

INDUSTRIAL BUILDING

Located Minutes from Expressways I-294, I-80 and I-94

FOR SALE



Homewood, IL

1125 175th Street

18,310 SF of Space (10,610 SF Flex/Office, 7,700 SF Warehouse)



Roxanne Gardner
IL Real Estate Designated Managing Broker

(312) 262-1400
deals@psgre.com

Homewood, IL

1125 West 175th Street

18,310 SF of Space (10,610 SF Flex/Office, 7,700 SF Warehouse)

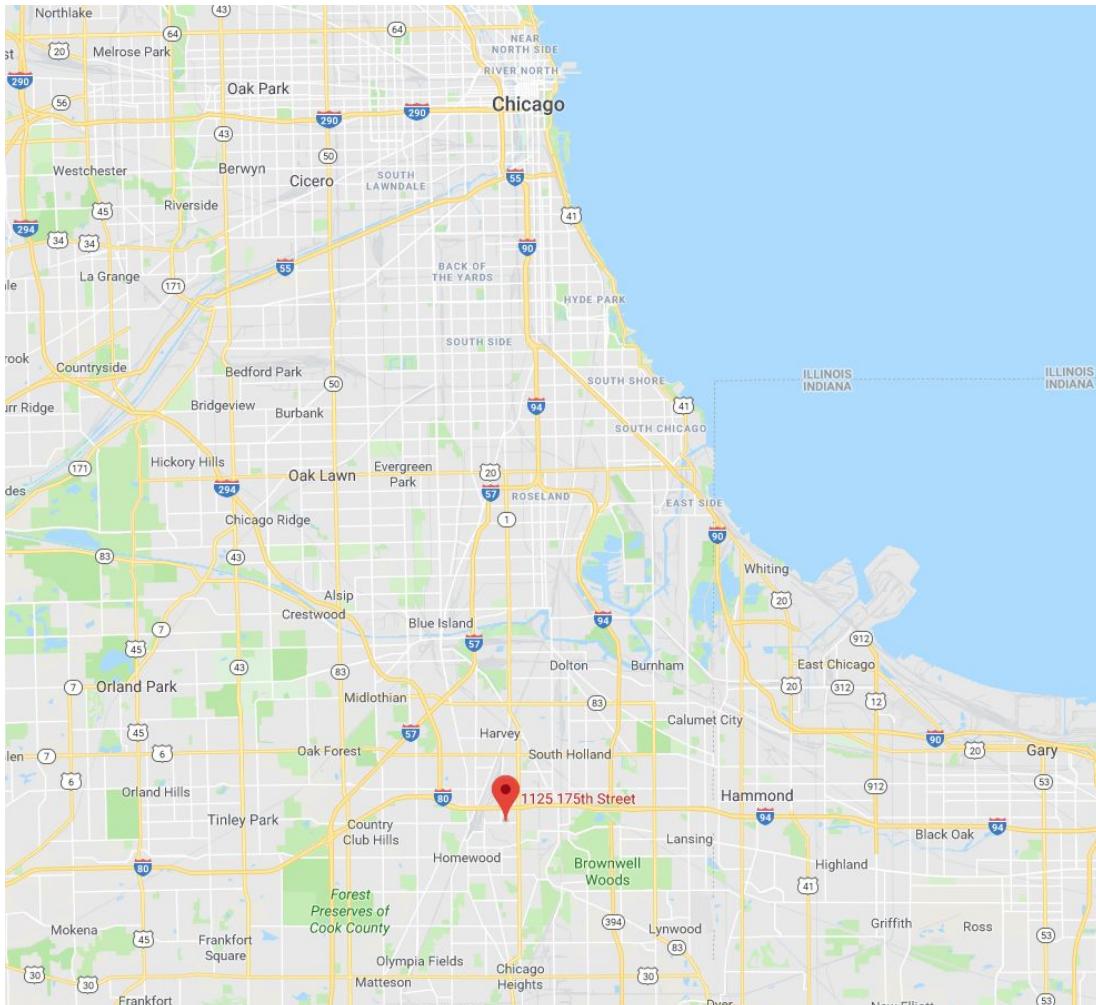


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2023 Demographics

3 Miles Radius



204,876

Population



430

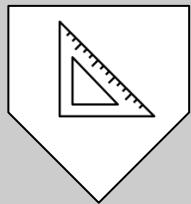
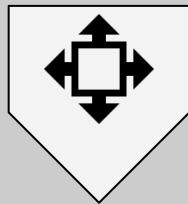
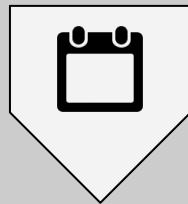
Total Businesses



5773

Total Employees

Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale. Data retrieved from CoStar on 4.22.2019

