

# 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](mailto:deals@psgre.com)

# Homewood, IL

1125 West 175th Street

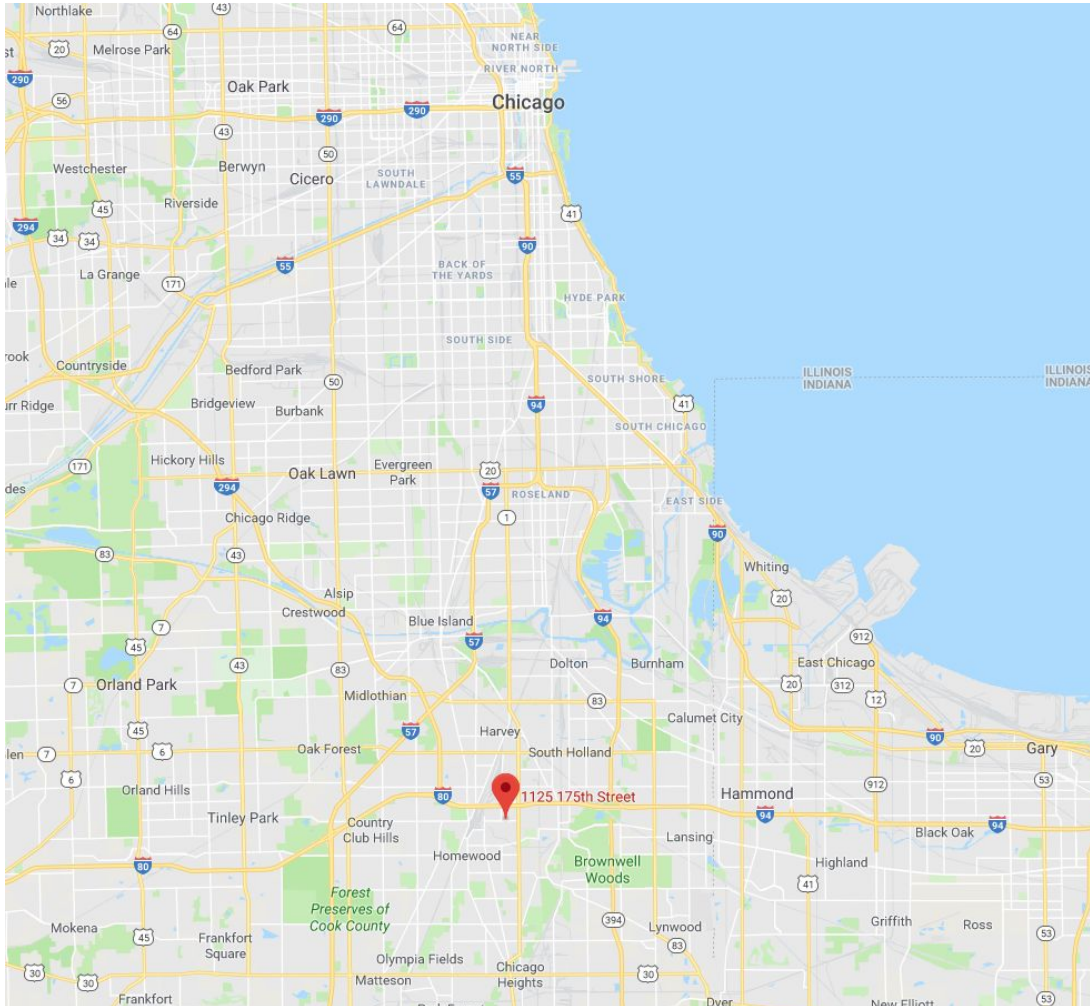
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## 2023 Demographics

3 Miles Radius



204,876

Population



430

Total Businesses



5773

Total Employees

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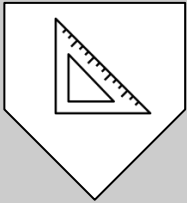


18,310 SF of Space (+/-10,310 SF Warehouse; 8,000 SF Flex/Office)

