



929 Childs St

WHEATON, IL



OFFERING MEMORANDUM

KW COMMERCIAL
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PRESENTED BY:

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929 CHILDS ST

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DETAILS

OFFICE PHOTOS

WAREHOUSE PHOTOS

EXTERIOR PHOTOS

SURVEY

PLANS

Property Summary



PROPERTY DESCRIPTION

Nestled on a 4-acre parcel of land, this brick industrial property features a tastefully updated 29,367 SF two-story office space and over 18,000 SF of warehouse. With its commanding presence and strategic location, this property offers a prime opportunity for businesses seeking a dynamic workspace coupled with ample outdoor storage and parking options. The warehouse boasts (4) 13 foot drive-in doors, and 15' 11.5" ceilings with bar joists that come down to 13'. Adjacent to the warehouse, you'll find modern office space designed to accommodate the administrative needs of any business. With sleek finishes and functional layouts, these offices provide a comfortable and productive workspace for employees, complete with all necessary amenities to support day-to-day operations. Excellent location close to downtown Wheaton with easy access to Roosevelt Rd. Property is owner occupied and will be delivered vacant.

PROPERTY HIGHLIGHTS

- Over 48,000 SF
- 4 acres
- Outdoor parking and storage

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$5,500,000 |
| Lot Size: | 4.014 Acres |
| 2022 Taxes: | \$70,999 |
| Building Size: | 48,030 SF |

DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 5,629 | 85,181 | 339,697 |
| Total Population | 12,834 | 226,225 | 875,779 |
| Average HH Income | \$128,562 | \$119,833 | \$116,672 |



Property Details

Sale Price

\$5,500,000

PROPERTY INFORMATION

| | |
|------------------------|------------------------|
| Property Type | Industrial |
| Property Subtype | Warehouse/Distribution |
| Zoning | M1 |
| Lot Size | 4.014 Acres |
| APN # | 05-17-409-001 |
| Lot Frontage | 498 ft |
| Lot Depth | 350 ft |
| Corner Property | No |
| Traffic Count | 1942 |
| Traffic Count Street | Childs |
| Traffic Count Frontage | 498 |
| Waterfront | No |

PARKING & TRANSPORTATION

| | |
|--------------------------|---------|
| Street Parking | No |
| Parking Type | Surface |
| Parking Ratio | 1.04 |
| Number of Parking Spaces | 50 |

LOCATION INFORMATION

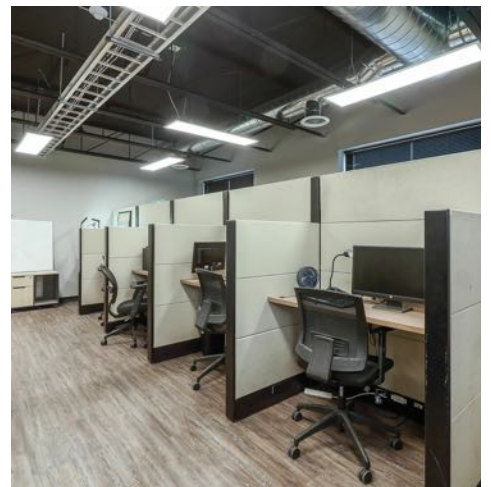
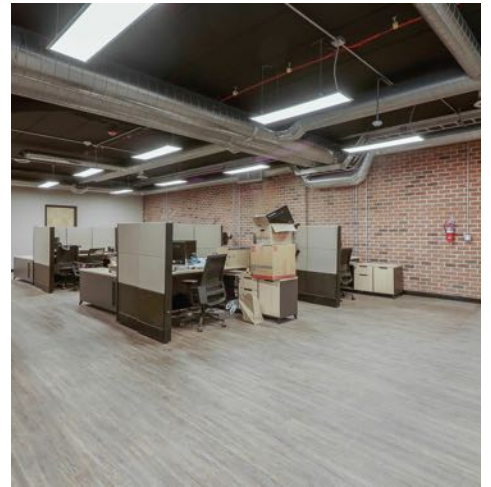
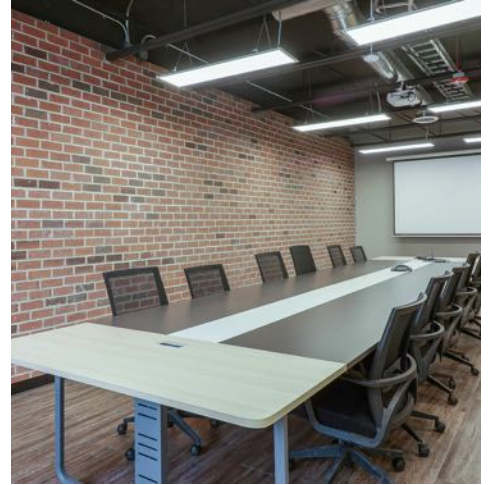
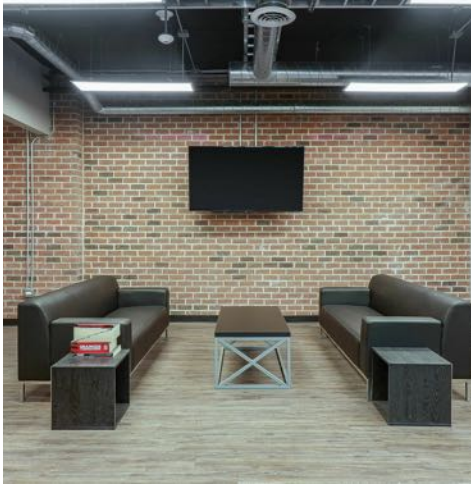
| | |
|---------------------|------------------------------|
| Street Address | 929 Childs St |
| City, State, Zip | Wheaton, IL 60187 |
| County | Dupage |
| Market | Chicago |
| Sub-market | Central Kane / DuPage |
| Cross-Streets | Aurora Way / Childs |
| Township | Milton |
| Range | 10 |
| Section | 17 |
| Side of the Street | North |
| Signal Intersection | No |
| Road Type | Paved |
| Market Type | Medium |
| Nearest Highway | I-355 |
| Nearest Airport | O'Hare International Airport |