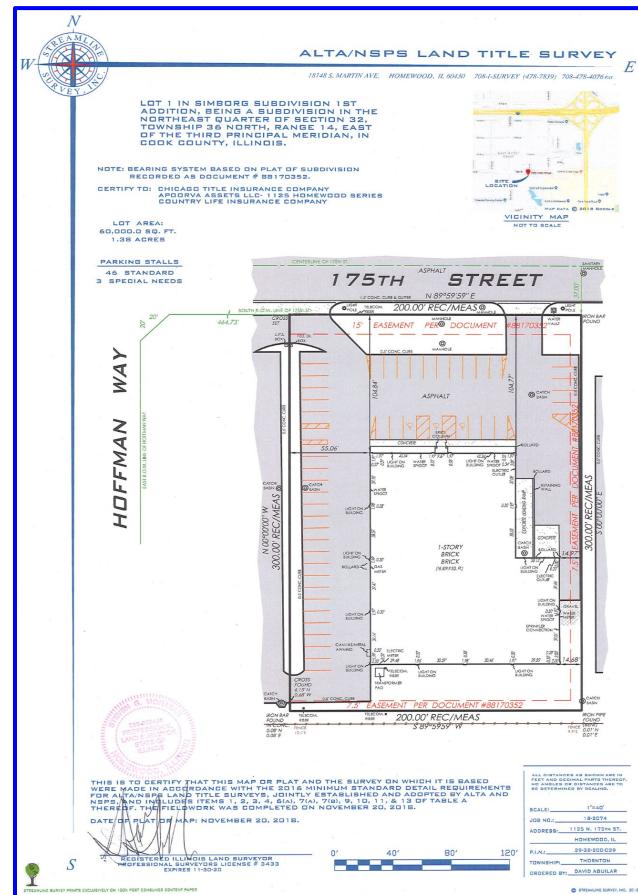
OVERVIEW**GLA****+/- 18,310****Lot Size****+/- 1.38 AC****Year Built****1990**

Parking Docks
Ceiling Height
Drive in
Sprinkler System
Power
HVAC

: +/- 49 Surface Spaces
: 10' x 10' doors, 1 depressed load dock
: Approx. 21' clear in warehouse
: 2 Drive-in Doors (10'x10' and 12'x14')
: Wet
: 800 AMP 3-Phase, 4-wire
: Office heat/cool combo forced air units
: Warehouse heated with ceiling units



*** Square Footage Area is only an approximate and is subject for re-measurement. Not to scale



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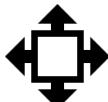
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1125 West 175th Street
Homewood, IL 60430



+/- 18,310 SF
(+/- 8,000 SF Office/Showroom, +/- 2,610 SF Warehouse, and
+/- 7,700 SF Warehouse
4 restrooms
+/- 1.38 Acres of Land



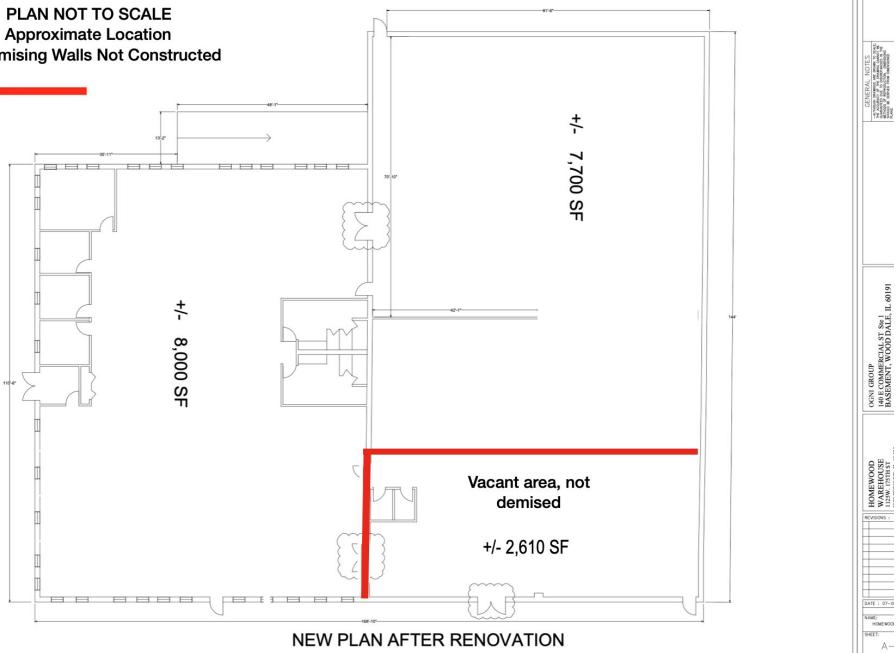
Cook County 29-32-200-039-0000 (2023 RET \$89,297.96)

Located less than one mile from I-294
expressway exit ramp. Conveniently
located minutes from I-80 and I-94



Zoning M - Light Manufacturing

PLAN NOT TO SCALE
Approximate Location
Of Demising Walls Not Constructed



Not to scale.

