

Offering Memorandum:

Industrial Multi-Use

13747 S Western Ave, Blue Island, IL 60406

15,825 SF | **REDUCED PRICE:**

\$1,390,000 (as of 9/30/25)

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Agenda



1. Executive Overview
2. Property + Market Background
3. Financial Summary
4. Property Photos
5. Contact & Company Info

Executive Overview:



PROPERTIESGROUP, LLC

PROPERTY USES

Ideal for an owner-user, trucking and logistics operators, service contractors, or a portfolio investor looking for a secure, cash-flowing industrial asset with upside potential.

PROPERTY SUMMARY

- **Address:** 13747 S Western Ave, Blue Island, IL 60406
- **Total Building Area:** 15,825 SF
- **Lot Size:** 1.73 Acres
- **Zoning:** I1 - Limited Industrial District
- **Clear Height:** 14'
- **Bays:** (5) 14' x 12' Insulated Truck Bays
- **Parking Ratio:** 10 per 1,000 SF
- **Year Built:** 1992 (Fully Renovated in 2022)
- **Status:** Owner Occupied + Partial Tenants In Place
- **Price:** \$1,495,000
- **Cap Rate:** 6.59%

Property + Market Background:

Strategically located 16 miles south of downtown Chicago, Blue Island offers quick access to I-57, I-294, and major rail lines. It's a prime industrial and logistics hub for companies serving Chicagoland and Northwest Indiana.

The owner has maintained the property with quality finishes and systems—positioning this as a turn-key solution for owner-users or investors. The current owner has held the asset for several years and is open to a **sale/leaseback**—offering flexibility for the incoming investor or business owner. With Opportunity Zone designation and pro-business zoning, Blue Island continues to attract manufacturing, trucking, and logistics users seeking affordability and connectivity.



01

CURRENT OPERATIONS

The site is home to a fully operating trucking company. The building includes twelve modern executive offices, a kitchen/lunchroom, and 5,000 SF of separately leased warehouse space. The building is code-compliant and up to date on all inspections.

02

BUILDING CONDITION

Fully renovated in 2022 with:

- Executive office buildout
- HVAC & Security Systems
- Insulated Ceilings & Truck Bays
- Updated restrooms & kitchen
- Sprinkler system (city approved)

03

MARKET INSIGHT: BLUE ISLAND, IL

Demographics Snapshot (within 5 miles):

- **Population:** 278,000+
- **Average Household Income:** \$69,000+
- **Industrial Workforce:** 23% of local labor market
- **Nearby Employers:** FedEx, CSX, Coca-Cola, Amazon

FINANCIAL SUMMARY:

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Category	Annual	Per SF
Gross Rental Income	\$120,000	\$7.58
Vacancy Loss	\$0	\$0.00
Effective Gross	\$120,000	\$7.58
Taxes	(\$19,337)	(\$1.22)
Operating Expenses	(\$14,880)	(\$0.94)
Total Expenses	(\$34,217)	(\$2.16)
Net Operating Income	\$85,783	\$5.42

Cap Rate: 6.59%

Potential Upside: Lot can also be leased to tractor-trailer operators for additional revenue

What's in My Community? 13747 Western Ave.

