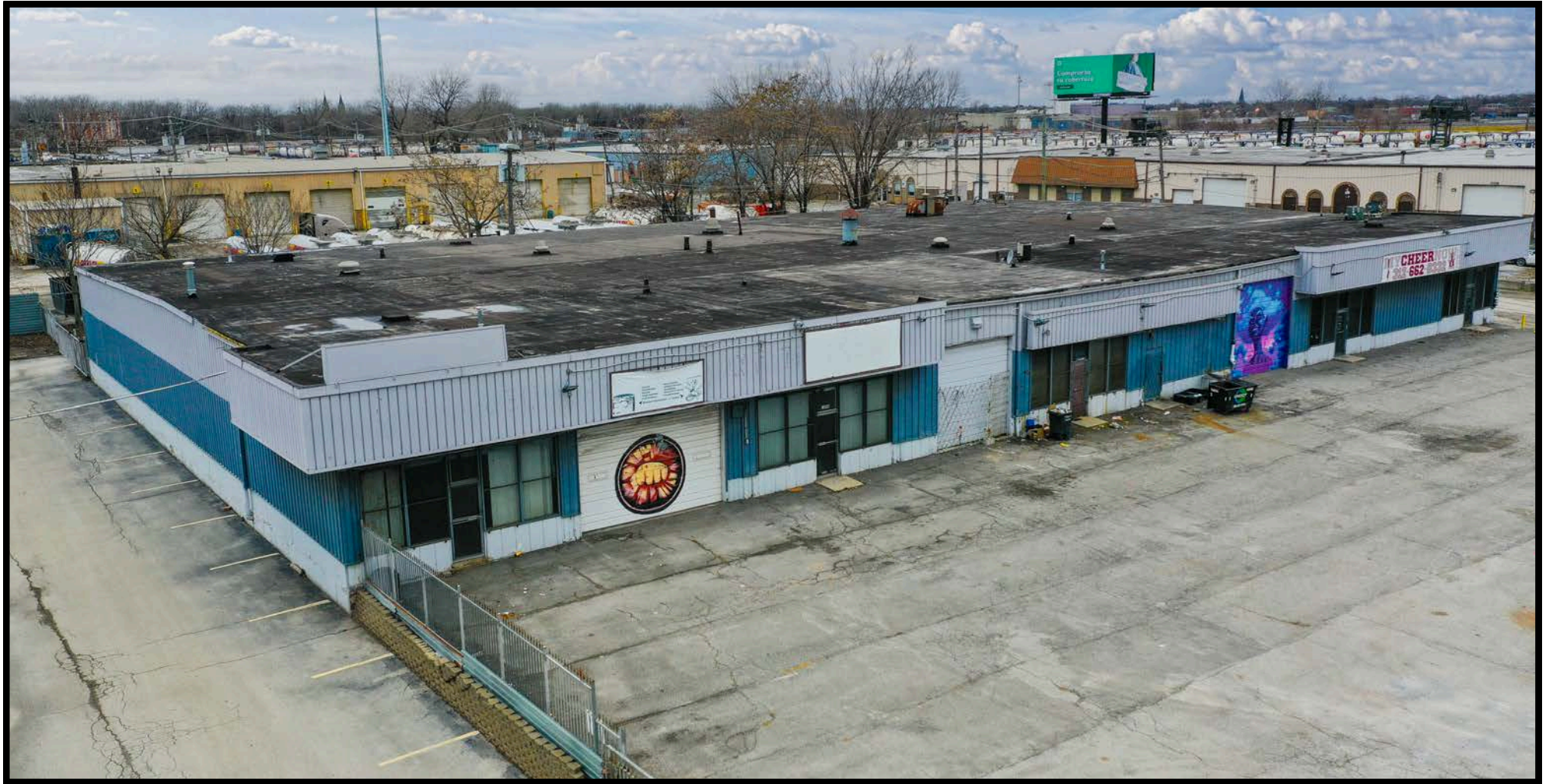




FIRST IN
REALTY
— INCORPORATED —

For Sale: +/- 24,400 SF Industrial Facility
1.3 Acres | 8 OHD | Easy Access to Expressways
Located in TIF District and Enterprise Zone

12000 S. DOTY AVE. | CHICAGO, IL 60628



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc. has not verified the information and makes no representations, warranties, or guarantees.

You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



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24,400 SF industrial facility on a 1.3-acre lot available for lease. The property is situated off frontage road to I-94, with easy access to the Chicago expressway network, including I-90, I-94, I-80, I-57, and I-294. The facility is currently divided into four approximately 6100 SF units - all fully sprinklered with 14' DIDs.

Moreover, the neighboring property, 12054 S Doty, a former gentlemen's nightclub that can easily be converted to industrial, with an approximate size of 20,000 SF is also available for purchase. This property can be converted to a myriad of uses on an over a 2-acre site. Combining these two properties offers a total of approximately 44,000 SF and over 3 acres.



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4 UNITS, 14' DID'S



12054 & 12000 DOTY - BOTH INVESTMENTS FOR SALE



I-94 EXPOSURE OFFERING EXCELLENT VISIBILITY



ABUNDANT PARKING - 130+ PARKING STALLS

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SITE



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Both 12000 and 12054 S. Doty are located within Chicago's largest TIF district, the 11,945-acre Lake Calumet TIF was designated to restore business activity on expansive parcels of vacant and underutilized land in the East Side communities. The TIF was designated to implement comprehensive planning and land use objectives that promote the construction of new industrial and commercial uses that provide full-time employment opportunities for area residents. Additional goals include an improved system of roadways, waterways, utilities and other infrastructure that serve existing businesses and future development projects. More information about TIFs can be found here: [TIF Information](#)

12000 S. Doty is zoned as M3-3 allowing for high-impact manufacturing and industrial uses, including extractive and waste-related uses. 12054 S. Doty is currently zoned as C2-2 allowing for motor-vehicle related commercial use, shopping centers, liquor stores, warehouses, autoshops, apartments, and so much more. This was changed from its previous zoning as M3-3 to allow for the gentlemen's club.

All zoning information can be found here: [Zoning Information](#)



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Both 12000 and 12054 S. Doty are located within Cook County's Cal Sag Enterprise Zone. The Calumet Region Enterprise Zone (CREZ) was created to stimulate development in the Chicago Southland region. The Zone combines State & local incentives to assist businesses in locating and/or expanding in these designated areas.

Benefits:

- Incentives are boundary specific
- No case by case approval
- No callback of incentives
- No minimum investment
- Substantial savings on your project in the zone
- 50% discount on local building permit fees
- State of IL gas use tax exemption
- Investment tax credit
- EZ manufacturing & equipment sales tax exemption
- Utility tax exemption

More information can be found here:



Cal Region EZ



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