Homewood, IL

PHOTOS +/- 10,310 SF WAREHOUSE

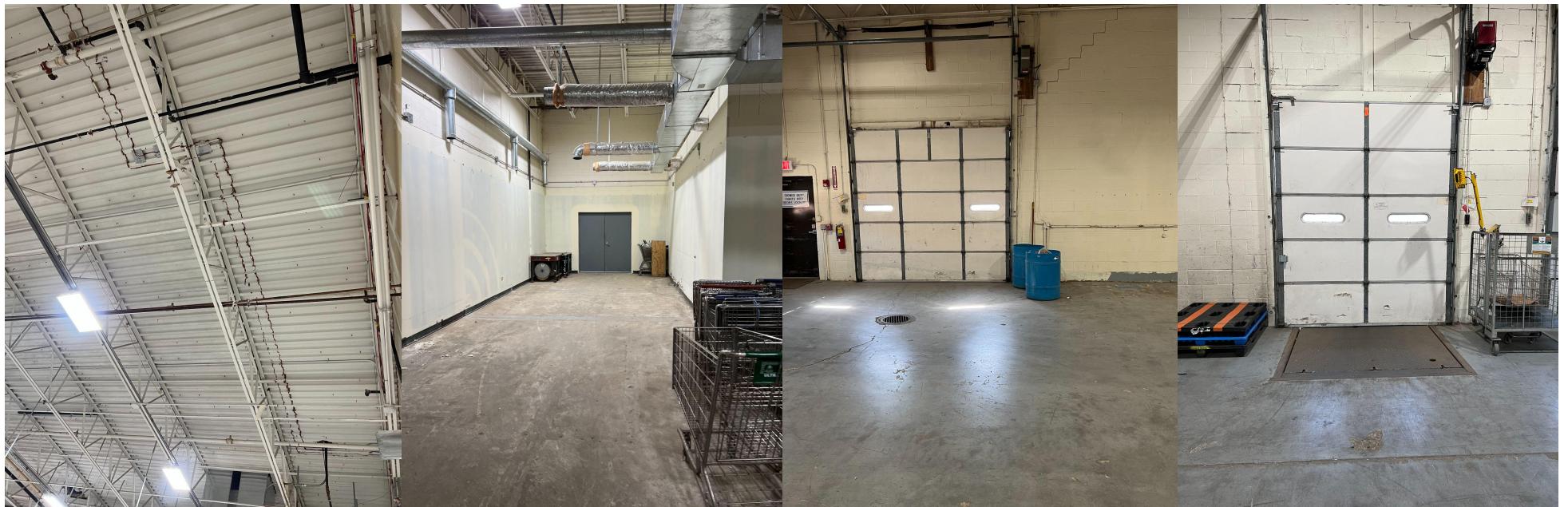


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PHOTOS +/- 10,310 SF WAREHOUSE

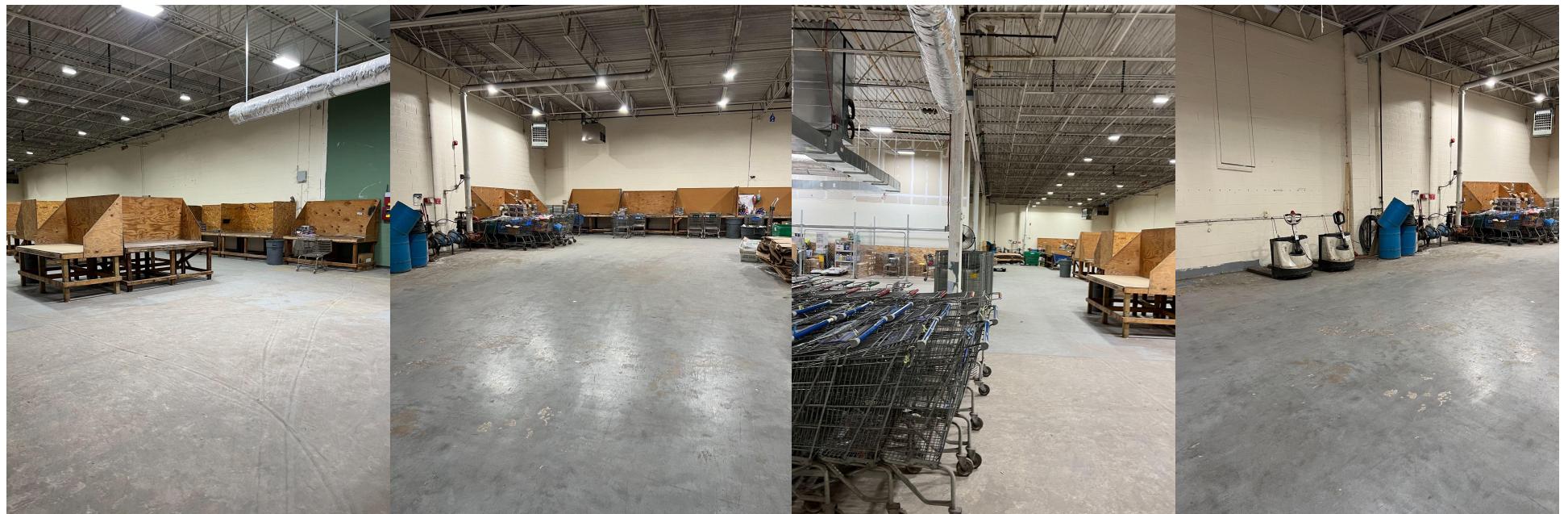


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PHOTOS Office +/- 8,000SF



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