13747 Western Ave, Blue Island, Illinois, 60406 3 (3 miles)

13747 Western Ave, Blue Island, Illinois, 60406

Ring of 3 miles

Prepared by Esri

Latitude: 41.64330

Longitude: -87.67920



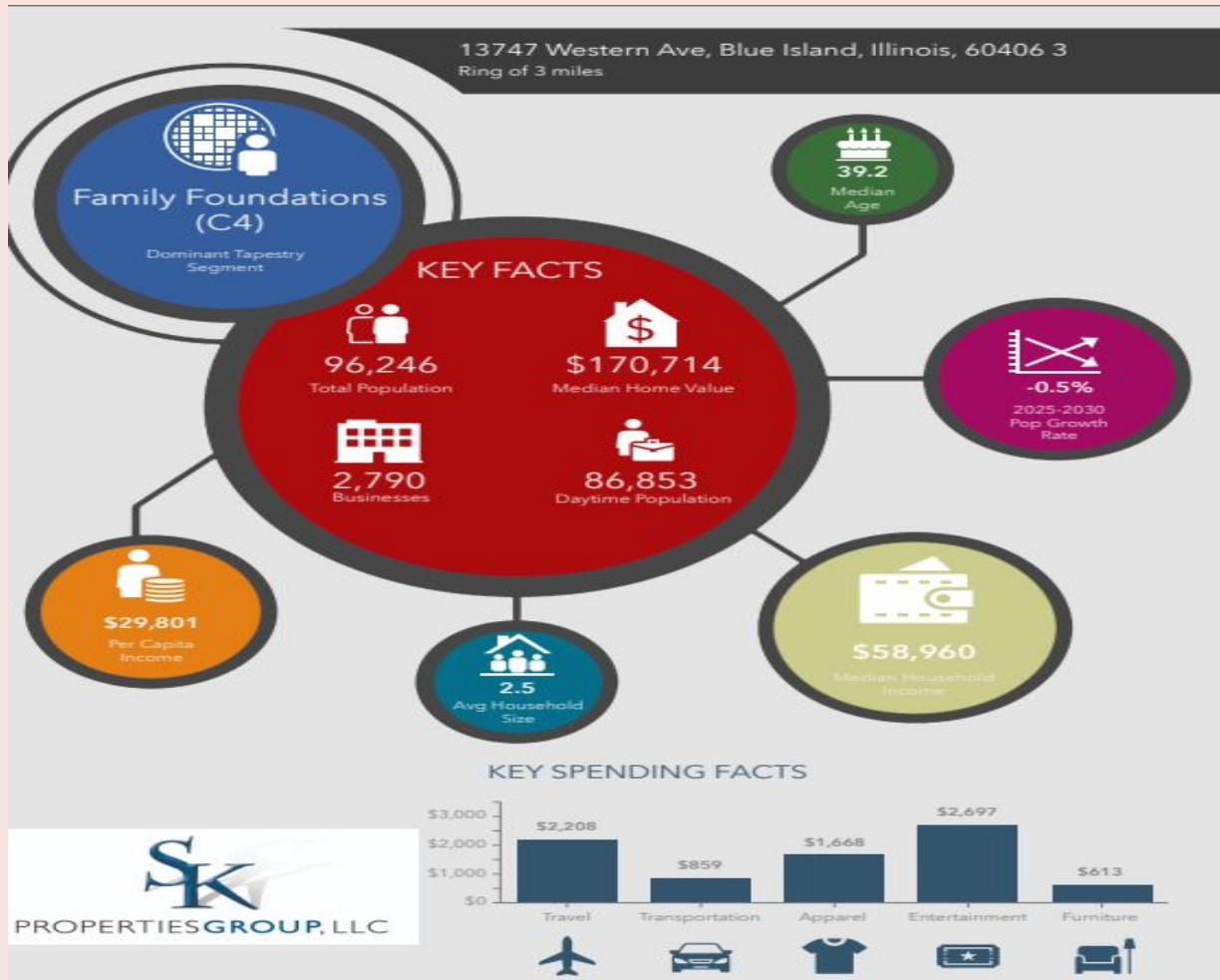
What's in My Community?

Places that make your life richer and community better

13747 Western Ave, Blue Island, Illinois, 60406 3

3 miles





Economic Development Profile- 13747 Western Ave.

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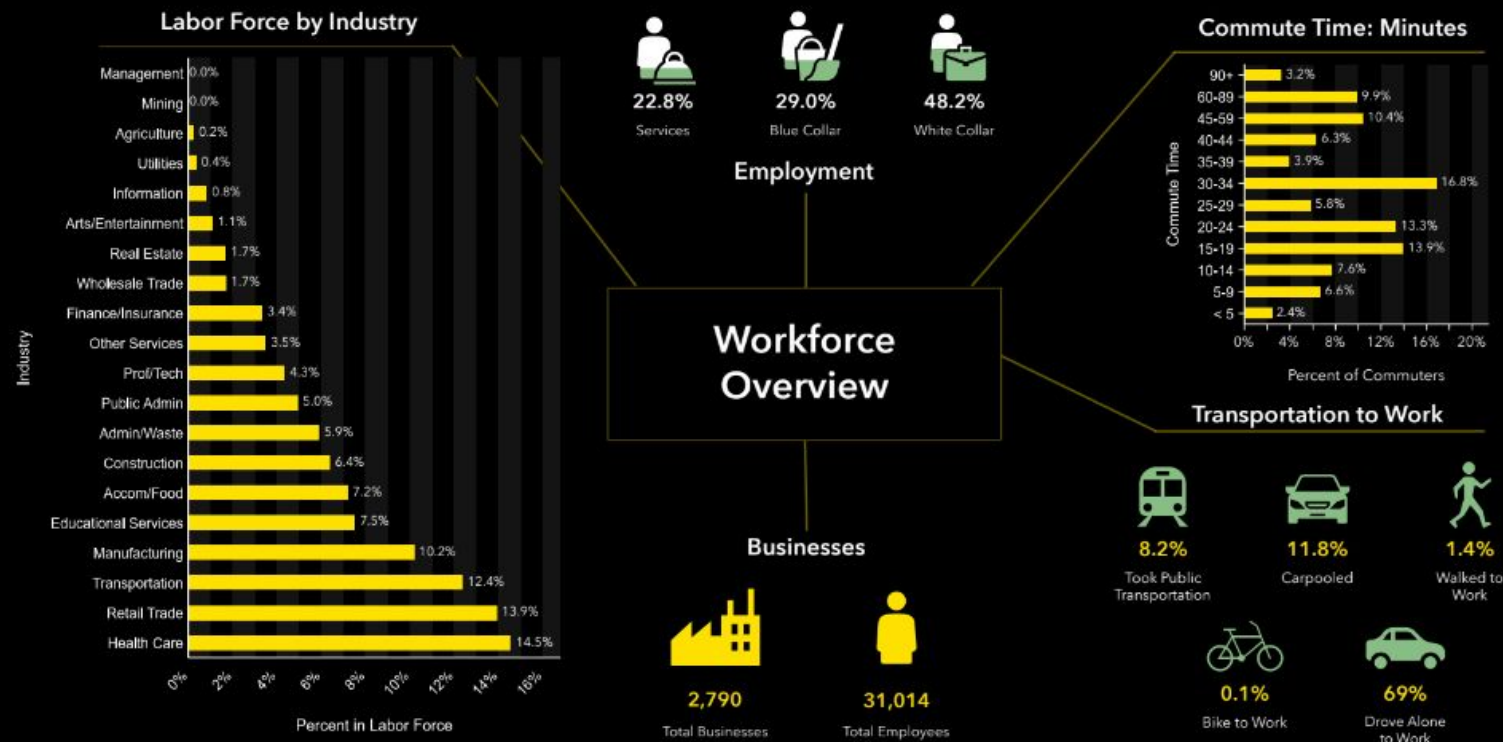
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Economic Development Profile

