

OFFERING MEMORANDUM

1820 NORTH MAJOR AVENUE  
**AUSTIN**

WAREHOUSE + OUTDOOR STORAGE/PARKING LOT



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## PROPERTY SUMMARY

As Exclusive Listing Broker, Cawley Commercial Real Estate Company is pleased to present an opportunity to acquire and invest at 1820 N. Major Ave., situated in Chicago's Austin / Galewood Industrial Park.

Situated near key class II truck routes: W North Ave. & N Cicero Ave., this property spans a 49,045 Sq. Ft. land site. The building totals approximately 35,000 Sq. Ft. including 5,000 Sq. Ft. of offices. Zoned for manufacturing (M1-2) as-of-right, 1820 N. Major Ave. offers a diverse range of possibilities for potential end users.

The property is divided into several distinct sections. Past operations consisted of manufacturing, printing, plating, and screening. The northeast portion of the building consists of high-bay warehouse storage with clear heights up to 19' 4". The interior recessed loading dock is located on the southeast corner of the building, with direct access to from N. Major Ave. There is an overhead drive-in-door on the north wall, used for light loading.

The site contains designated employee parking along the south and north walls.

With its efficient building footprint and clear heights, designated employee parking, and prime location in the Galewood / Austin Industrial Park - equidistant to the downtown market and suburban market, 1820 N. Major Ave. presents a compelling opportunity for owner/users or investors.



# PROPERTY SPECIFICATIONS

Property Address:	1820 N. Major Ave. Chicago, IL 60639
Parcel ID Number:	13-32-400-011-0000
Address:	13-32-400-028-0000
Site Size:	49,045 Sq. Ft.
Frontage:	149' on N. Major Ave.
Building Footprint:	30,000 Sq. Ft.
Est. Total Building Area:	35,000 Sq. Ft.
Total Number of Stories:	Two (2)
Year Built:	1946
Building Type:	Masonry   Timber   Steel
Loading:	One (1) Interior Recessed Loading Dock One (1) Drive in Door
Sprinklered:	YES
Clear Heights:	North Section: 17' 8" - 19' 4" South Section: 12' 6" West Section: 11' 6" - 15' 7"
Floor Drains:	YES
Cranes:	YES   1/2 Ton
Stairwells:	YES   One (1)
Power:	800A   240V   3 Phase
Zoning:	M1-2
Real Estate Taxes (2022):	\$2.17 PSF (In Appeal Process)
Sale Price:	\$1,300,000

# GEOGRAPHICALLY-BASED INCENTIVES

- Community Area: Austin
- Ward: 29 | Alderman: Chris Taliaferro
- Qualified HubZone
- Enterprise Zone 5
- TIF: Galewood/Armitage Industrial
- Industrial Corridor
- Small Business Improvement Fund (SBIF)
- Invest South/West
- Qualified Investment Area (QIA)
- Large Neighborhood Opportunity Fund
- Build Community Wealth Bonus
- eTOD Eligible: 1/2 Mile to Rail Stop
- Connected Communities Ordinance
- NMTC Designated Area

# PROPERTY HIGHLIGHTS

## ✓ LOCATION

Direct Access to Class II Truck Route:  
IL 64 | North Ave  
20 min to O'Hare & Midway  
5 min to Commuter Rail

## ✓ AMPLE POWER

800A | 240V | 3 Phase

## ✓ CAPITAL IMPROVEMENTS

Office Build Out & Roof Maintenance

## ✓ TWO (2) HIGH-BAY SECTIONS

Clear Heights (17' 8" and 19' 4")

