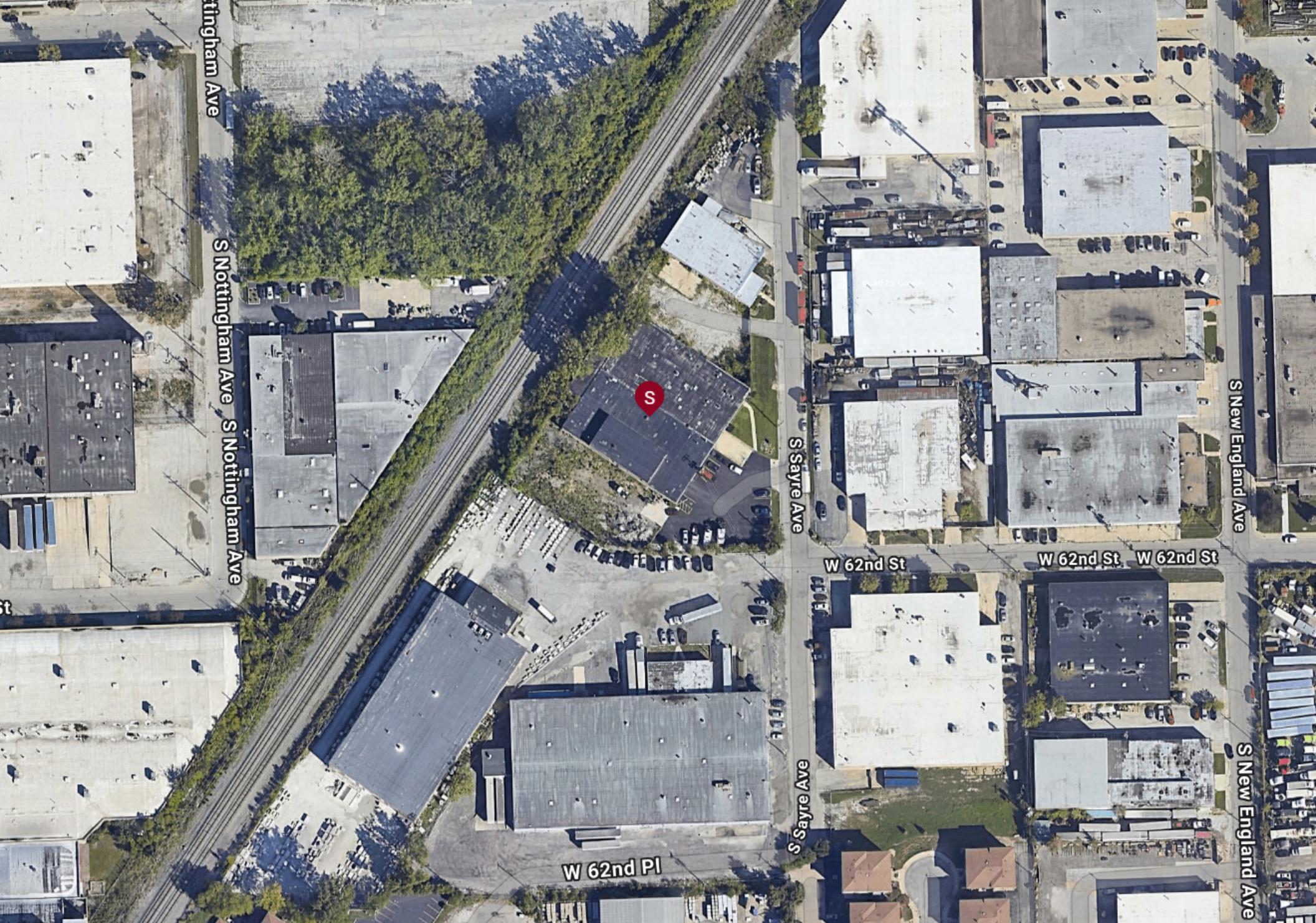
Infiniti Properties Inc
9566 W. 147th St., Orland Park, IL 60462

Location Summary | Warehouse - 21,000 SQ FT

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	21,000
LAND SF	61,855
LAND ACRES	1.42
YEAR BUILT	1980
ZONING TYPE	Industrial
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	30
PARKING RATIO	1.43
CEILING HEIGHT	26 ft
DOCK HIGH DOORS	1
FENCED YARD	yes