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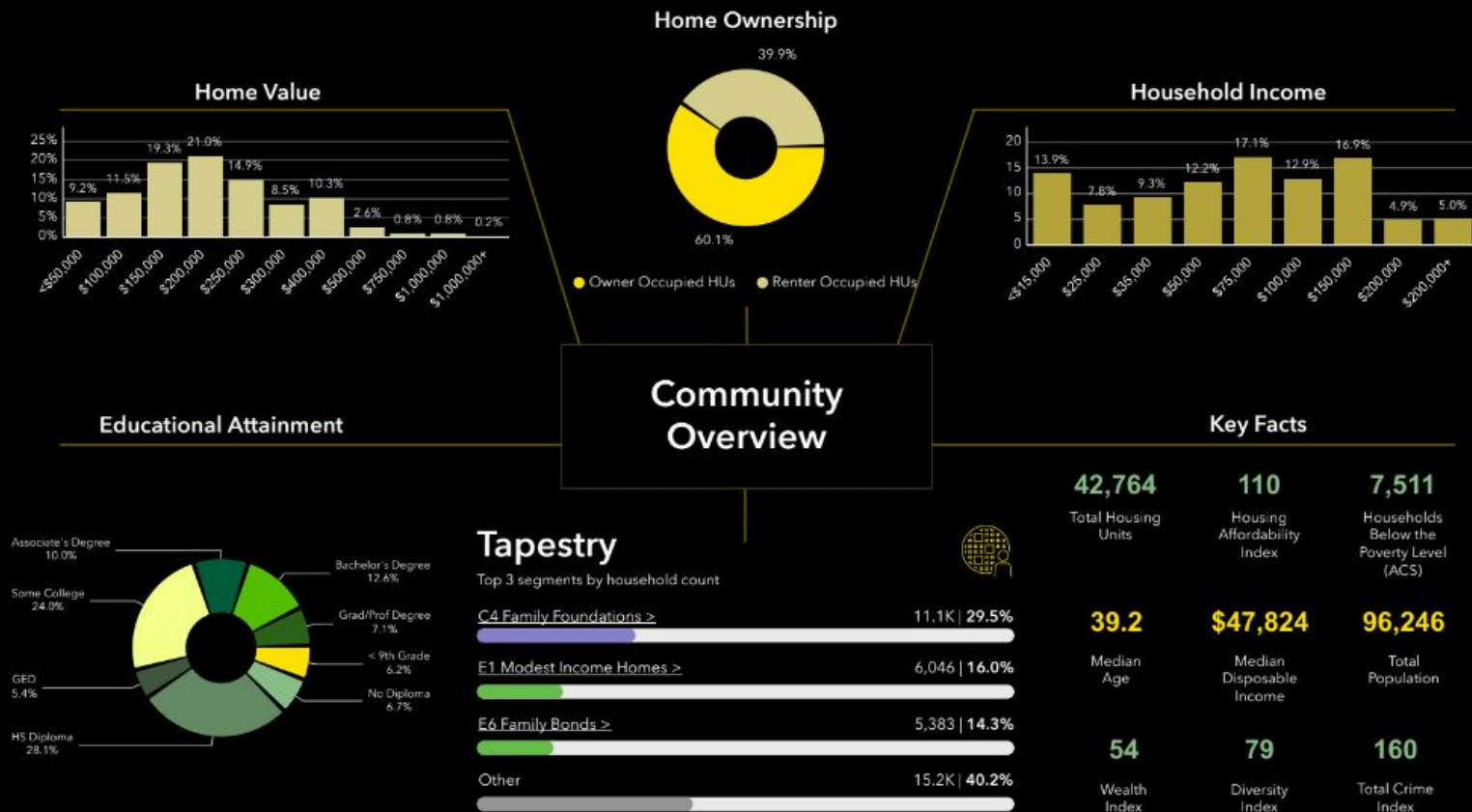
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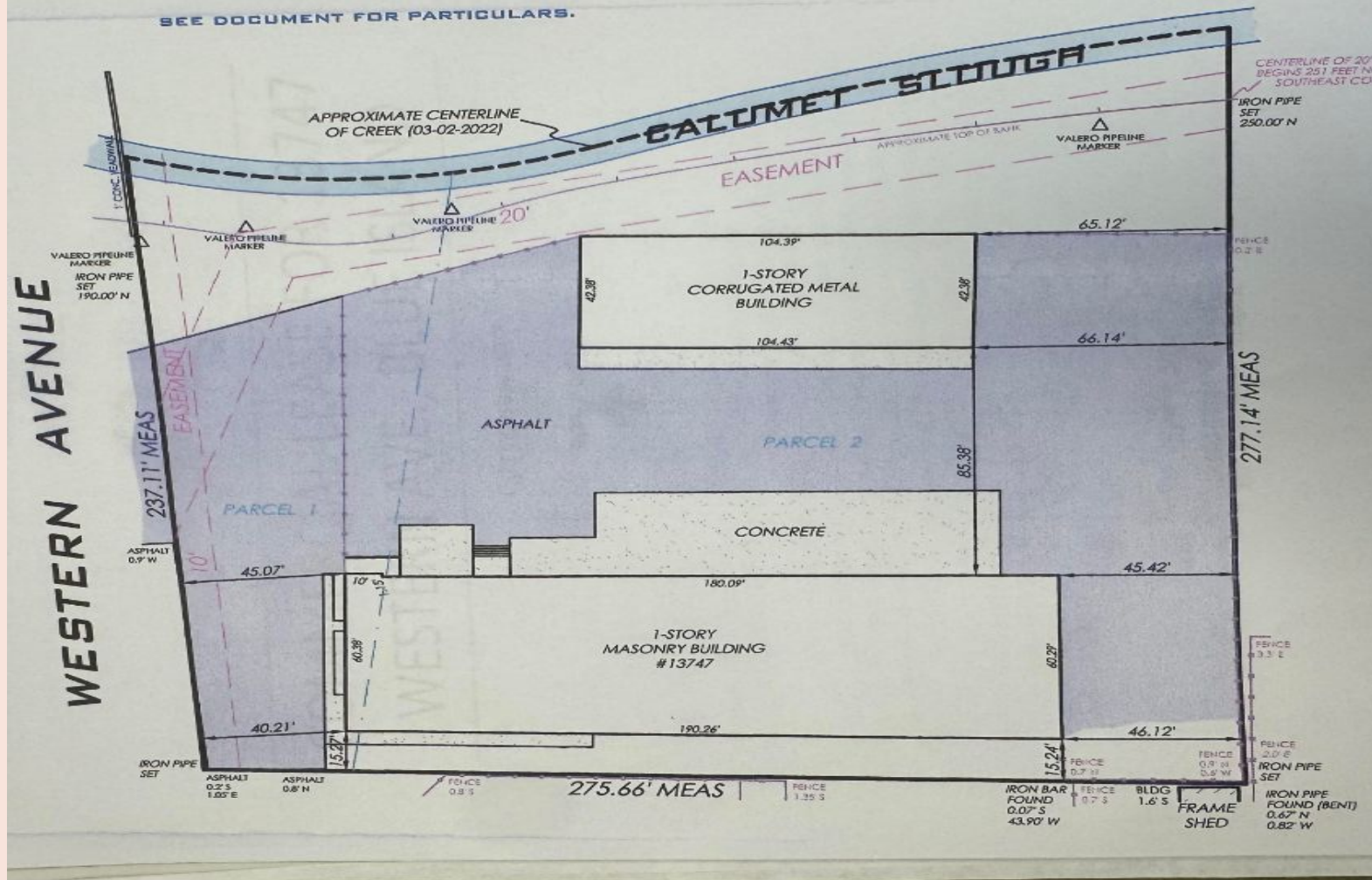






Survey Details:

The land area is
75,347 square
feet.









Thank You

We appreciate your time and consideration to schedule a tour, please contact Suni Karim at 773-493-7000 or email SkPropertiesGroup@Gmail.com



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