

## PRICE REDUCED!



### OFFERING SUMMARY

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

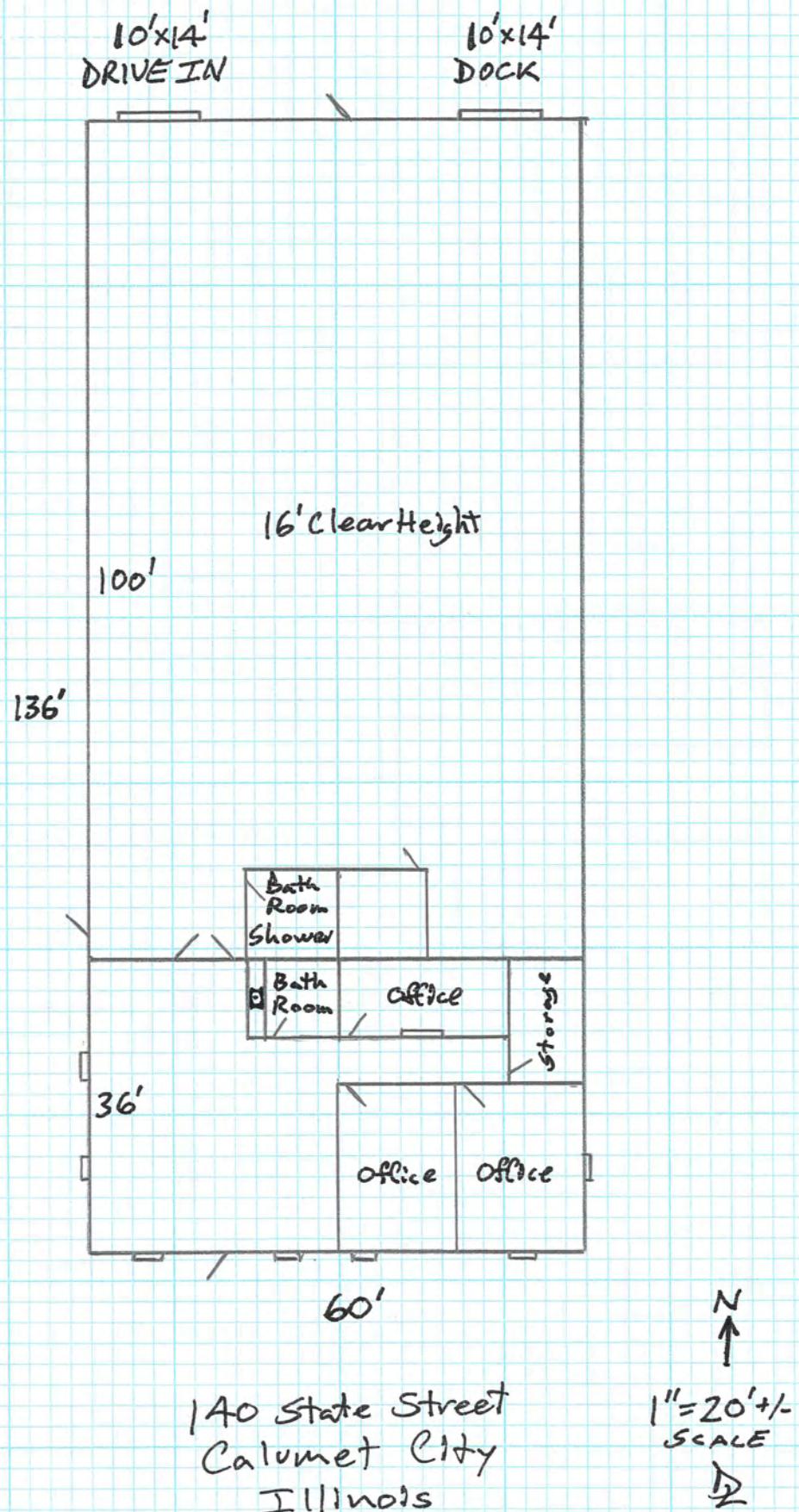
For Information Contact:

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219.796.3935

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140 State Street  
Calumet City  
Illinois

SCALE  
1" = 20' +/-



## OFFICE PHOTOS



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## WAREHOUSE PHOTOS



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FOR SALE AND FOR LEASE | INDUSTRIAL PROPERTY

140 State St

Calumet City, IL 60409

## ADDITIONAL PHOTOS



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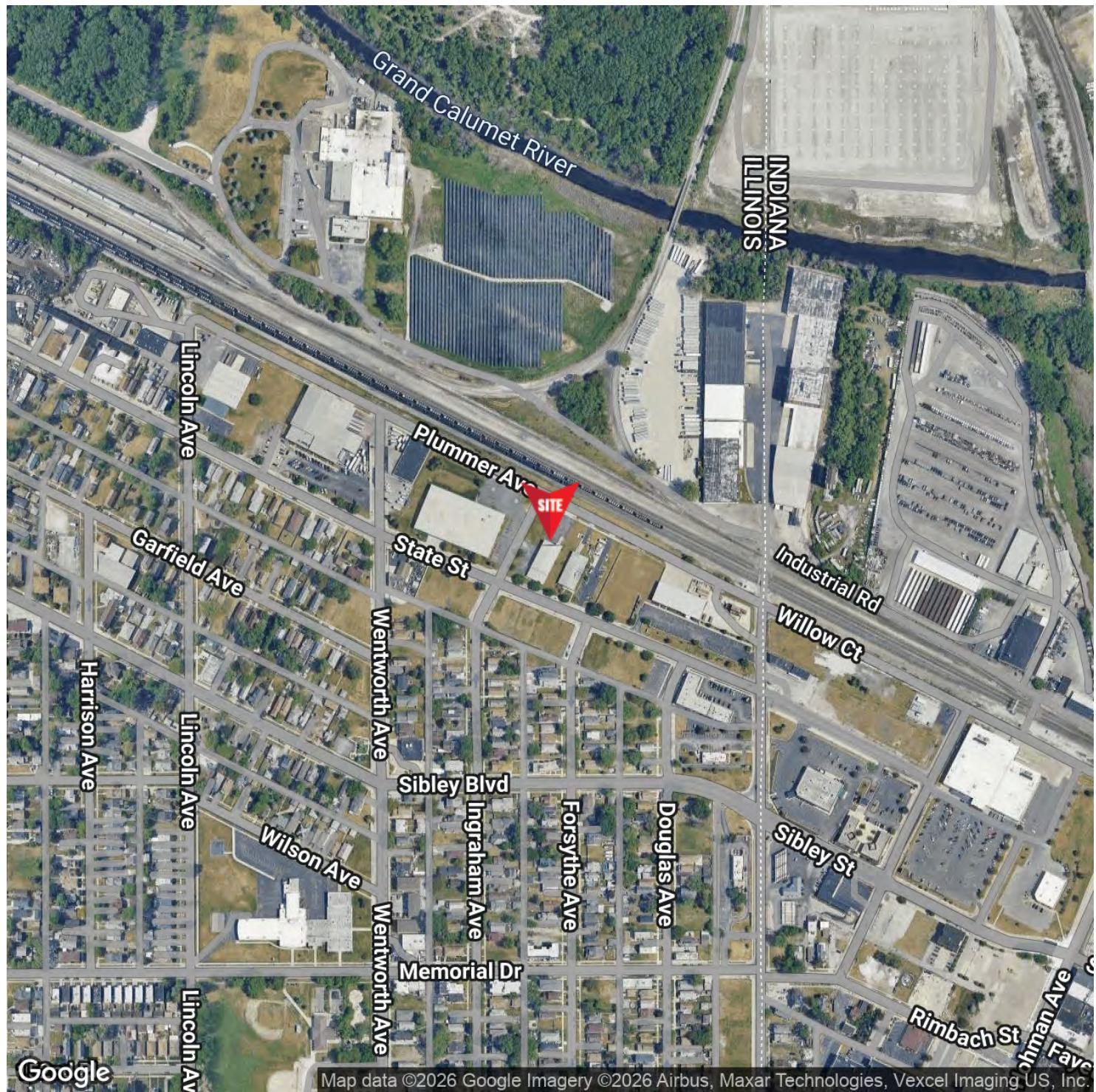
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## LOCATION MAP



