



FIRST IN
REALTY
— INCORPORATED —

**For Sale: +/- 20,000 SF Facility Ideal for
Entertainment, Warehouse, or Industrial Use
Located in TIF District & Enterprise Zone**

12054 S. DOTY AVE. | CHICAGO, IL 60628



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc. has not verified the information and makes no representations, warranties, or guarantees.

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First In Realty, Inc. is pleased to announce for sale or lease a versatile +/- 20,000 SF industrial facility offering significant infrastructure improvements conducive to a myriad of uses: adult entertainment/gentlemen's club, nightclub, banquet or large event facility, warehousing, industrial, distribution, cannabis, grow facility, flex, and so much more! Complete renovation in 2009 to a gentlemen's club, this building has been incredibly designed and maintained with a modern build-out and upgraded mechanicals throughout. Can be easily converted back to industrial, warehouse, flex, light manufacturing, or any entertainment type use. Current build-out includes three loading docks, full kitchen, walk-in cooler, walk-in freezer, 8 restroom facilities, showers, courtyard, locker room and more. The entertainment side of the house includes 4 stages, 2 bars, 8 VIP rooms, private entrances, DJ booth, reception, and coat check room. Mechanicals feature eleven RTU'S (ten 20-ton units and one 15-ton unit) offering temperature control, upgraded electric with 1200 amps and 3-phase power, 18' ceilings, fully sprinklered, and a new roof in 2009. Annual maintenance reports available upon request. Tons of value in the infrastructure alone. Security includes security system, retractable gates, and secure fenced site with exterior monitoring systems. An over 2-acre site with 131 parking stalls, excellent visibility from I-94 with over 160,000 VPD and pylon signage. Combine this property with an adjacent approximate 24,000 SF industrial facility on 1.3 acres. Loads of potential, incredible value with infrastructure improvements, great visibility and easy access to I-94 make this a must see property.

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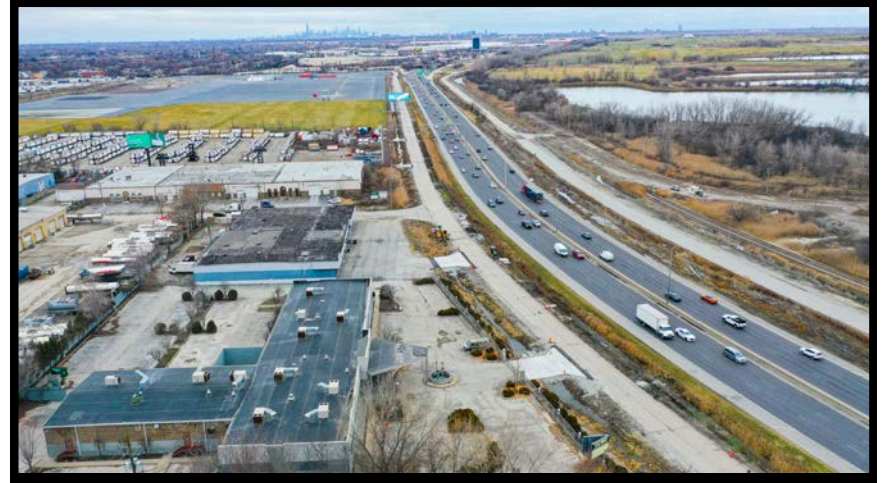


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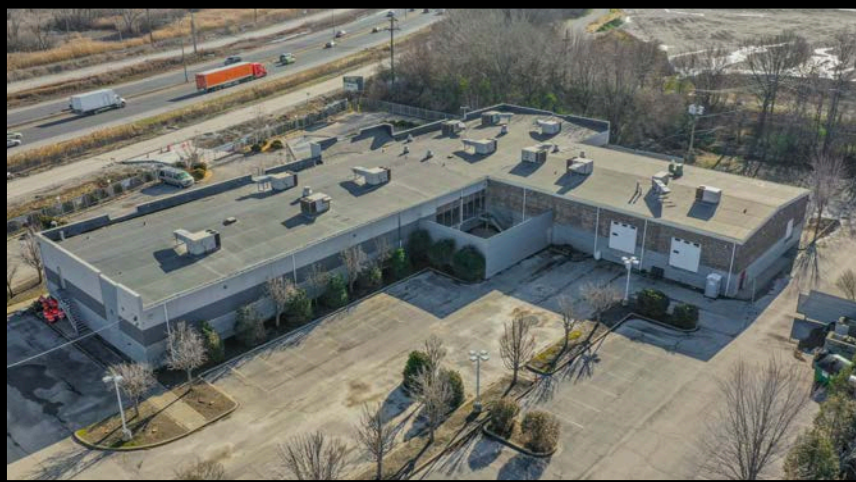
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12054 & 12000 DOTY - BOTH INVESTMENTS FOR SALE



