

Industrial Property For Sale/Lease Truck Terminal (Industrial Outside Storage)

12233-12145 S. Avenue O Chicago, IL 60633

12233-12145 SOUTH AVENUE O, CHICAGO, IL 60633



For more information, please contact:

MILO TRKULJA

Associate Broker

219.864.0200 x117

mtrkulja@latitudeco.com

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President

219.864.0200

bmcdermott@latitudeco.com

AARON MCDERMOTT, CCIM

Co-Founder/President

219.864.0200

aaron@latitudeco.com



LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

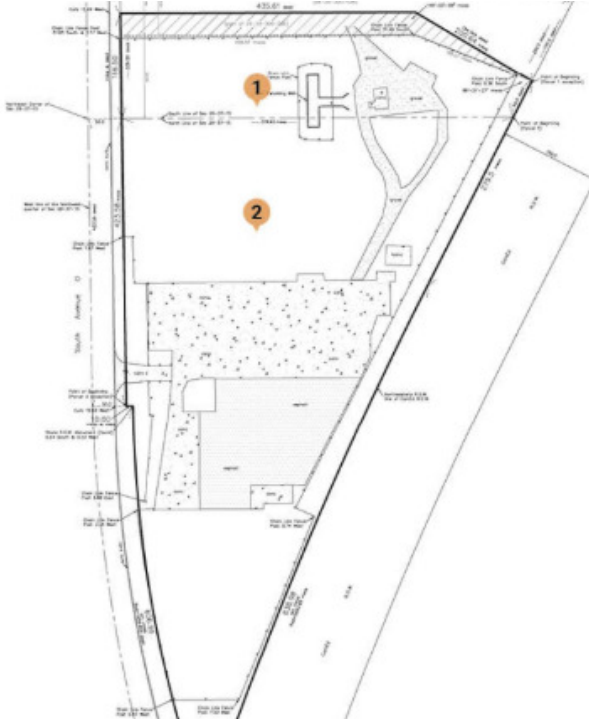
LATITUDECO.COM

12233-12145 S. AVENUE O CHICAGO, IL 60633

12233 South Avenue O, Chicago, IL 60633



EXECUTIVE SUMMARY



Lot #	APN	Lot Size
Address 12145 S. Avenue O Chicago, IL		
1	26-20-300-039-0000	±85,350 SF
Address 12233 S. Avenue O Chicago, IL 60633		
2	26-29-100-004-0000	±307,949 SF

OFFERING SUMMARY

Sale Price:	\$3,250,000
Price / SF:	-
Available SF:	9 Acres
Lease Rate:	\$25,000.00 SF/yr (NNN)
Lot Size:	9.0 Acres
Building Size:	0 SF
Zoning:	M-2

PROPERTY OVERVIEW

Introducing a prime industrial property zoned M-2, strategically located in the heart of Chicago. This property offers a fenced perimeter with gated access, providing security and ease of access. The partially paved area, combined with compacted asphalt millings, offers versatility for a range of potential uses. Whether you're seeking a hub for truck transit or an industrial facility, this property presents a rare opportunity to invest in a prime location.

PROPERTY HIGHLIGHTS

- Fenced perimeter with gated access
- Partially paved
- Compacted asphalt millings
- Two parcels for a combined 9 acres of IOS