1125 W. 175th Street, Homewood IL 60430

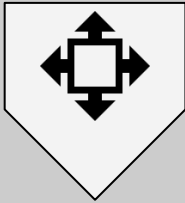
## OVERVIEW

GLA



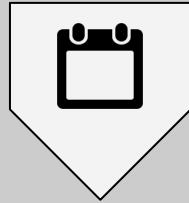
+/- 18,310

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

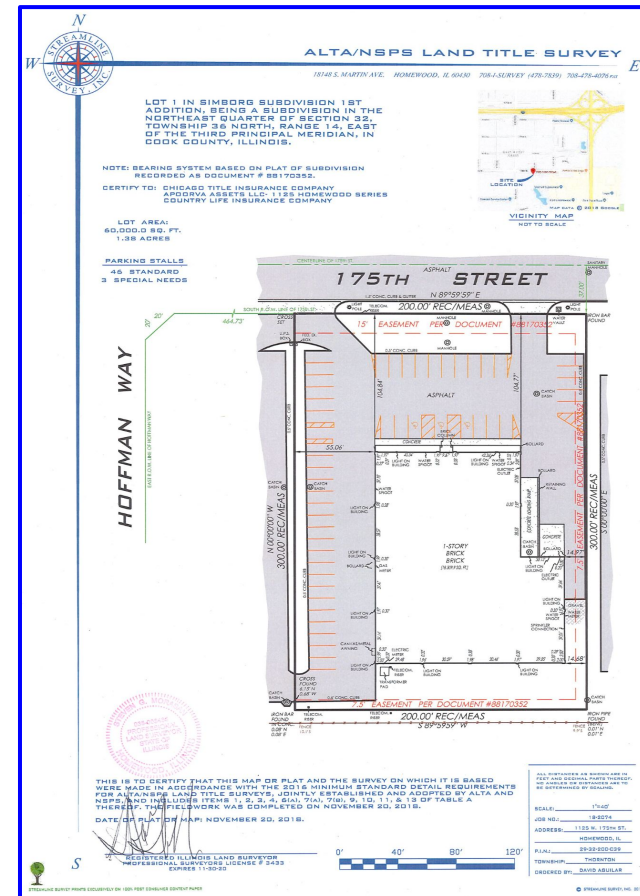
: 2 Drive-in Doors (10'x10' and 12'x14')

: 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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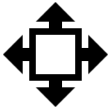


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Homewood, IL 60430



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

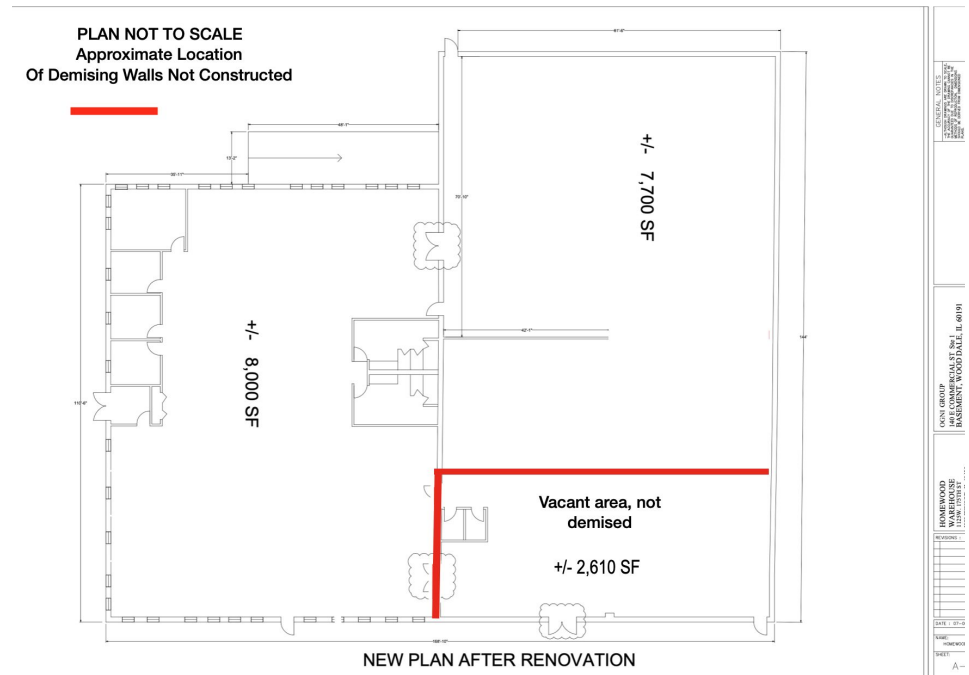


Cook County 29-32-200-039-0000 (2023 RET \$89,297.96)

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



Zoning M - Light Manufacturing



Not to scale.



