

SALE

**6111 S. Sayre Ave.
Chicago, IL 60638**

**35,000 SF INDUSTRIAL BUILDING WITH
ABUNDANT PARKING**

PRESENTED BY:

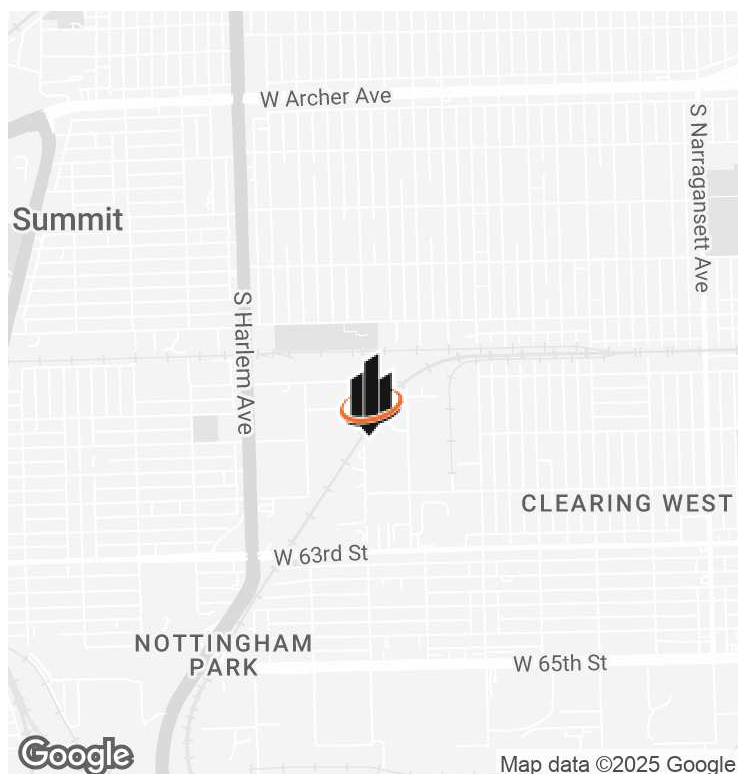
BEVERLY HAYES

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
BUILDING SIZE:	35,000 SF
AVAILABLE SF:	
LOT SIZE:	1.5 Acres
PRICE / SF:	\$71.43
YEAR BUILT:	1977
ZONING:	PMD 12
MARKET:	South Chicago
APN:	19-18-302-050-0000

PROPERTY OVERVIEW

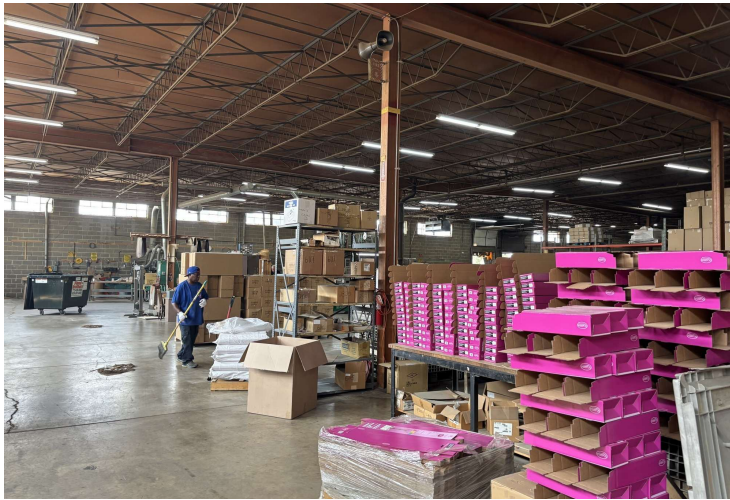
This well-kept stand-alone building is just minutes from Chicago's Central Business District. Ideal for an owner-user, it has high ceilings, good loading, heavy floor load, wide bays, and is easily divisible for sub-leasing. Zoned PMD-12, it also has fenced outside storage at the north end of the property with an oversized drive-in door. The office, approximately 3,000 SF, is easily divisible. Ownership would consider a short-term sale-leaseback of a small portion of the building.