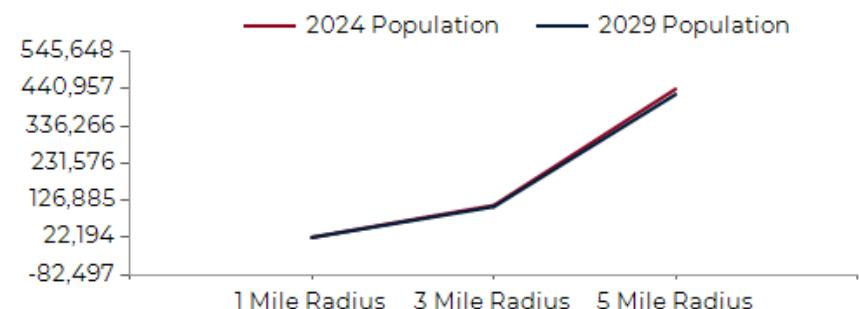




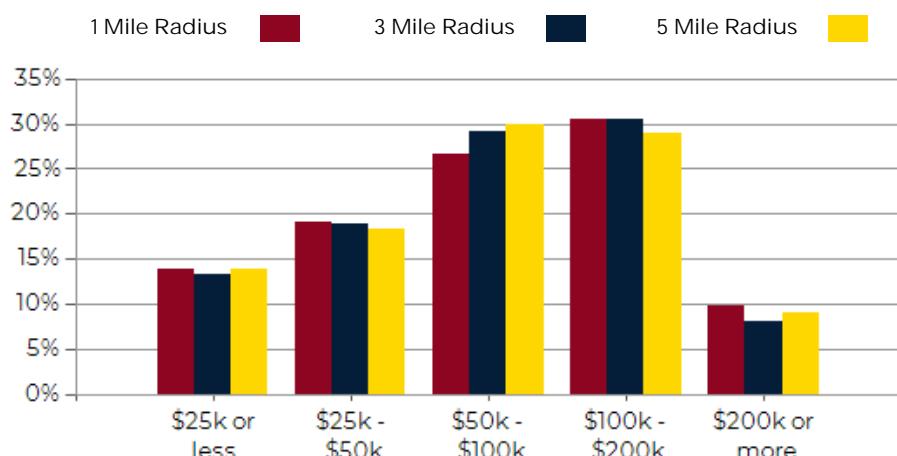
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,040	111,638	434,553
2010 Population	22,925	115,047	451,377
2024 Population	22,902	112,829	440,957
2029 Population	22,194	109,066	426,117
2024-2029: Population: Growth Rate	-3.15%	-3.40%	-3.40%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	659	2,738	10,510
\$15,000-\$24,999	500	2,632	10,389
\$25,000-\$34,999	599	3,118	11,629
\$35,000-\$49,999	997	4,557	15,800
\$50,000-\$74,999	1,274	6,240	23,869
\$75,000-\$99,999	949	5,573	20,898
\$100,000-\$149,999	1,723	8,619	29,613
\$150,000-\$199,999	815	3,763	13,758
\$200,000 or greater	822	3,257	13,508
Median HH Income	\$77,920	\$78,364	\$77,562
Average HH Income	\$104,304	\$99,911	\$102,309

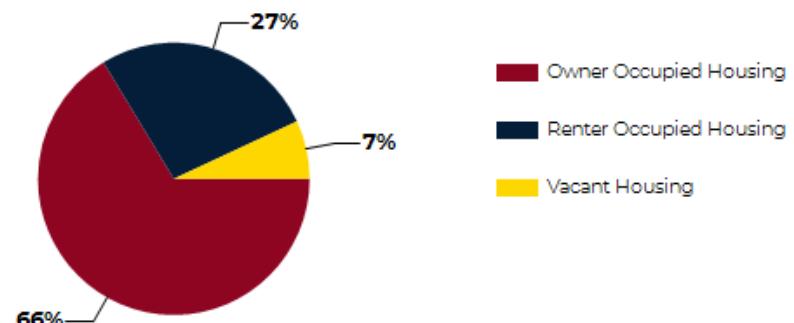
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,500	42,185	156,477
2010 Total Households	8,135	40,602	147,996
2024 Total Households	8,339	40,498	149,976
2029 Total Households	8,290	40,191	148,916
2024 Average Household Size	2.74	2.78	2.92
2024-2029: Households: Growth Rate	-0.60%	-0.75%	-0.70%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



