

PRICE REDUCED!



OFFERING SUMMARY

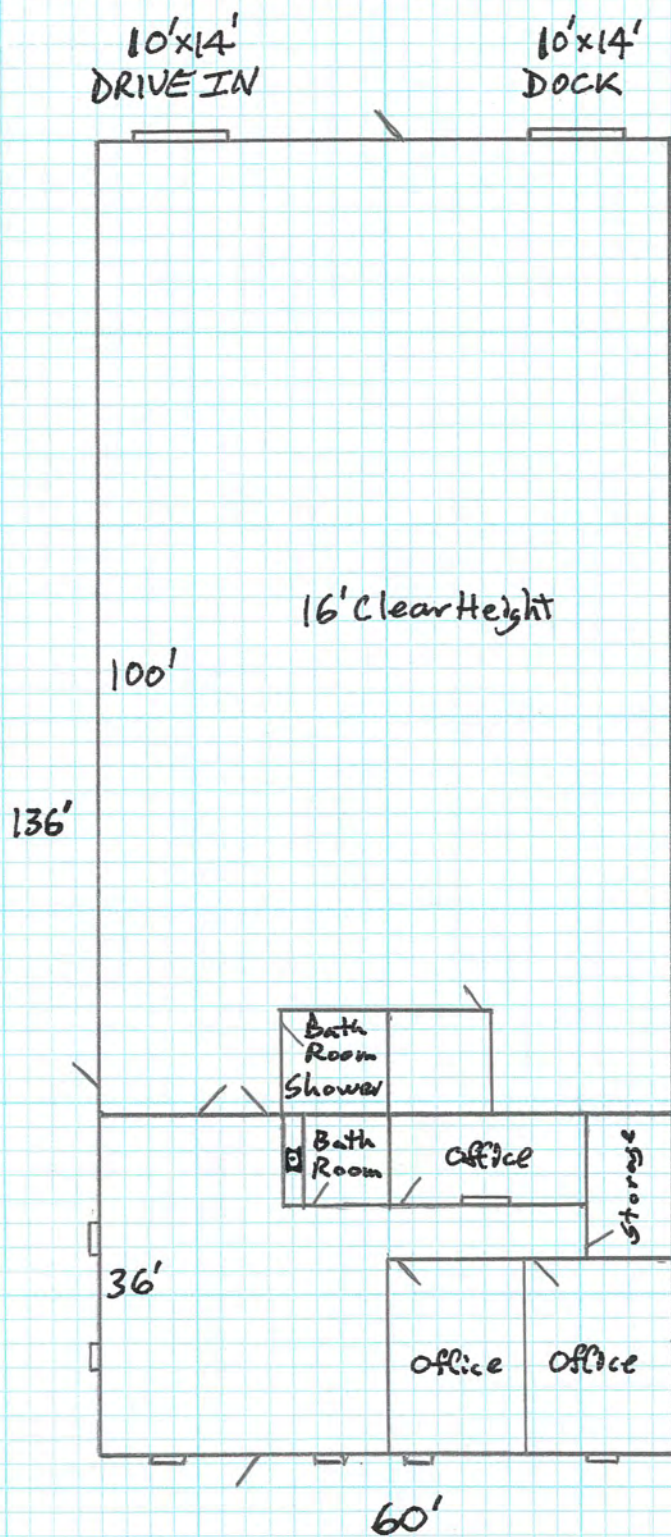
Sale Price:	\$975,000
Price / SF:	\$119.49
Building Size:	8,160 SF
Lease Rate:	\$13.00/SF
Lease Type:	Modified Gross
Expenses:	Utilities, Snow Removal, Lawn Maintenance and Janitorial
Available SF:	8,160 SF
Lot Size:	0.42 Acres
2024 RE Taxes:	\$20,137.92

PROPERTY OVERVIEW

This is a 8,160 SF warehouse with 2,160 SF office with 3 offices, conference room, open area/reception, bathroom and 6,000 SF warehouse with 2 Reznor suspended gas heaters, slot floor drain and 3 ceiling fans. Transom windows, 1 (10'x14') drive in door, 1 dock with 10'x14' OHD with canopy leveler and sump pump. 400 Amp, 120/240 electric. Forklift available for sale. Adequate land area to add parking or fenced in storage. 2024 INDOT traffic counts 8,000 cars/day.