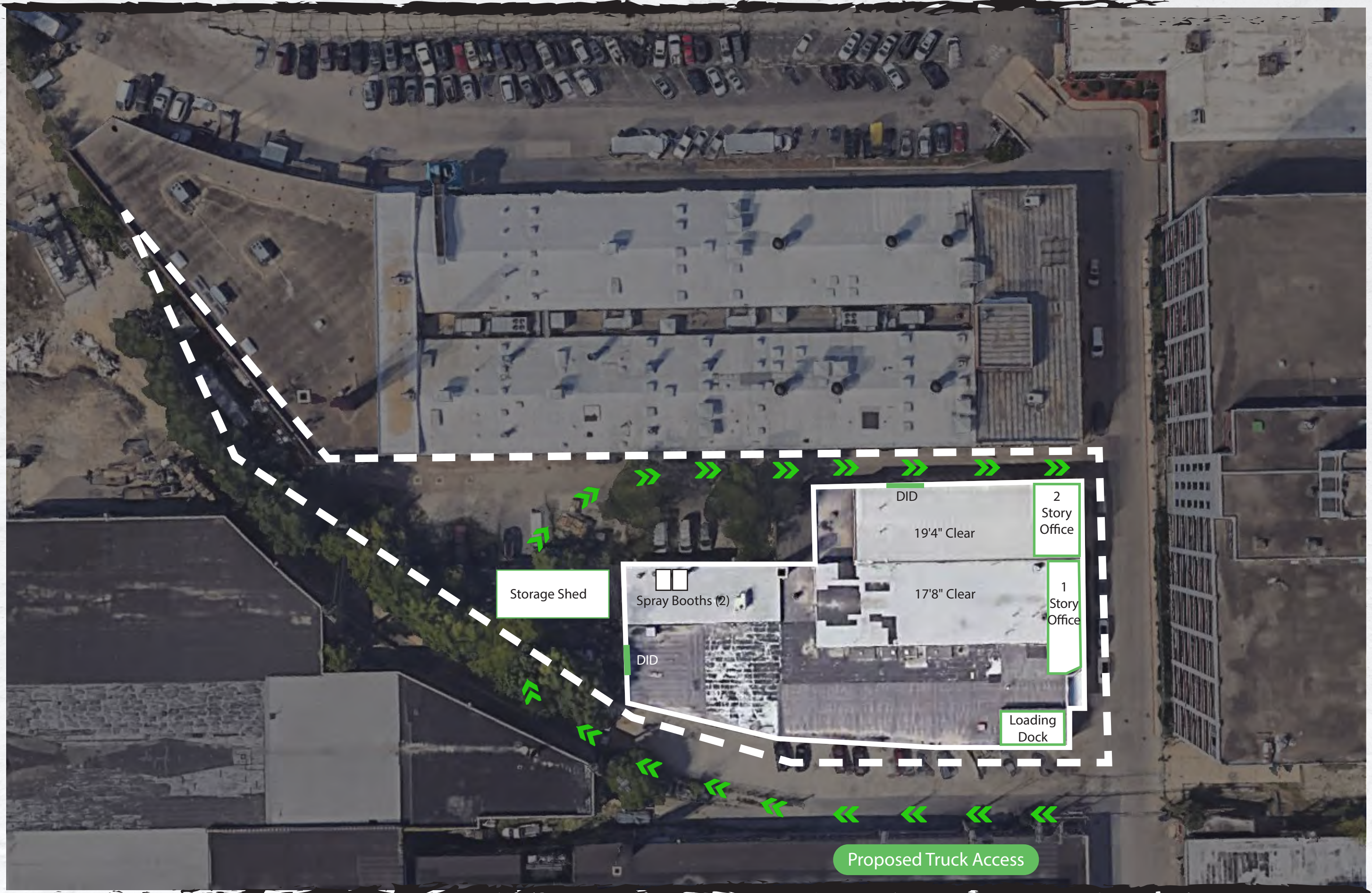
## ✓ DESIGNATED EMPLOYEE PARKING

## ✓ FULLY HEATED WAREHOUSE

## ✓ FULLY SPRINKLERED

## ✓ FULLY HEATED & AC OFFICE





Storage Shed

Spray Booths (2)