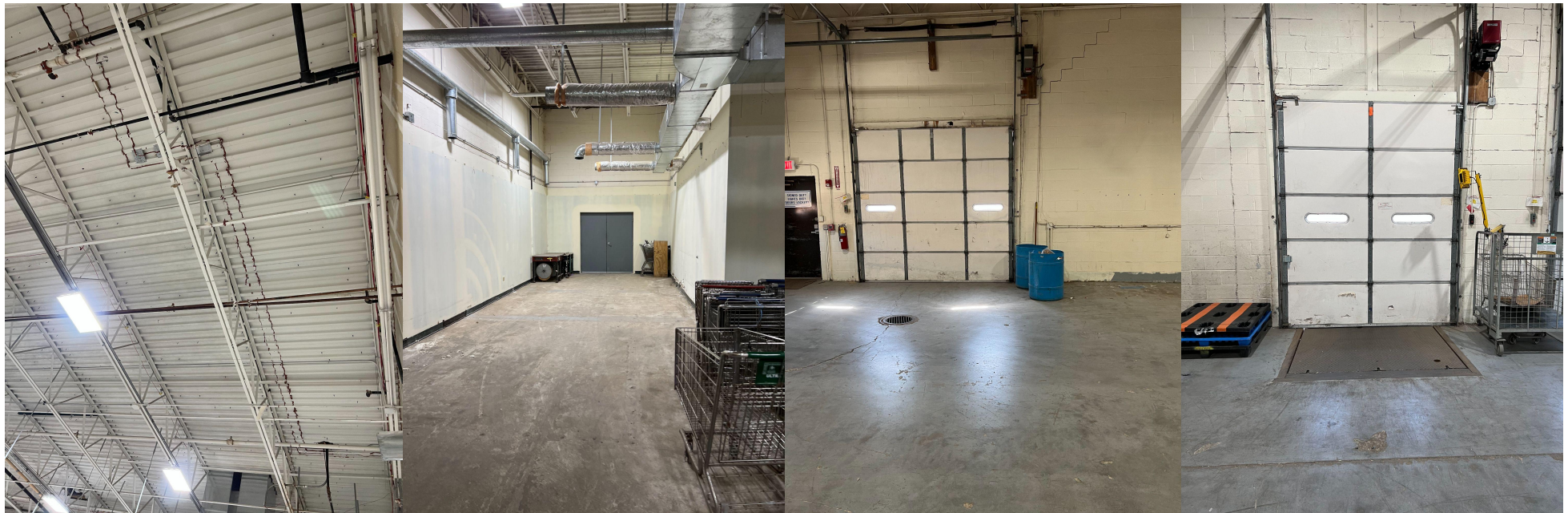
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## PHOTOS +/- 10,310 SF WAREHOUSE



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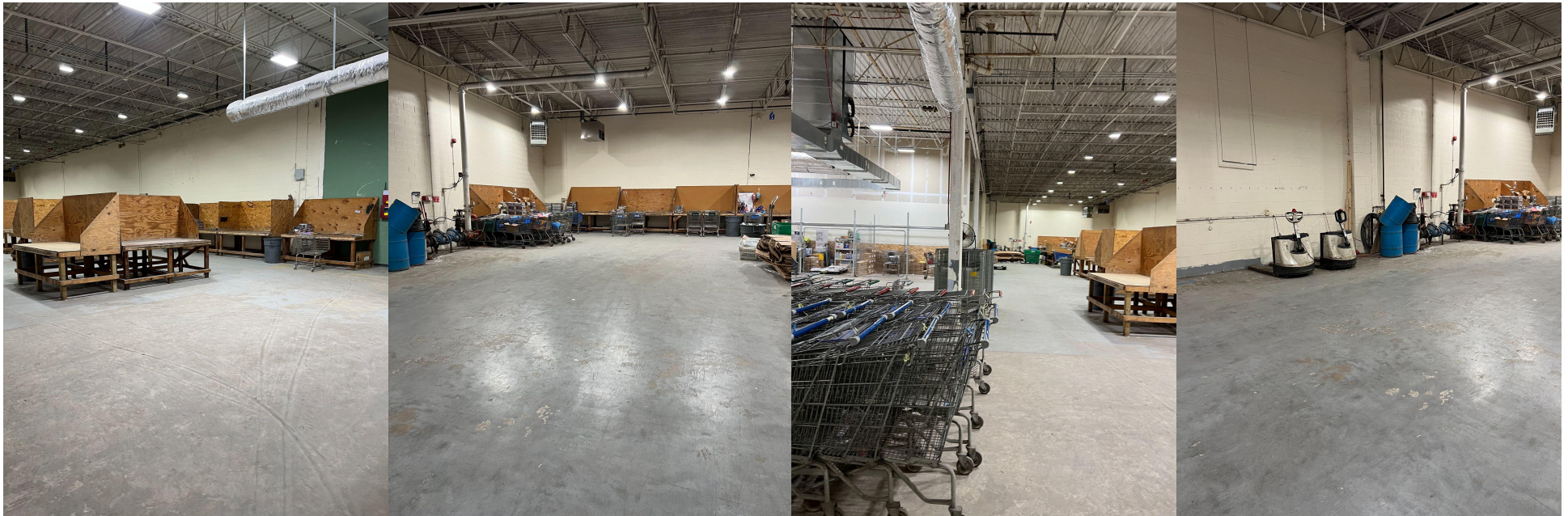
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PHOTOS Office +/- 8,000SF



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