I-94 EXPOSURE OFFERING EXCELLENT VISIBILITY



VIEW OF THE COURTYARD, 11 RTU'S, 3 LOADING DOCKS



ABUNDANT PARKING - 130+ PARKING STALLS

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**FULLY EQUIPPED KITCHEN WITH WIC,
FRYERS, OVEN, STOVE AND STORAGE**



WALK-IN-FREEZER WITH LOADING DOCK



**SECOND LOADING DOCK WITH
EXTRA STORAGE**



**THIRD LOADING DOCK WITH
SEPARATE ENTRANCE**



EXPANSIVE ELECTRICAL PANEL



ONE OF 6 OFFICES

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**GORGEOUS, UPDATED RECEPTION AREA
WITH LARGE COAT ROOM**



**LARGE LOCKER ROOM WITH
PRIVATE BATHROOM**



**LOCKER ROOM HOUSES 2 DRESSING
AREAS WITH LARGE MIRRORS**



**DJ BOOTH WITH ALL OF THE EQUIPMENT
FACING THE LARGER ROOM**



**2ND DJ BOOTH WITH ALL OF THE
EQUIPMENT FACING THE SMALLER ROOM**



**SMALLER RECEPTION AREA WITH
ACCESS TO THE COURTYARD**

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VIP AREA IN LARGER ROOM WITH PRIVATE BATHROOM & SEPARATE ENTRANCE



PRIVATE LOCKER ROOM WITH PRIVATE ACCESS TO STAGE IN SMALLER ROOM



**2 DUAL RESTROOMS
5 SINGLE RESTROOMS**



WOMEN'S RESTROOM WITH 4 SINKS AND 5 STALLS



**MEN'S RESTROOM WITH 3 STALLS,
3 URINALS AND 4 SINKS**



SEPARATE SHOWER AREA WITH 4 SHOWER HEADS ADJACENT TO LOCKER ROOM

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**SMALLER OF THE TWO ENTERTAINMENT
AREAS WITH EXCELLENT LIGHTING**



**BAR EQUIPPED WITH A TRIPLE COOLER,
TRIPLE BASIN SINK & SINGLE SINK**



**2 LEVELS OF SEATING, FURNITURE STAYS,
SEPARATE VIP ROOM AND LARGE STAGE**



**LARGER ENTERTAINMENT AREA HAS A VIP
AREA BEHIND BAR WITH PRIVATE STAGE**



**THE 6 VIP ROOMS CAN BE EASILY
CONVERTED INTO LOADING DOCKS**



**HUGE OPEN AREA FEATURES LARGE STAGE
6 SMALL VIP ROOMS, PRIVATE VIP ROOM**

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Also offered for sale is the adjacent industrial building at 12000 S. Doty

Highlights Include:

- +/- 24,400
- (4) 6,000 SF units
- Metal frame construction
- Each unit features Drive In Doors
- Front OHD - 10 ft; Rear OHD - 14 ft.



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Both 12000 and 12054 S. Doty are located within Chicago's largest TIF district, the 11,945-acre Lake Calumet TIF was designated to restore business activity on expansive parcels of vacant and underutilized land in the East Side communities. The TIF was designated to implement comprehensive planning and land use objectives that promote the construction of new industrial and commercial uses that provide full-time employment opportunities for area residents. Additional goals include an improved system of roadways, waterways, utilities and other infrastructure that serve existing businesses and future development projects. More information about TIFs can be found here: [TIF Information](#)

12054 S. Doty is currently zoned as C2-2 allowing for motor-vehicle related commercial use, shopping centers, liquor stores, warehouses, autosshops, apartments, and so much more. This was changed from its previous zoning as M3-3 to allow for the gentlemen's club. 12000 S. Doty is zoned as M3-3 allowing for high-impact manufacturing and industrial uses, including extractive and waste-related uses.

All zoning information can be found here: [Zoning Information](#)



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Both 12000 and 12054 S. Doty are located within Cook County's Cal Sag Enterprise Zone. The Calumet Region Enterprise Zone (CREZ) was created to stimulate development in the Chicago Southland region. The Zone combines State & local incentives to assist businesses in locating and/or expanding in these designated areas.