MILO TRKULJA

Associate Broker
219.864.0200 x117
mtrkulja@latitudeco.com

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

AARON MCDERMOTT, CCIM

Co-Founder/President
219.864.0200
aaron@latitudeco.com

12233-12145 S. AVENUE O CHICAGO, IL 60633

12233 South Avenue O, Chicago, IL 60633



ADDITIONAL PHOTOS



MILO TRKULJA

Associate Broker
219.864.0200 x117
mtrkulja@latitudeco.com

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

AARON MCDERMOTT, CCIM

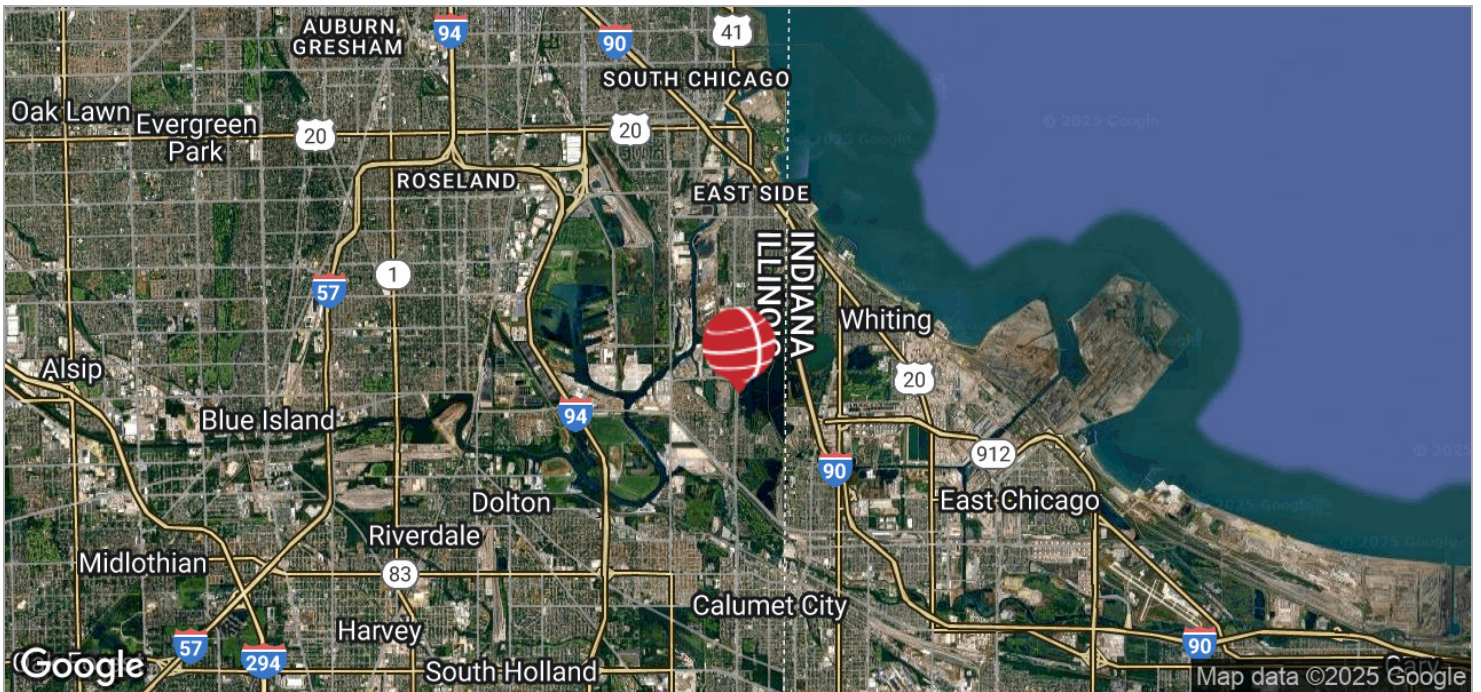
Co-Founder/President
219.864.0200
aaron@latitudeco.com