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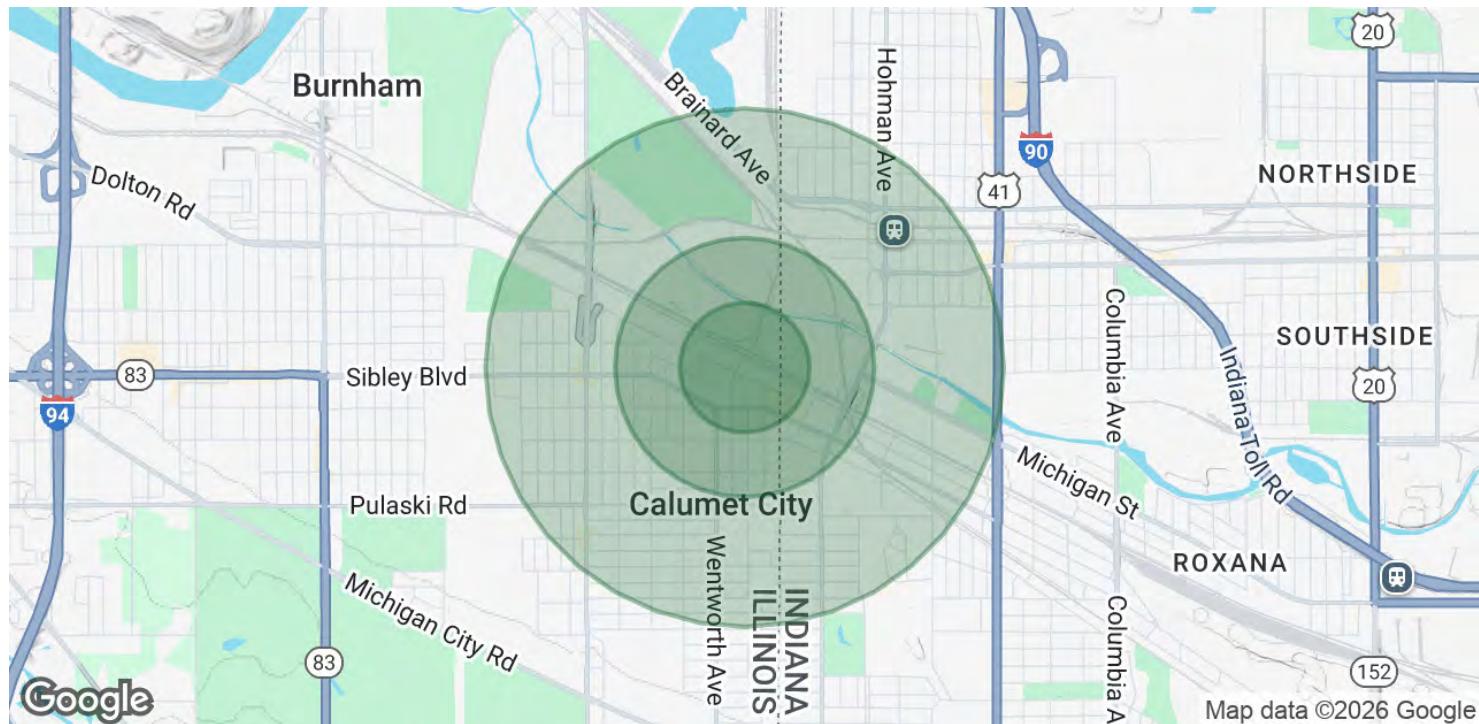
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## DEMOGRAPHICS MAP & REPORT



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)

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