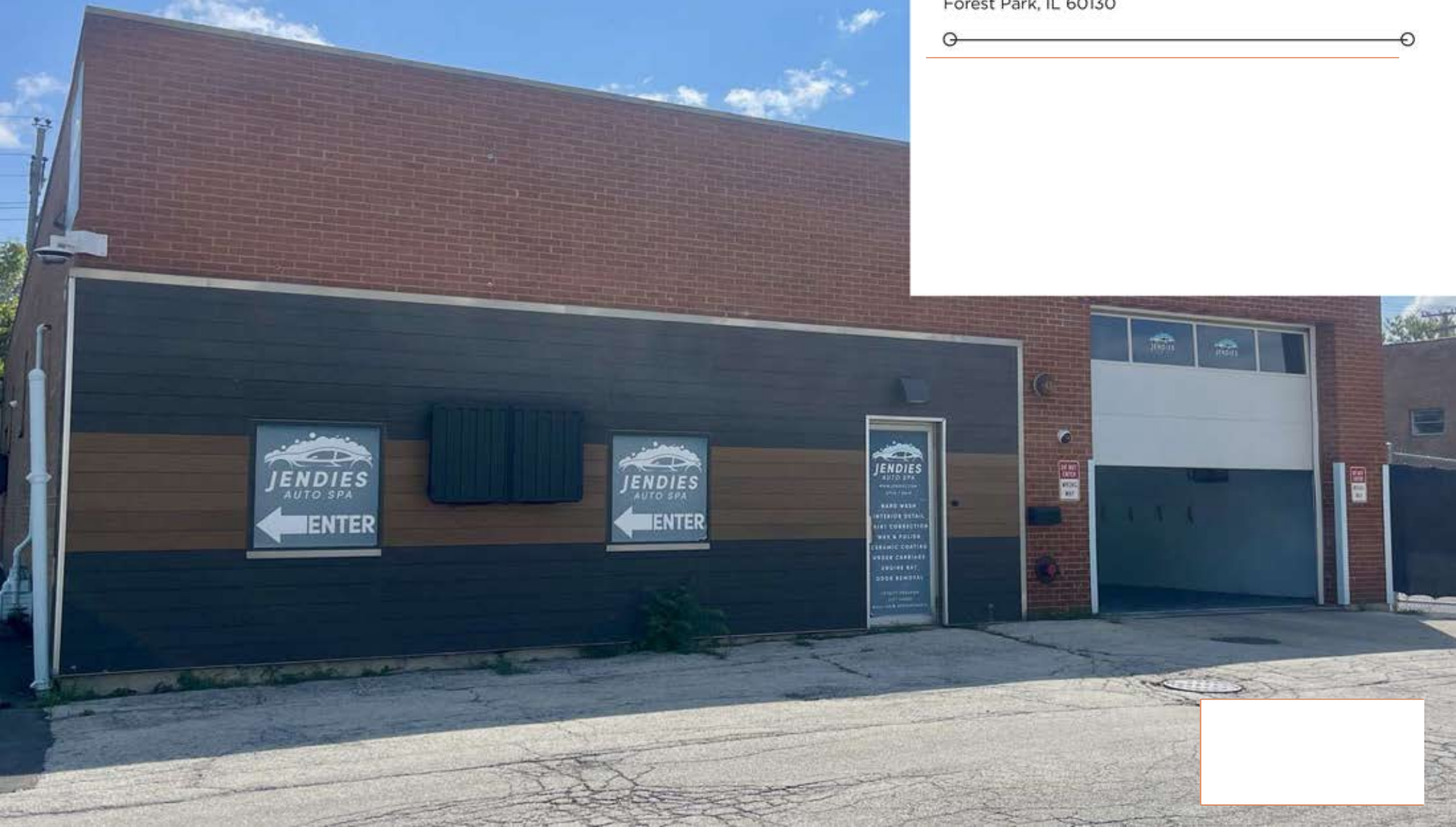


SALE / LEASE

6,000 SF Single Tenant Industrial Building **\$750,000**

1520 HANNAH AVENUE

Forest Park, IL 60130



PROPERTY & OFFERING SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$750,000
LEASE RATE:	\$9.75 SF/yr (NNN)
TAXES (2023):	\$24,804
LOT SIZE:	0.29 Acres
BUILDING SIZE:	6,000 SF
ZONING:	I-2
COUNTY:	Cook
PROPERTY PINS:	15-24-213-025-0000 15-24-213-017-0000

PROPERTY DESCRIPTION

1520 Hannah is a 6,000 SF single-story, single tenant industrial building. The property sits on 0.29 acres and includes 4,500 square feet of yard space with parking. The building is approximately 90% warehouse with minimal office located at the front of the building. The building next door at 1540 Hannah is also available for sale and the properties can be purchased together or separately.

The property is accessed via Harlem Avenue and 16th Street and is approximately 1 mile to I-290 interchange. It is also 18 miles from the O'Hare Market.

PROPERTY HIGHLIGHTS

- 4 Drive-In-Doors (three 10' and one 12')
- Minimal Office
- 13' 7" Clear Ceiling Height
- 0.29 AC
- 4,500 SF of Secured Outdoor Yard Space
- Epoxy Warehouse Flooring
- Roof and HVAC Units in Good Condition and Maintained Regularly
- Recently Renovated

PROPERTY FLOOR PLAN



ADDITIONAL PHOTOS



BUILDING AERIAL



DEMOGRAPHICS MAP & REPORT

POPULATION 0.5 MILES 1 MILE 3 MILES

TOTAL POPULATION	4,299	23,218	244,837
AVERAGE AGE	40	40	39
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	41	41	40

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 3 MILES

TOTAL HOUSEHOLDS	1,697	8,862	90,987
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$88,019	\$100,124	\$105,030
AVERAGE HOUSE VALUE	\$327,461	\$351,047	\$365,906

Demographics data derived from AlphaMap