Source: esri



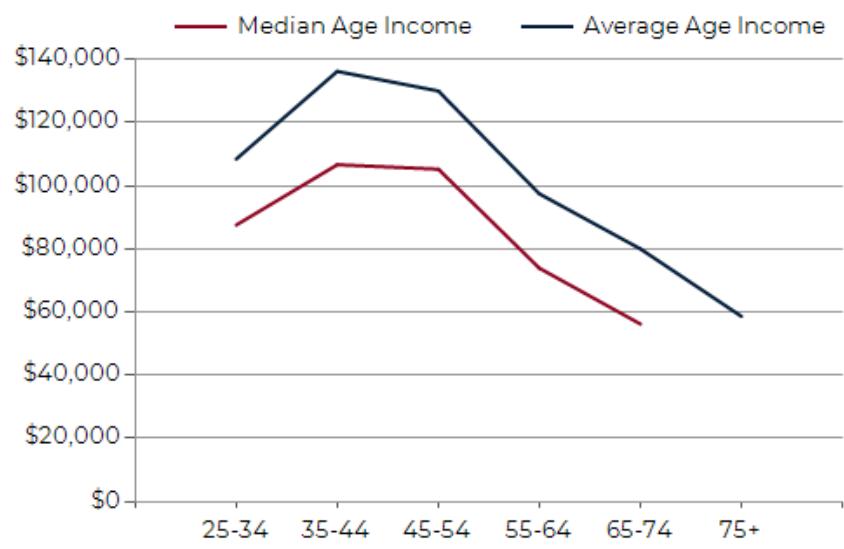
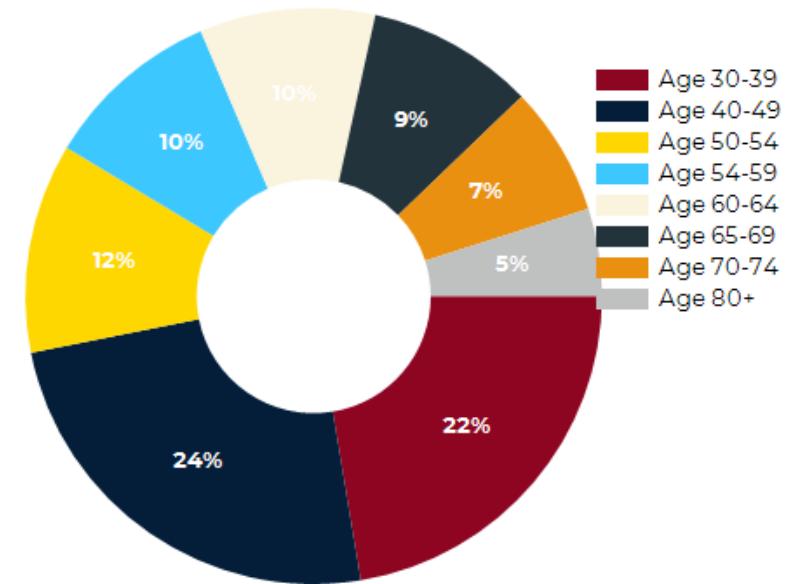
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Demographics | Warehouse - 21,000 SQ FT

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,524	7,662	29,176
2024 Population Age 35-39	1,476	7,542	29,374
2024 Population Age 40-44	1,666	8,093	31,786
2024 Population Age 45-49	1,613	7,680	29,845
2024 Population Age 50-54	1,577	7,634	29,801
2024 Population Age 55-59	1,336	6,733	25,945
2024 Population Age 60-64	1,319	6,692	25,470
2024 Population Age 65-69	1,257	6,238	22,566
2024 Population Age 70-74	975	4,765	16,753
2024 Population Age 75-79	658	3,312	11,795
2024 Population Age 80-84	416	1,951	6,987
2024 Population Age 85+	453	2,119	7,423
2024 Population Age 18+	17,800	88,204	340,449
2024 Median Age	39	39	38
2029 Median Age	40	40	39

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,518	\$86,482	\$82,181
Average Household Income 25-34	\$108,414	\$105,593	\$102,928
Median Household Income 35-44	\$106,635	\$100,854	\$95,762
Average Household Income 35-44	\$136,192	\$123,535	\$121,082
Median Household Income 45-54	\$105,217	\$99,647	\$95,087
Average Household Income 45-54	\$129,995	\$118,856	\$120,763
Median Household Income 55-64	\$73,840	\$81,364	\$80,455
Average Household Income 55-64	\$97,416	\$100,759	\$105,132
Median Household Income 65-74	\$56,169	\$56,498	\$57,266
Average Household Income 65-74	\$79,969	\$79,212	\$82,411
Average Household Income 75+	\$58,584	\$59,762	\$64,427



Warehouse - 21,000 SQ FT

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Exclusively Marketed by:



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