



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



PROPERTY & OFFERING SUMMARY



OFFERING SUMMARY

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

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

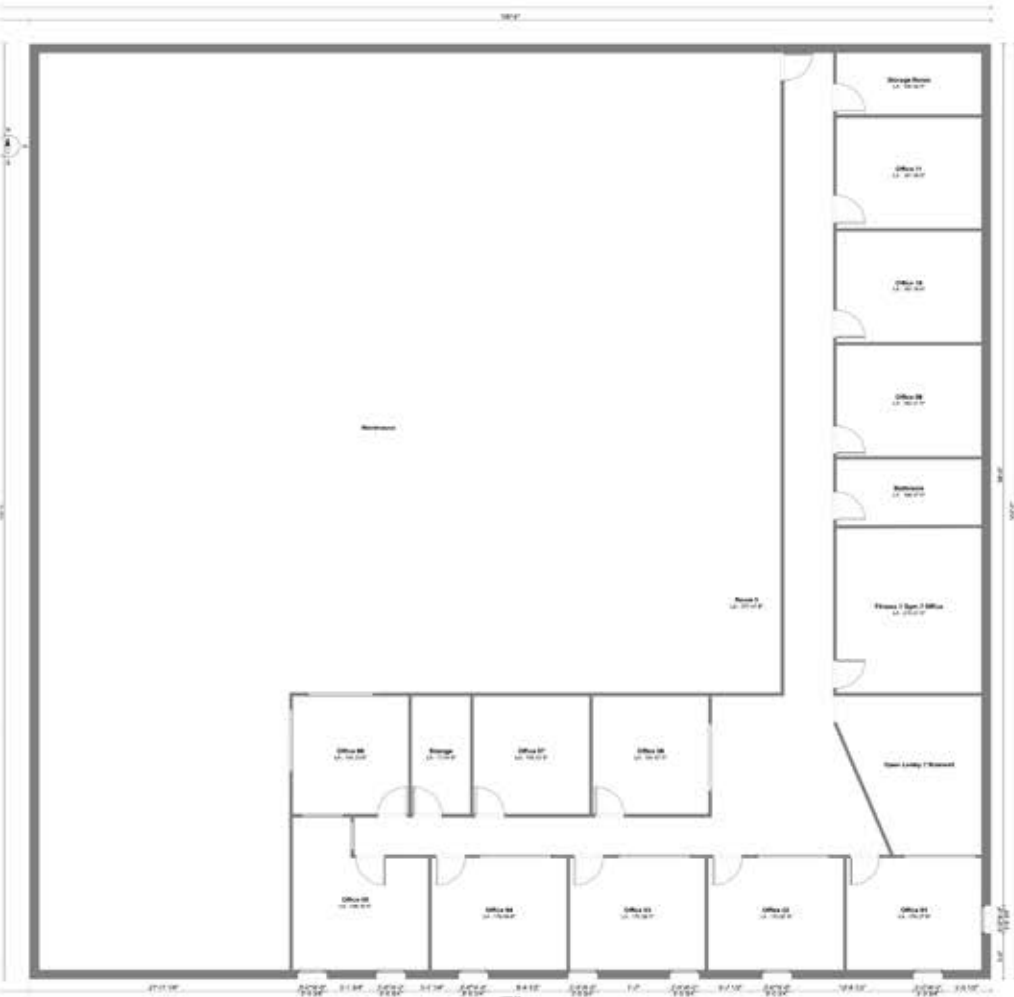
PROPERTY HIGHLIGHTS

- 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 10')
- 0.76 AC
- 7,400 SF Secored 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

ADDITIONAL PHOTOS



BUILDING AERIAL



DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION	3,867	23,065	245,469
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	1,498	8,816	91,234
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$85,802	\$99,547	\$105,016
AVERAGE HOUSE VALUE	\$322,483	\$349,961	\$365,908

Demographics data derived from AlphaMap