LOCATION OVERVIEW

Located in Calumet City on State Street between Wentworth Avenue and Indiana State Line Road. 1/4 mile west of Indiana/Illinois State Line. 1 mile west of US Highway 41, 1 1/2 miles south of I-94, 3 miles North of Indiana Toll Road and 8 miles North of U.S. Highway 30. Close to ALTA Material Handling, Hasse Construction, Linz Meats, Calumet City Public Safety Training Center, Strack and Van Til, Wendy's and so much more.



140 State Street
Calumet City
Illinois

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1" = 20' +/-
SCALE
↓

OFFICE PHOTOS



WAREHOUSE PHOTOS



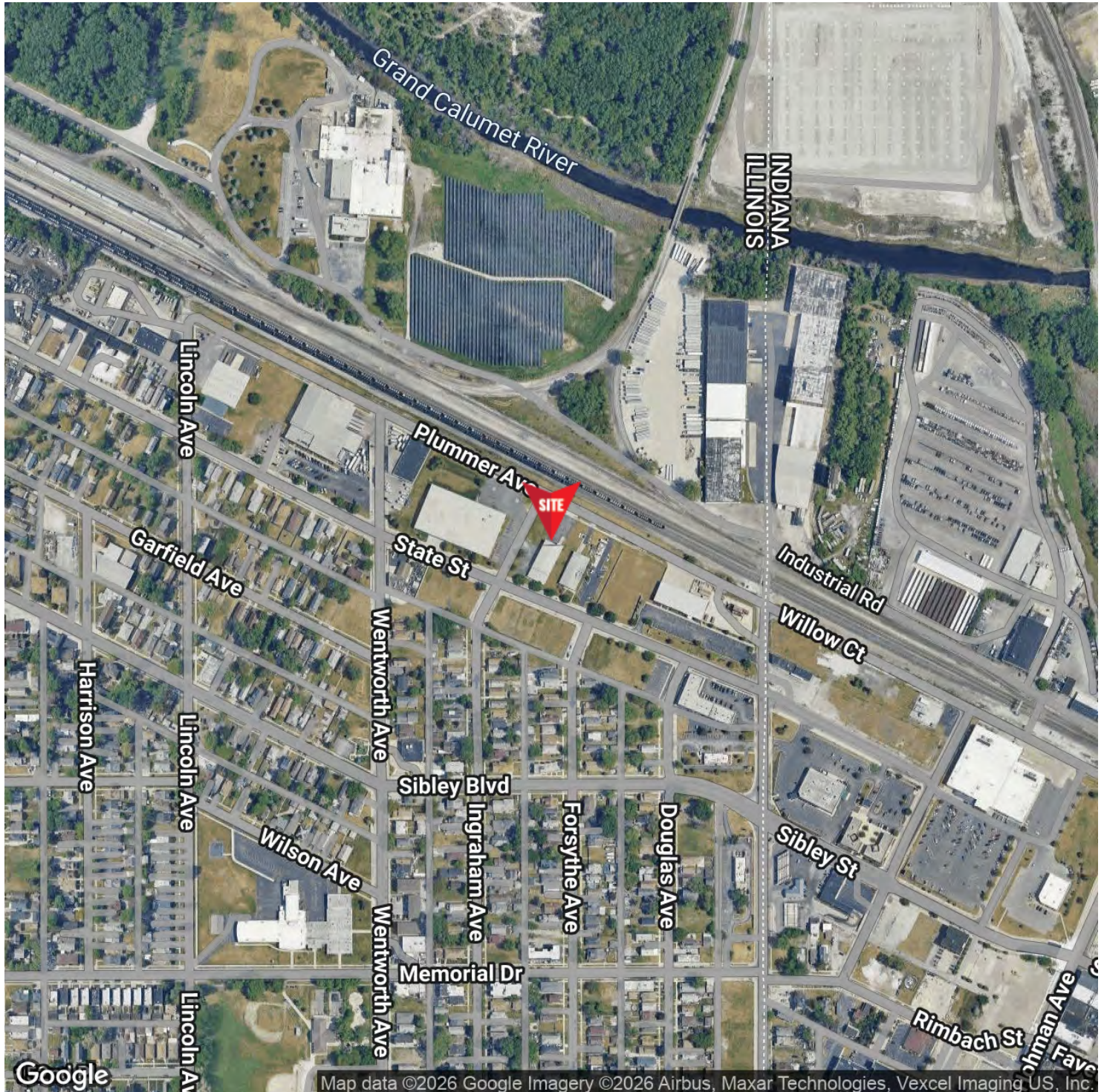
ADDITIONAL PHOTOS



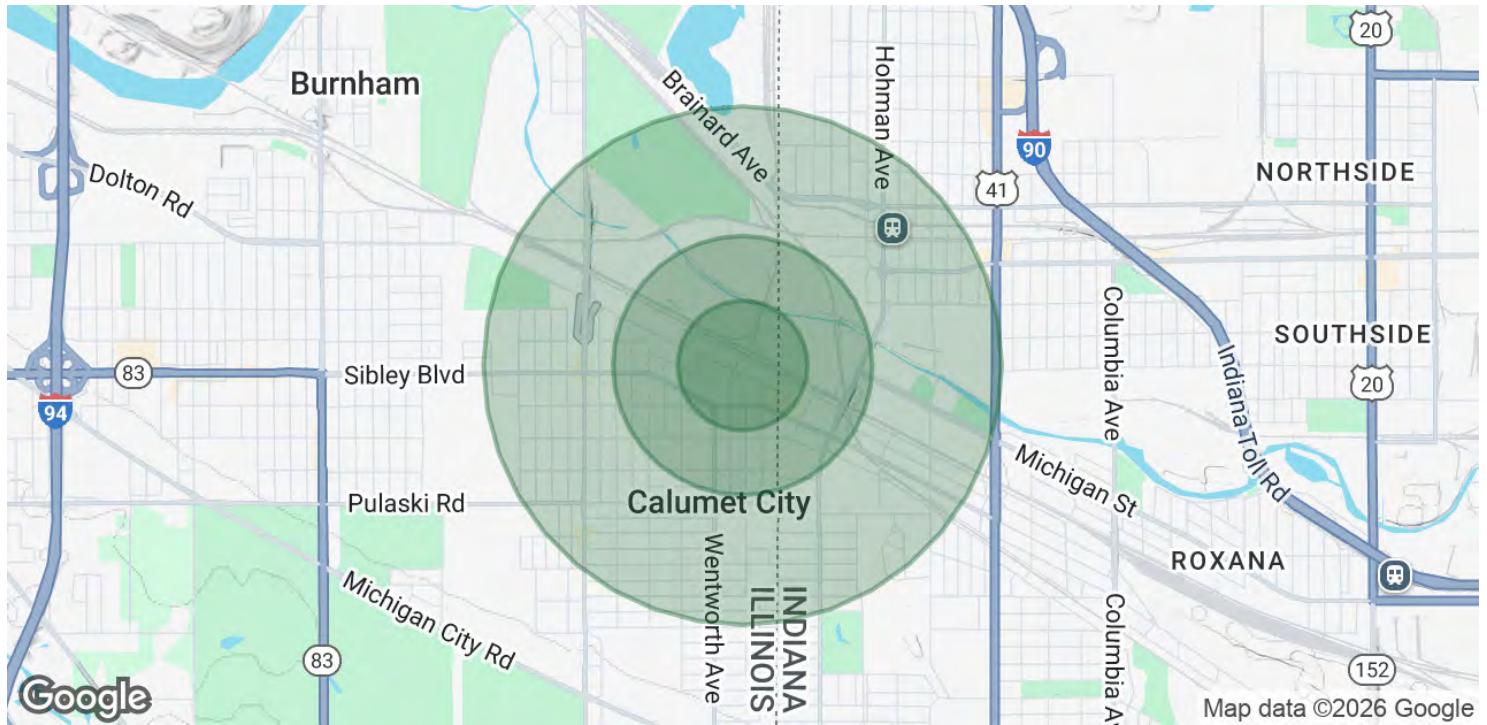
ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	878	3,245	14,046
Average Age	43.1	39.4	36.1
Average Age (Male)	40.9	36.4	33.2
Average Age (Female)	41.9	40.2	37.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	474	1,650	6,364
# of Persons per HH	1.9	2.0	2.2
Average HH Income	\$34,412	\$36,869	\$42,344
Average House Value	\$83,255	\$72,295	\$84,431

2020 American Community Survey (ACS)