BUILDING INFORMATION

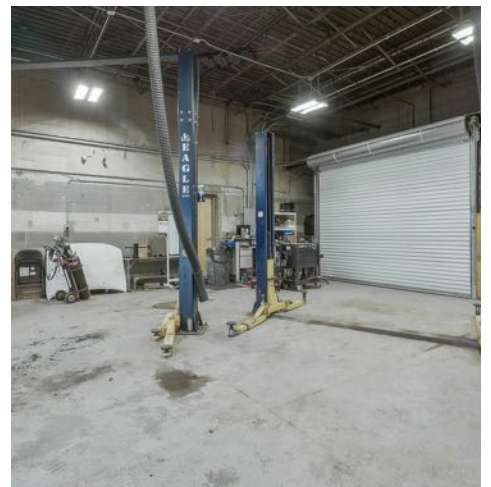
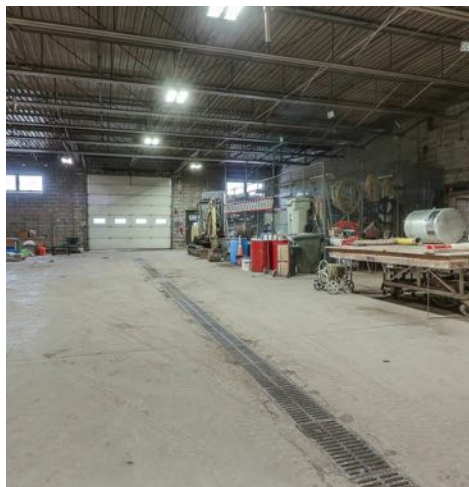
| | |
|---------------------|-----------|
| Building Size | 48,030 SF |
| Occupancy % | 100.0% |
| Tenancy | Single |
| Number of Floors | 2 |
| Year Built | 1990 |
| Free Standing | Yes |
| Number of Buildings | 1 |



Office Photos



Warehouse Photos



Exterior Photos



Plans



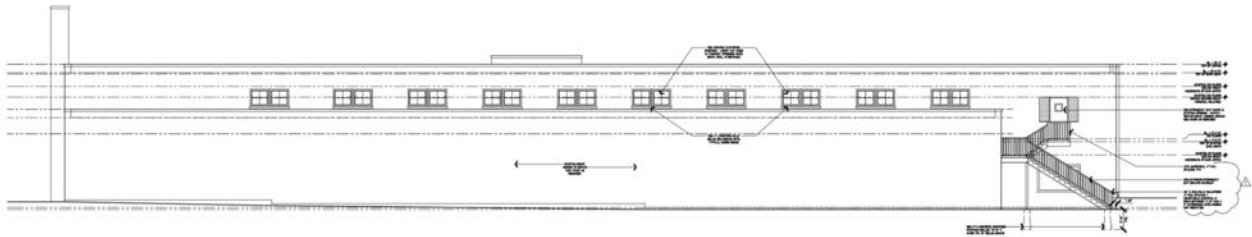
NEW SOUTH ELEVATION

SCALE 1/8"=1'-0"