Benefits:

- Incentives are boundary specific
- No case by case approval
- No callback of incentives
- No minimum investment
- Substantial savings on your project in the zone
- 50% discount on local building permit fees
- State of IL gas use tax exemption
- Investment tax credit
- EZ manufacturing & equipment sales tax exemption
- Utility tax exemption

More information can be found here:

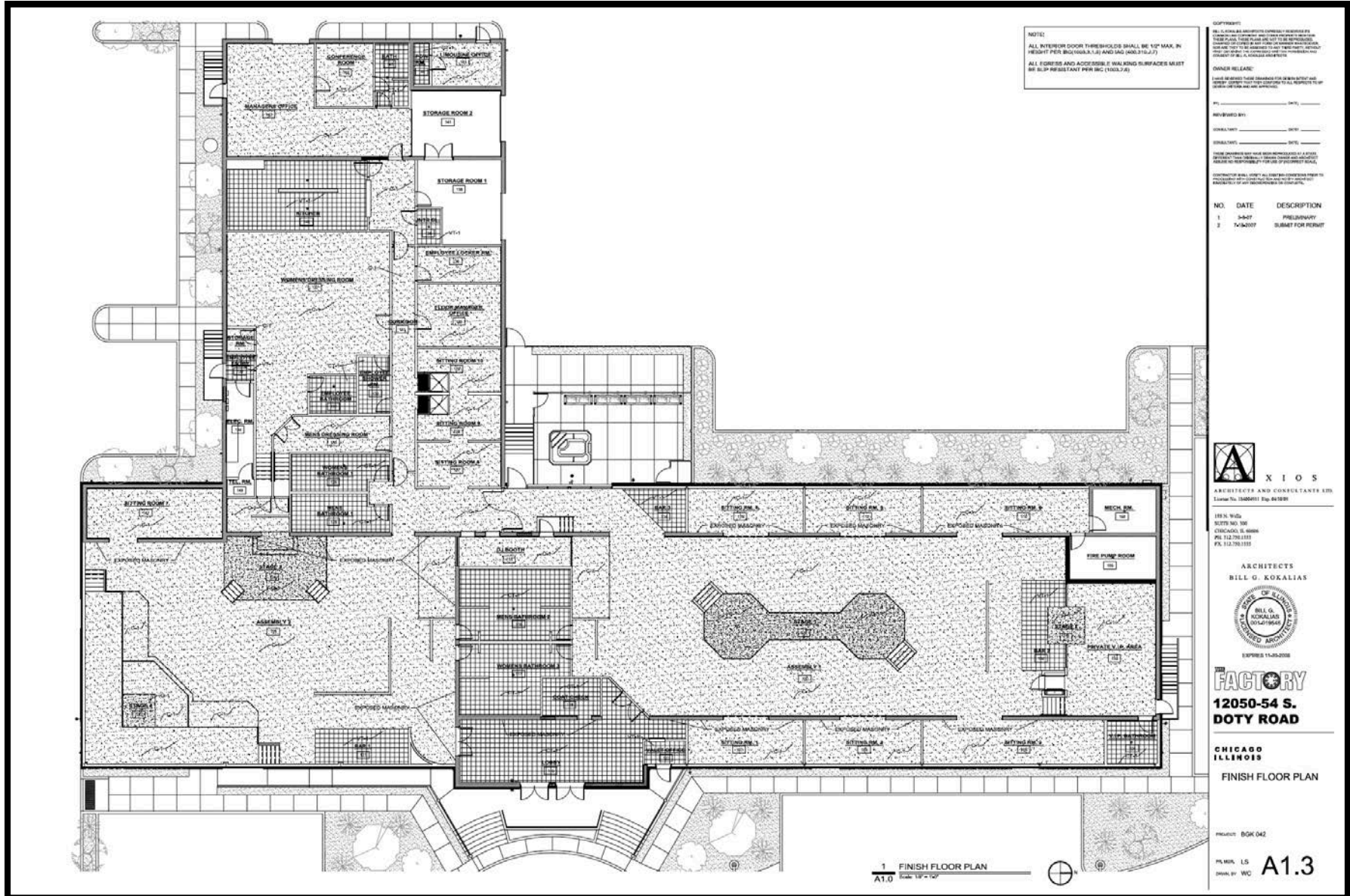


Cal Region EZ



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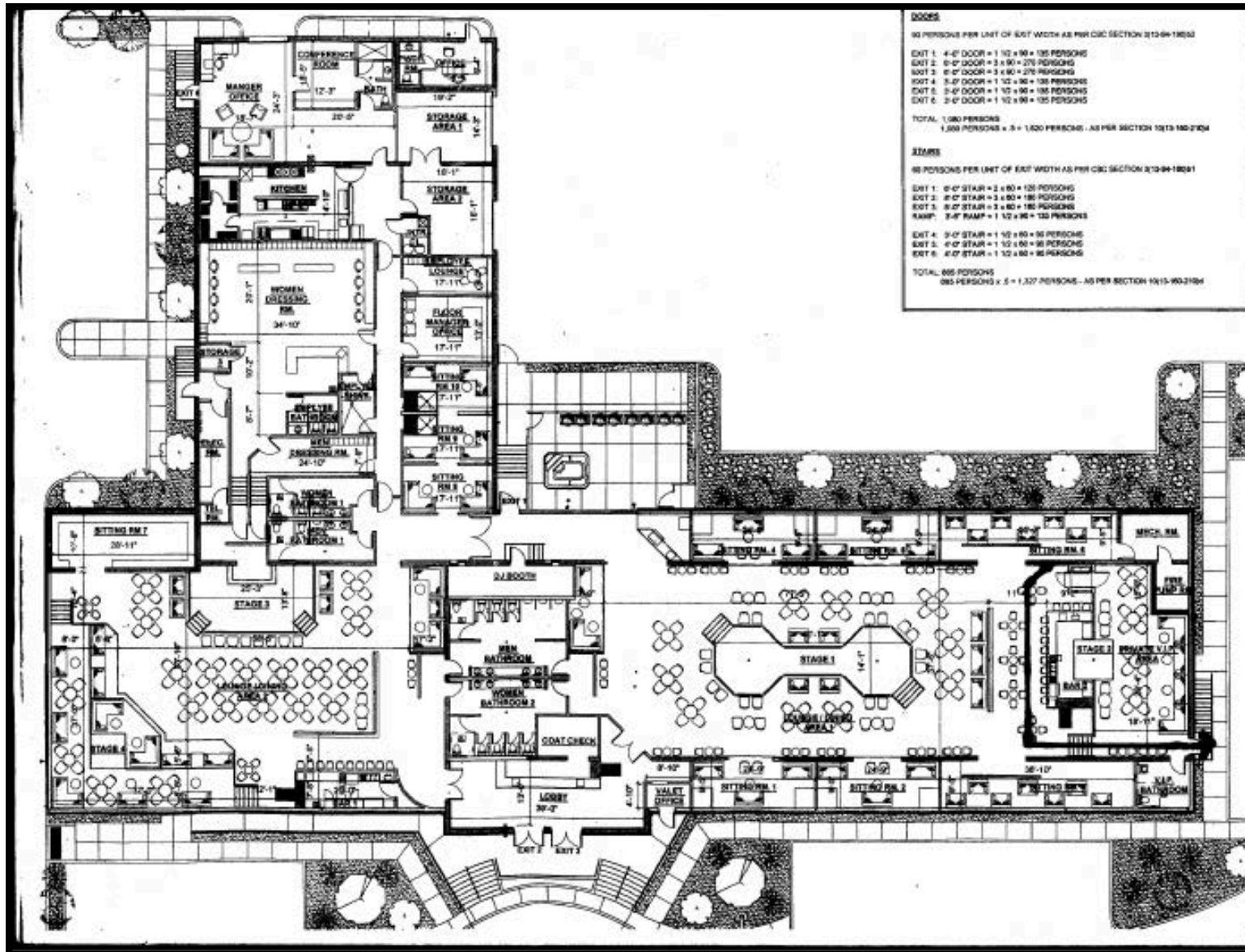
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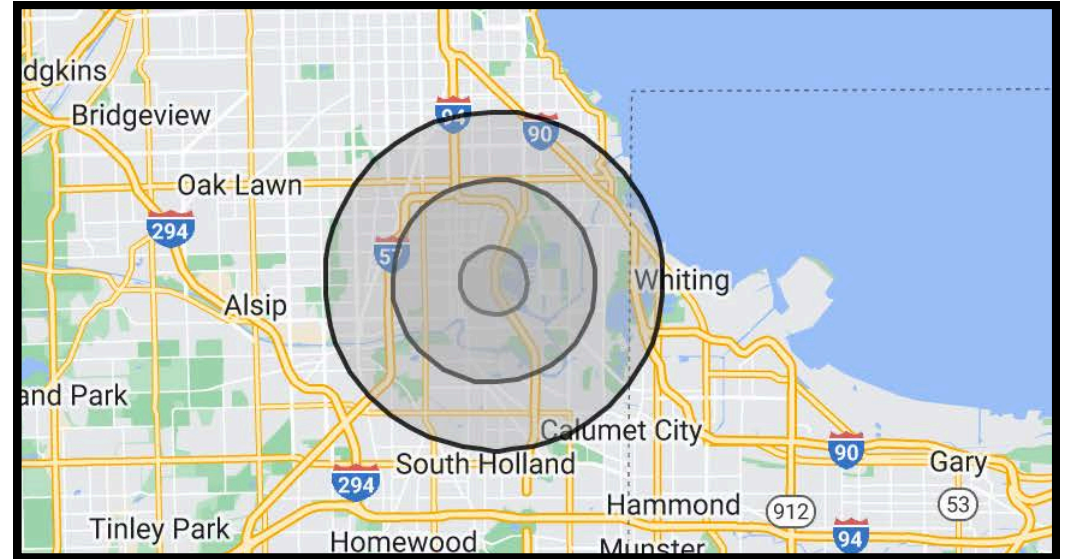
