



10,000 SF Flex Building +  
3,000 SF Additional  
Office Mezzanine  
For Sale or Lease  
**\$1,555,000**

1540 HANNAH AVE | FOREST PARK, IL 60130

PRESENTED BY:

OLIVIA CZYZYNSKI  
O. 312.676.1862

JENNIFER HOPKINS, MBA  
O. 312.676.1865

CAITLIN CRAWFORD  
O. 847.464.8469

olivia.czyzynski@svn.com jennifer.hopkins@svn.com caitlin.crawford@svn.com

[nextlevelsuburbanchicago@svn.com](mailto:nextlevelsuburbanchicago@svn.com)



# PROPERTY & OFFERING SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,555,000
<b>LEASE RATE:</b>	\$14.75 SF/yr (NNN)
<b>TAXES (2023):</b>	\$20,251
<b>BUILDING SIZE:</b>	10,000 SF + 3,000 SF Additional Mezzanine Office
<b>ZONING:</b>	I-2
<b>COUNTY:</b>	Cook
<b>PROPERTY PINS:</b>	15-24-213-026-0000 15-24-213-027-0000

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O: 847.464.8469  
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## PROPERTY DESCRIPTION

1540 Hannah is a 10,000 SF Flex Building with an additional 3,000 SF of mezzanine office. The property sits on 0.76 acres and includes 7,400 square feet of yard space and a parking lot. The property was recently fully renovated with high-end office finishes throughout and there is no deferred maintenance at this time. The first floor of the building is approximately 70% warehouse and 30% office and has a fully built-out mezzanine office on the 2nd floor. The warehouse was recently painted and the floor has new epoxy. The building next door at 1520 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.

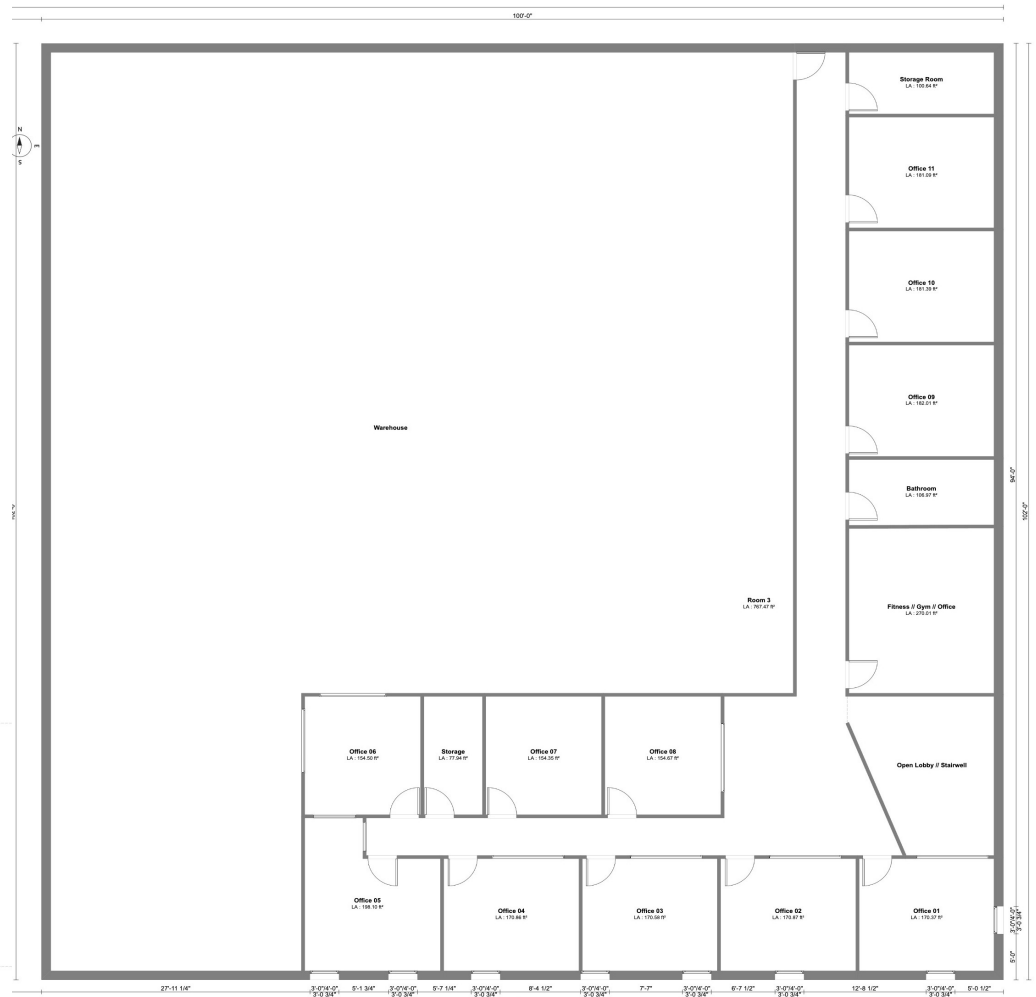
## PROPERTY HIGHLIGHTS

- 7,500 SF Open Warehouse on First Floor, 2,500 SF First Floor Office & 3,000 SF Second Floor Mezzanine Office
- 2 Drive-In-Doors (14' and 12')
- 0.76 AC
- 7,400 SF Secured Outdoor Yard Space
- Epoxy Warehouse Flooring
- Roof and HVAC Units in Good Condition and Maintained Regularly
- Recently Renovated