PROPERTY HIGHLIGHTS

- New driveway two years ago
- New roof 4 years ago with 16 years remaining on warranty
- Power is 1200 amps, 3-phase
- Abundant fenced parking and outside storage at the north end of the property
- Two docks, one oversized drive in
- Dust collection system at south end of building
- 18' - 20' ceiling ht. with wide bays

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ADDITIONAL PHOTOS



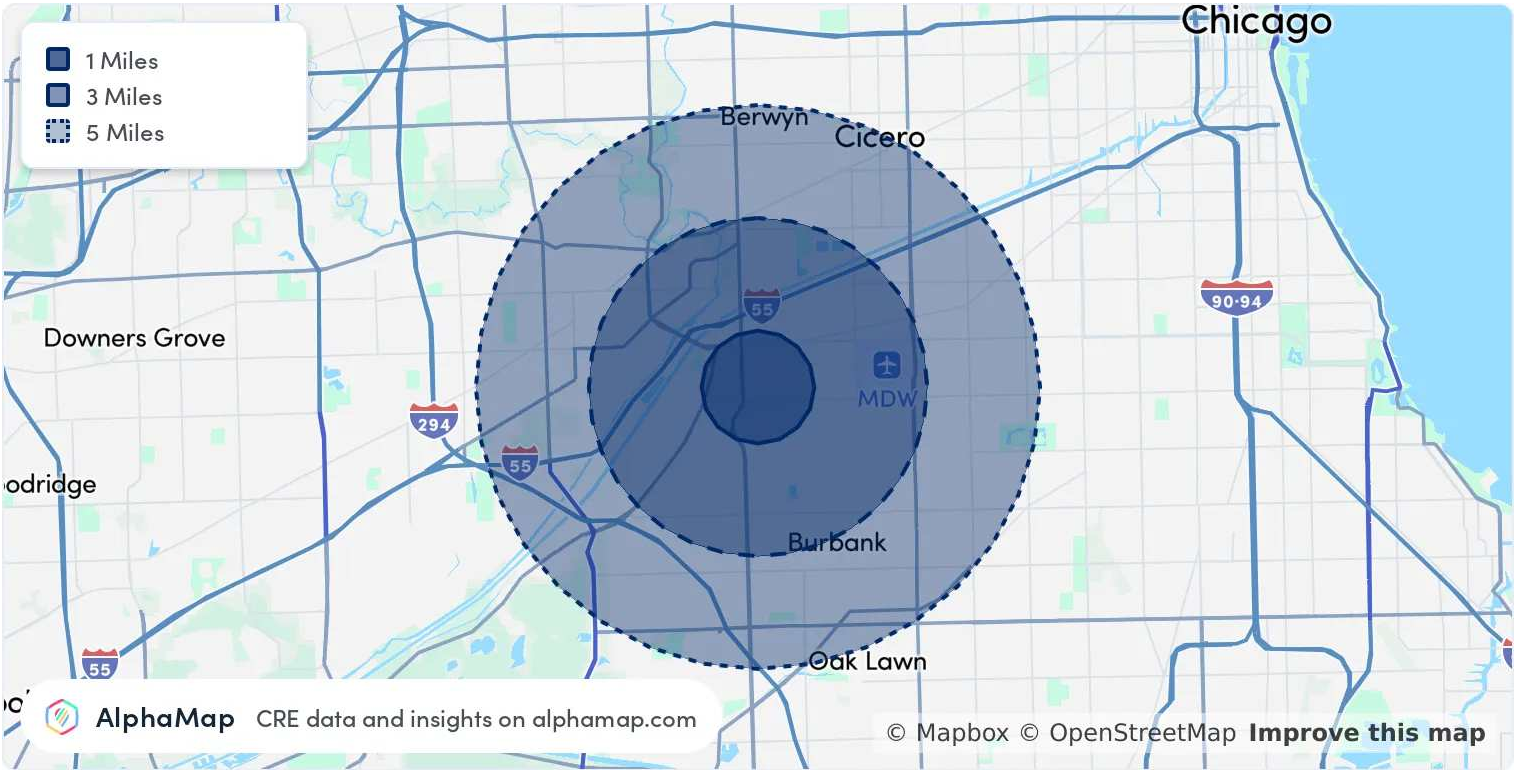
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LOCATION MAP