DID  
19'4" Clear

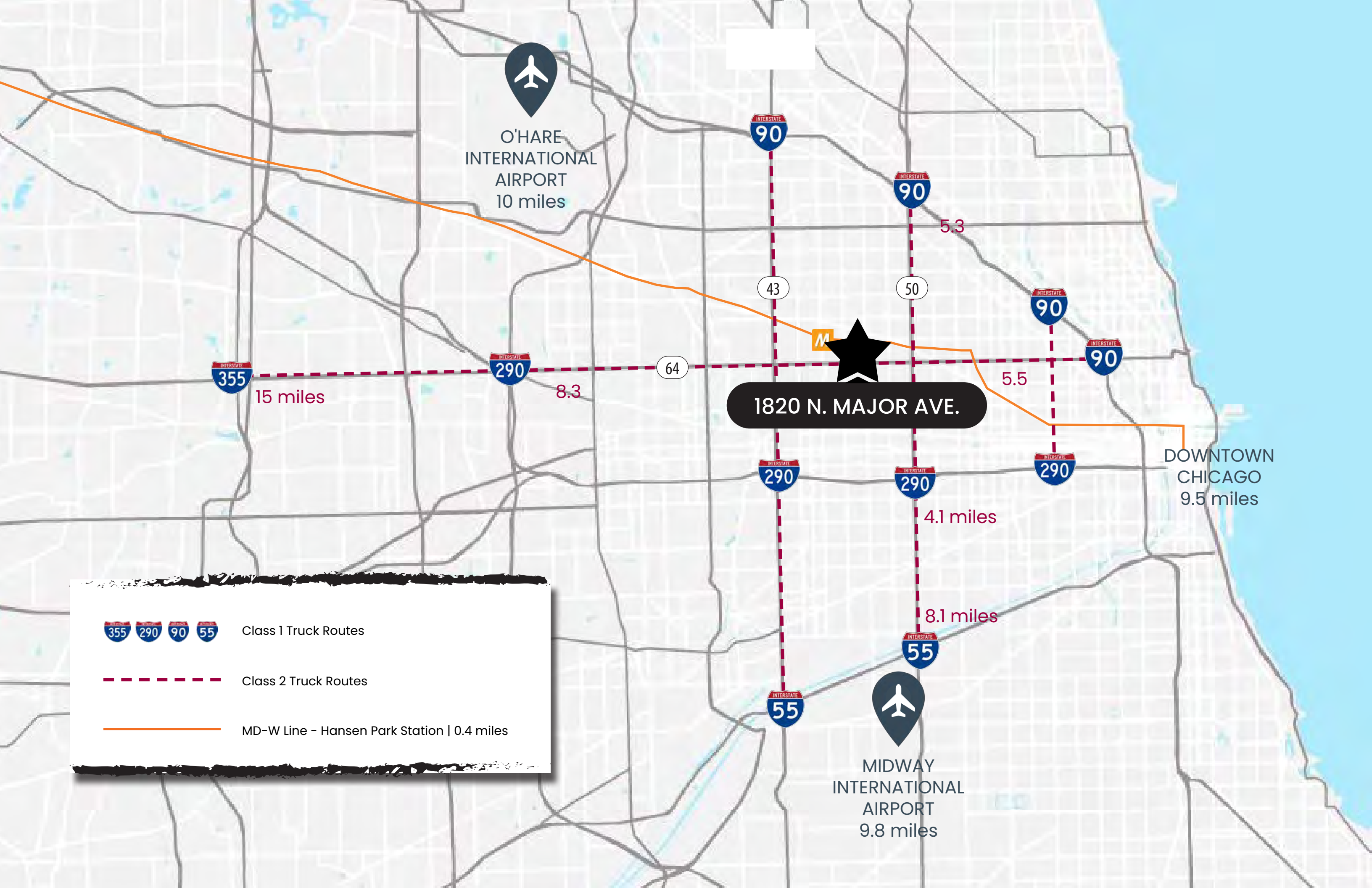
17'8" Clear

2 Story Office

1 Story Office

Loading Dock

Proposed Truck Access



O'HARE INTERNATIONAL AIRPORT  