# PROPERTY FLOOR PLANS



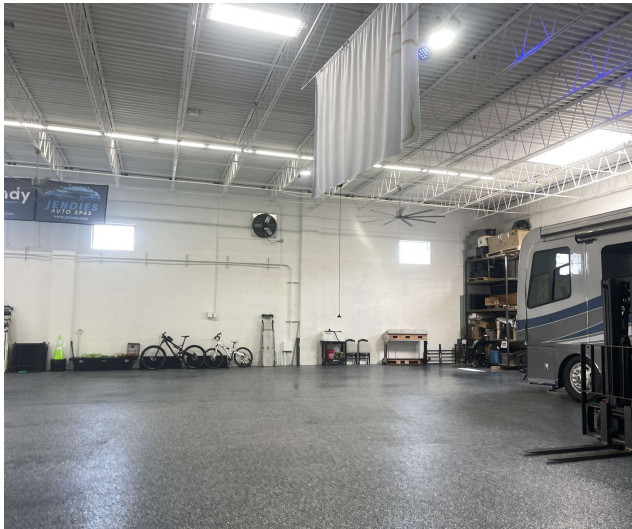
## 1ST FLOOR PLAN



## 2ND FLOOR PLAN

<b>CAITLIN CRAWFORD</b>	<b>OLIVIA CZYZYNSKI</b>	<b>JENNIFER HOPKINS, MBA</b>
O: 847.464.8469	O: 312.676.1862	O: 312.676.1865
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## ADDITIONAL PHOTOS



**CAITLIN CRAWFORD**  
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# BUILDING AERIAL



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# AREA MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

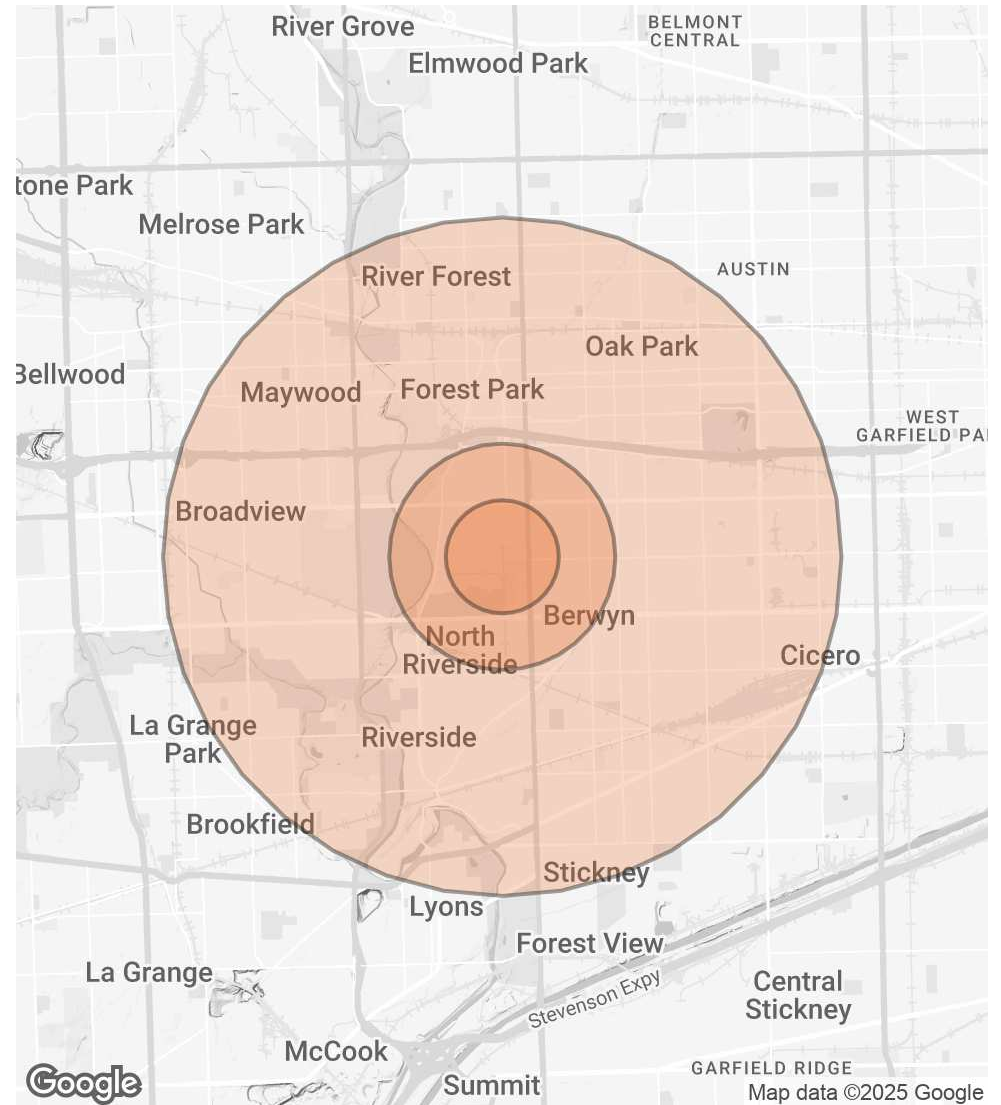
0.5 MILES 1 MILE 3 MILES

	0.5 MILES	1 MILE	3 MILES
<b>TOTAL POPULATION</b>	3,867	23,065	245,469
<b>AVERAGE AGE</b>	40	40	39
<b>AVERAGE AGE (MALE)</b>	39	38	38
<b>AVERAGE AGE (FEMALE)</b>	41	41	40

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 3 MILES

	0.5 MILES	1 MILE	3 MILES
<b>TOTAL HOUSEHOLDS</b>	1,498	8,816	91,234
<b># OF PERSONS PER HH</b>	2.6	2.6	2.7
<b>AVERAGE HH INCOME</b>	\$85,802	\$99,547	\$105,016
<b>AVERAGE HOUSE VALUE</b>	\$322,483	\$349,961	\$365,908

Demographics data derived from AlphaMap



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