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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	24,329	110,630	414,988
AVERAGE AGE	40	40	39
AVERAGE AGE (MALE)	39	39	38
AVERAGE AGE (FEMALE)	41	41	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,670	38,999	138,935
PERSONS PER HH	2.8	2.8	3
AVERAGE HH INCOME	\$96,046	\$95,757	\$98,416
AVERAGE HOUSE VALUE	\$294,514	\$290,561	\$305,370
PER CAPITA INCOME	\$34,302	\$34,198	\$32,805

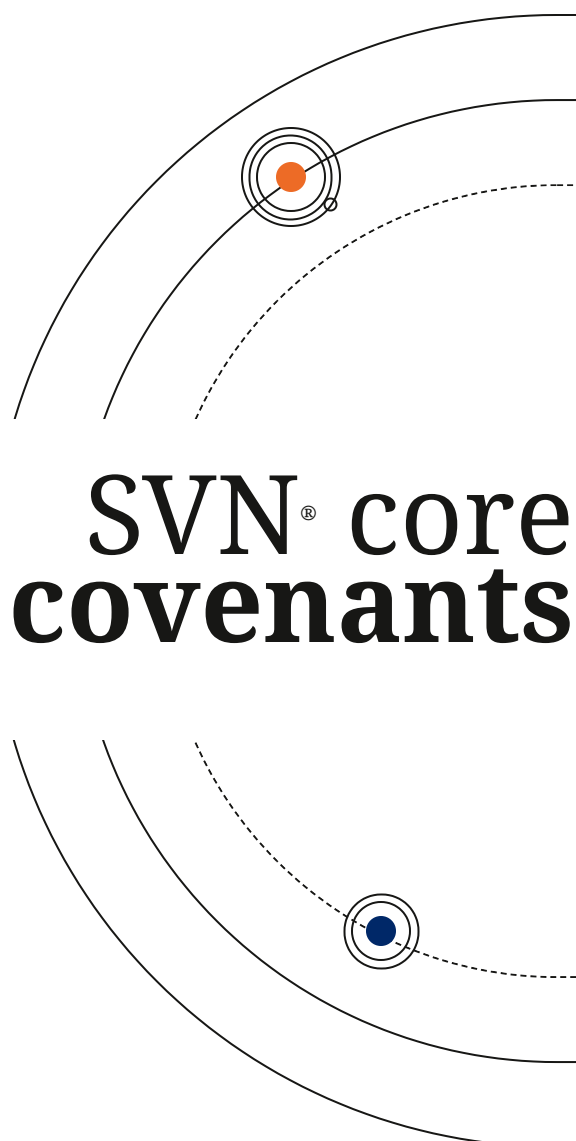
Map and demographics data derived from AlphaMap

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SVN CORE COVENANTS

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AS MEMBER OF THE SVN® SHARED VALUE NETWORK, WE EACH COMMIT TO DO THE FOLLOWING:



- 1** Create amazing value with my clients, colleagues and communities.
- 2** Cooperate proactively and place my clients' best interests above my own.
- 3** Include, respect and support all members of the commercial real estate industry.
- 4** Honor my commitments.
- 5** Personify and uphold the SVN brand.
- 6** Resolve conflicts quickly, positively and effectively.
- 7** Take personal responsibility for achieving my own potential.
- 8** Excel in my market area and specialty.
- 9** Focus on the positive and the possible.
- 10** Nurture my career while valuing the importance of family, health and community.

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