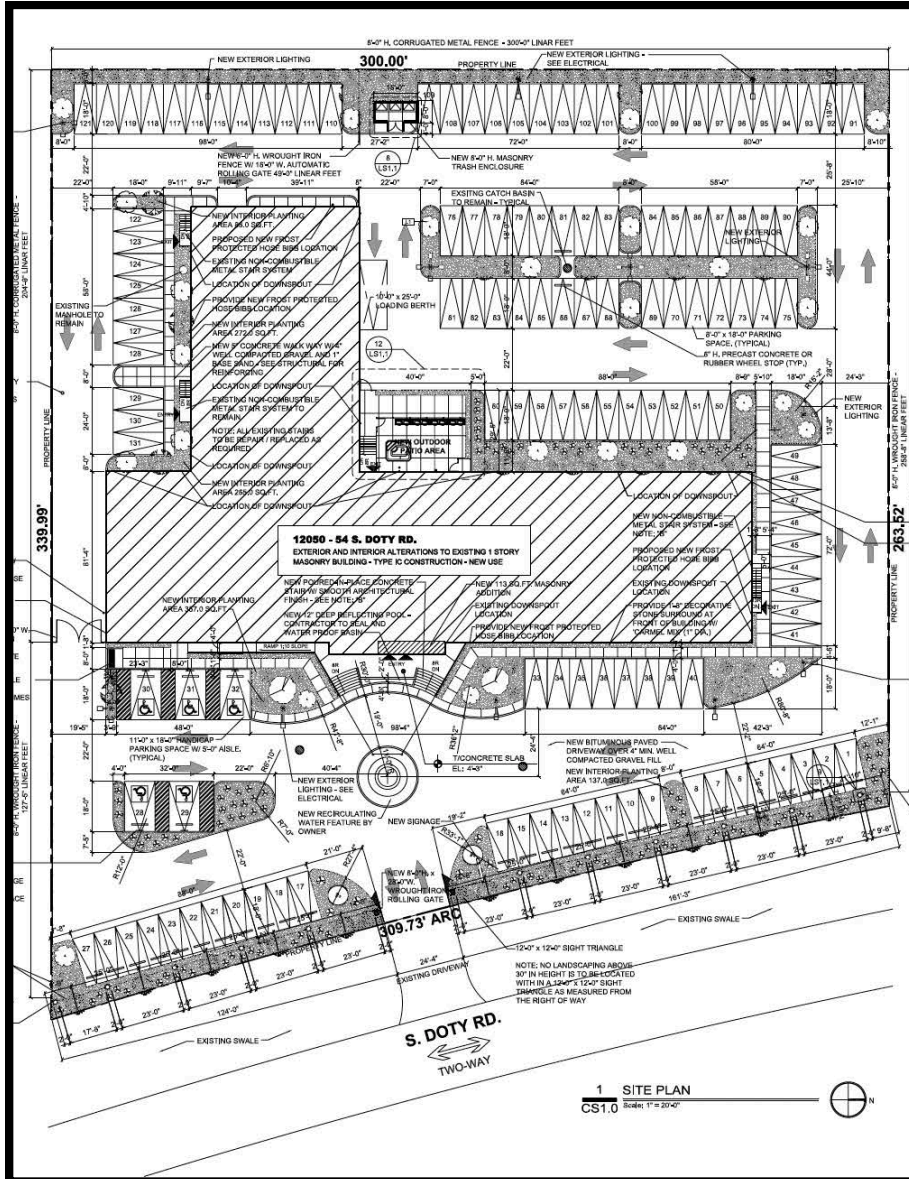
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DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2023 AHI:	\$86,502	\$97,311	\$77,447
2023 POP:	6,135	110,101	368,050
2023 #HHs:	2,112	36,182	127,587

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