12233-12145 S. AVENUE O CHICAGO, IL 60633

12233 South Avenue O, Chicago, IL 60633



LOCATION MAPS



MILO TRKULJA

Associate Broker
219.864.0200 x117
mtrkulja@latitudeco.com

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

AARON MCDERMOTT, CCIM

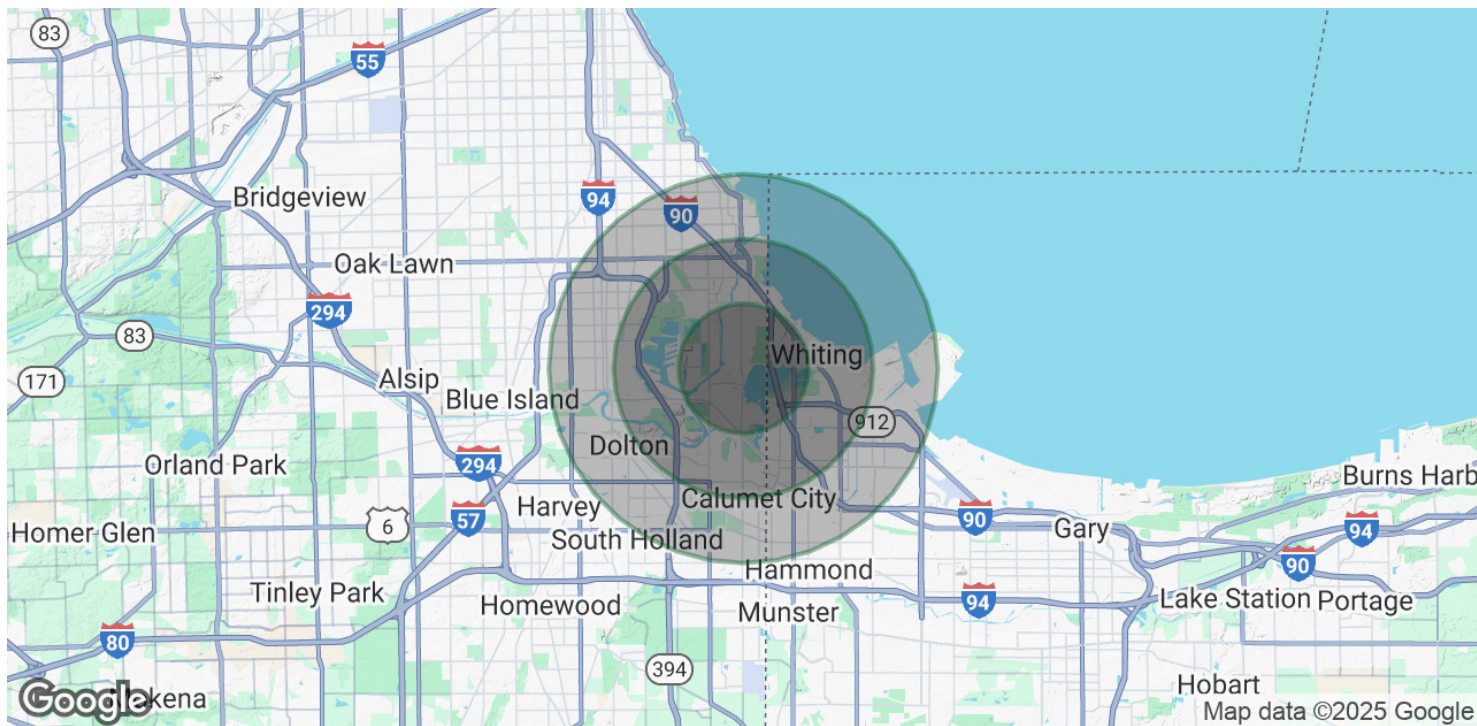
Co-Founder/President
219.864.0200
aaron@latitudeco.com

12233-12145 S. AVENUE O CHICAGO, IL 60633

12233 South Avenue O, Chicago, IL 60633



DEMOGRAPHICS MAP & REPORT



POPULATION

	2 MILES	4 MILES	6 MILES
Total Population	23,432	119,320	326,662
Average Age	40	39	40
Average Age (Male)	39	38	39
Average Age (Female)	41	40	42

HOUSEHOLDS & INCOME

	2 MILES	4 MILES	6 MILES
Total Households	8,583	44,865	127,631
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$81,668	\$68,092	\$67,019
Average House Value	\$192,792	\$177,600	\$185,633

Demographics data derived from AlphaMap

MILO TRKULJA

Associate Broker
219.864.0200 x117
mtrkulja@latitudeco.com

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

AARON MCDERMOTT, CCIM

Co-Founder/President
219.864.0200
aaron@latitudeco.com