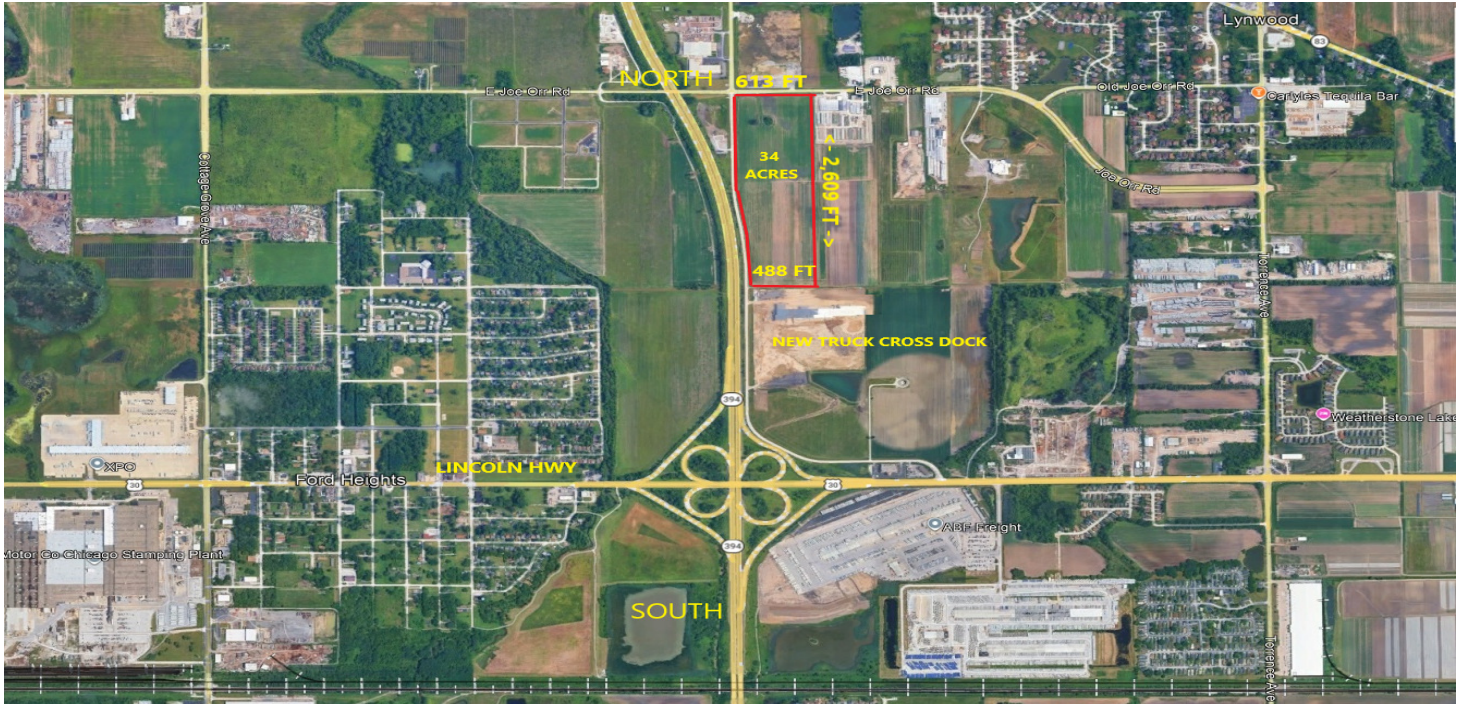


LAND LEASE

STOP LIGHT CORNER W 34 ACRES

1750 & 1752 East Joe Orr Road Ford Heights, IL 60411



PROPERTY DESCRIPTION

INDUSTRIAL VACANT LAND FOR LEASE

PROPERTY HIGHLIGHTS

- **STOP LIGHT CORNER READY FOR NEW DEVELOPMENT**
- **EASY ACCESS TO IL 394 EXPRESSWAY & US RT 30**
- **10 MINUTES TO I-80/94 & 35 MINUTES TO DOWNTOWN CHICAGO**
- **FORD HEIGHTS ZONED M-2 FOR INDUSTRIAL USE DATE CENTER, WAREHOUSE, CROSSDOCK, TRUCK TERMINAL POTENTIAL**
- **TAXES 2025 \$ POSSIBLE CLASS 6B, OR CLASS 8 TAX INCENTIVE & TIF**
- **Lots of new Industrial Development !**
- **10 YEAR MINIMUM LEASE TERM FOR ALL 34+/- Acres**
- **2,609 FT EXPRESSWAY FRONTAGE**
- **TAXES 2024 PAYABLE 2025 \$ 2,540.00**