10 miles

1820 N. MAJOR AVE.

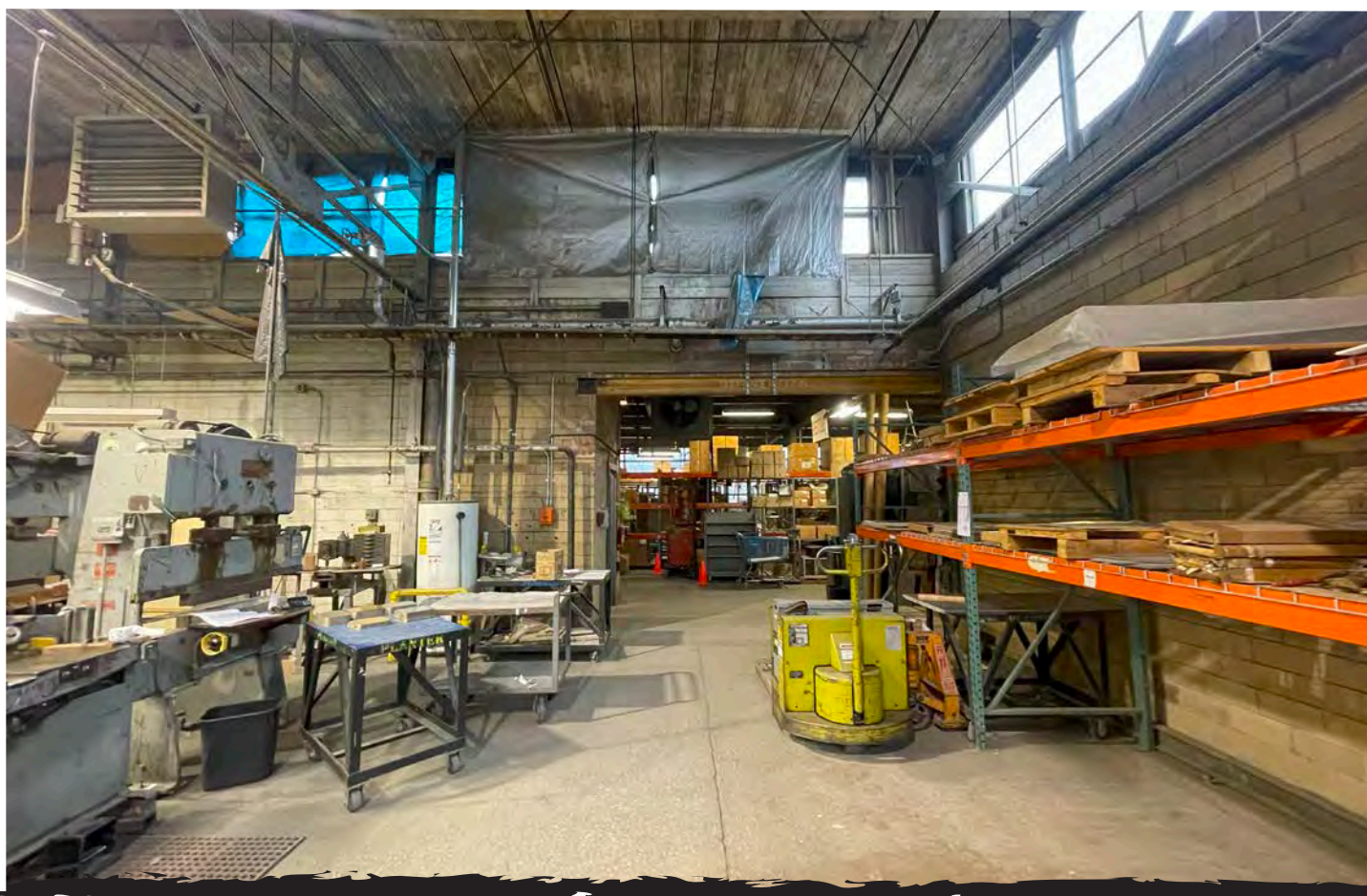
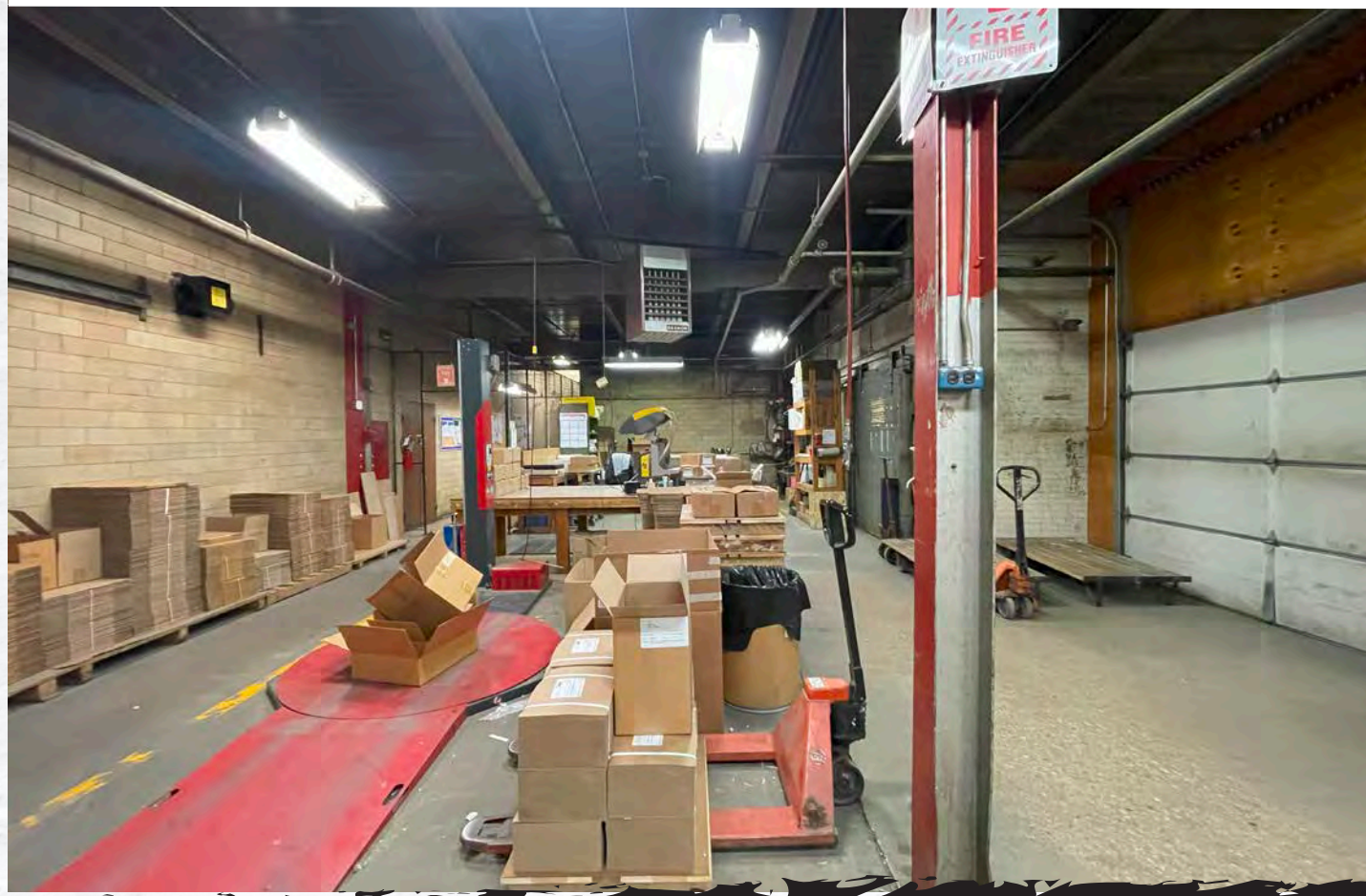
DOWNTOWN CHICAGO  
9.5 miles

MIDWAY INTERNATIONAL AIRPORT  
9.8 miles

 Class 1 Truck Routes

 Class 2 Truck Routes

 MD-W Line - Hansen Park Station | 0.4 miles





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