OFFERING SUMMARY

Lease Rate:	\$30,000 per month (NNN)
Available SF:	1,488,606
Lot Size:	34 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	42	205	895
Total Population	112	564	2,497
Average HH Income	\$58,337	\$68,033	\$72,604

Ken Peach
(708) 764-2890

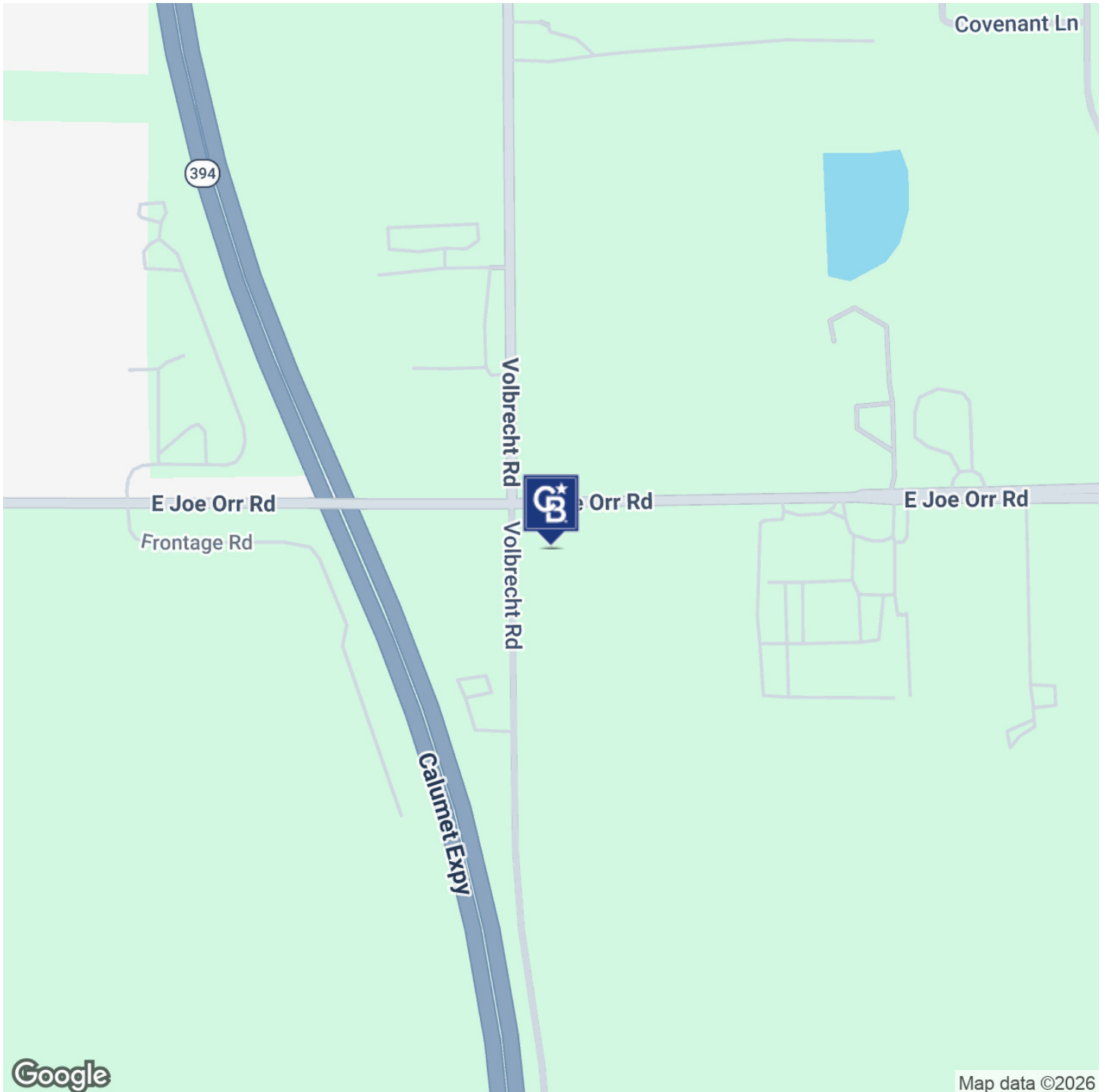


**COLDWELL BANKER
COMMERCIAL
REALTY**

LEASE

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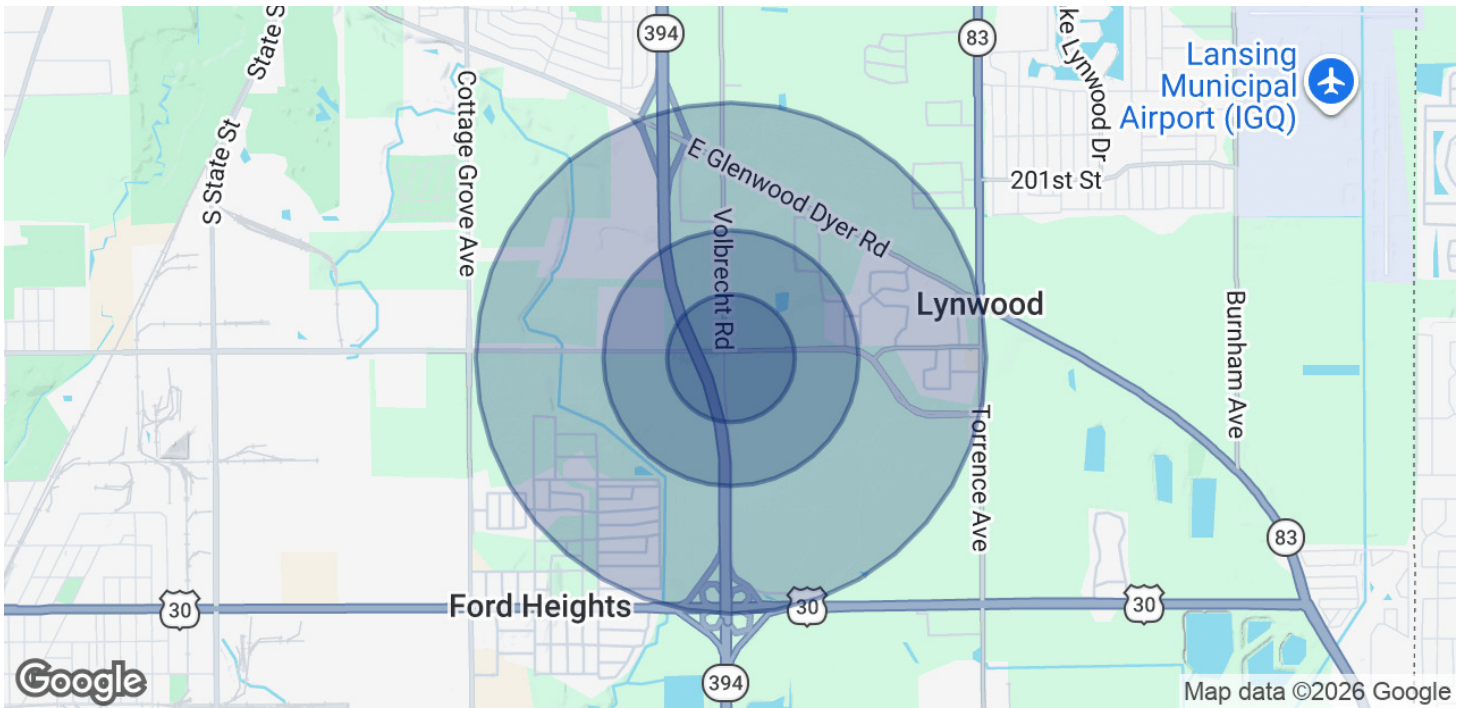


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	112	564	2,497
Average Age	40.9	41.1	40.5
Average Age (Male)	41.3	40.7	39.1
Average Age (Female)	42.4	43.4	43.4

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	42	205	895
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$58,337	\$68,033	\$72,604
Average House Value	\$137,808	\$172,693	\$175,957

2023 American Community Survey (ACS)

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LEASE

STOP LIGHT CORNER W 34 ACRES FOR LEASE

1750 & 1752 East Joe Orr Road Ford Heights, IL 60411



LOCATION DESCRIPTION

35 Minutes South of Downtown Chicago.
Just South of I-80/94 and East of I-57 and West of RT 41 & I-65
and just North of the RT 30

LOCATION DETAILS

Market	Midwest / Chicago Suburb
Sub Market	Chicago
County	Cook
Cross Streets	Joe Orr Rd and Volbrecht Rd also know as Stony Island
Township	Bloom
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-394 / RT 30

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