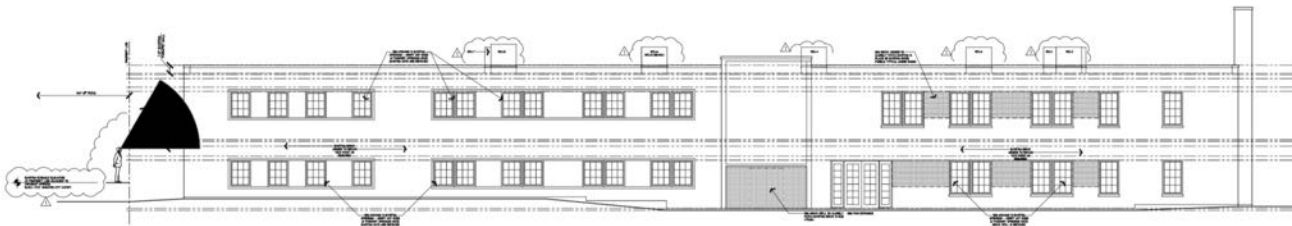
NEW NORTH ELEVATION

SCALE 1/8"=1'-0"



NEW WEST ELEVATION

SCALE 1/8"=1'-0"



NEW EAST ELEVATION

SCALE 1/8"=1'-0"

RESUBMITTAL SET
NOVEMBER 0, 2015



929 CHILDS ST

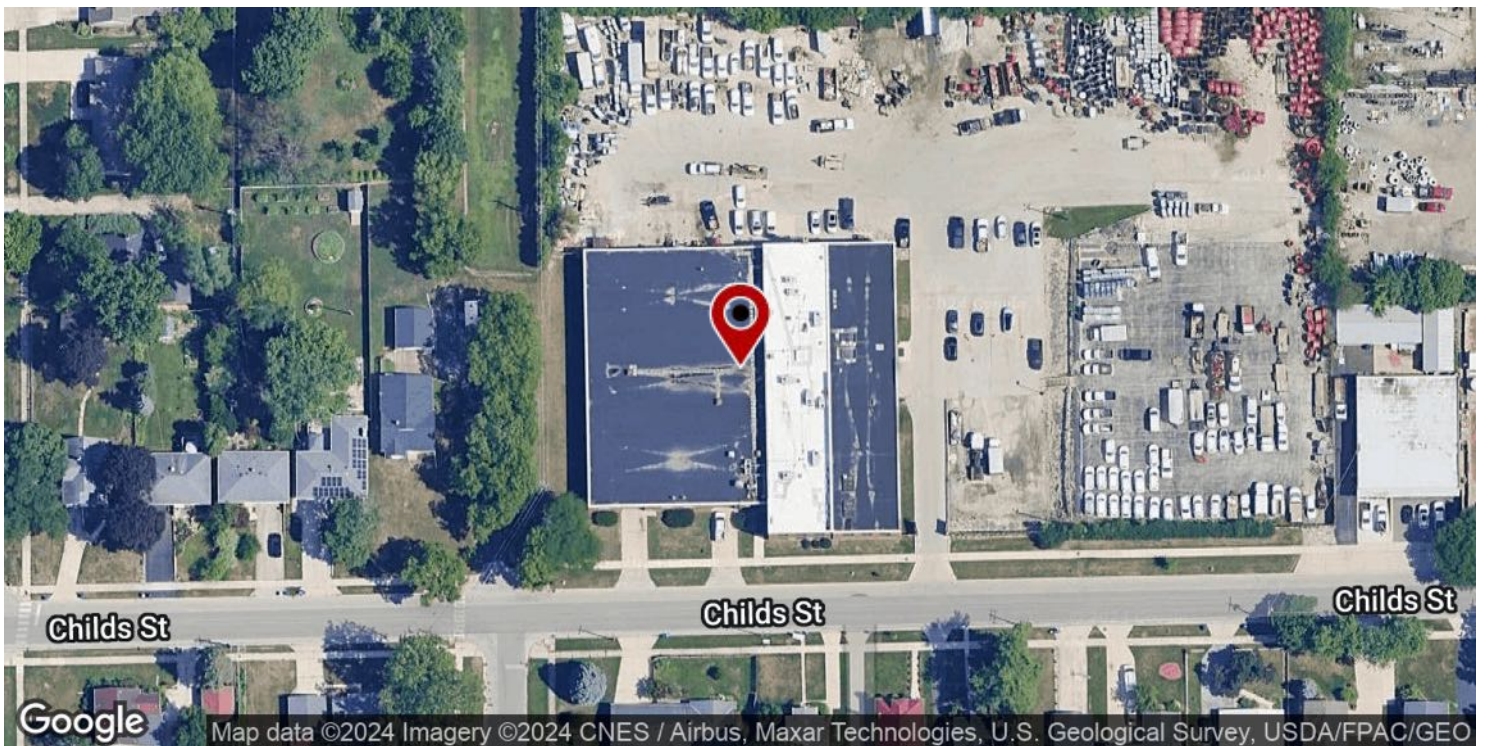
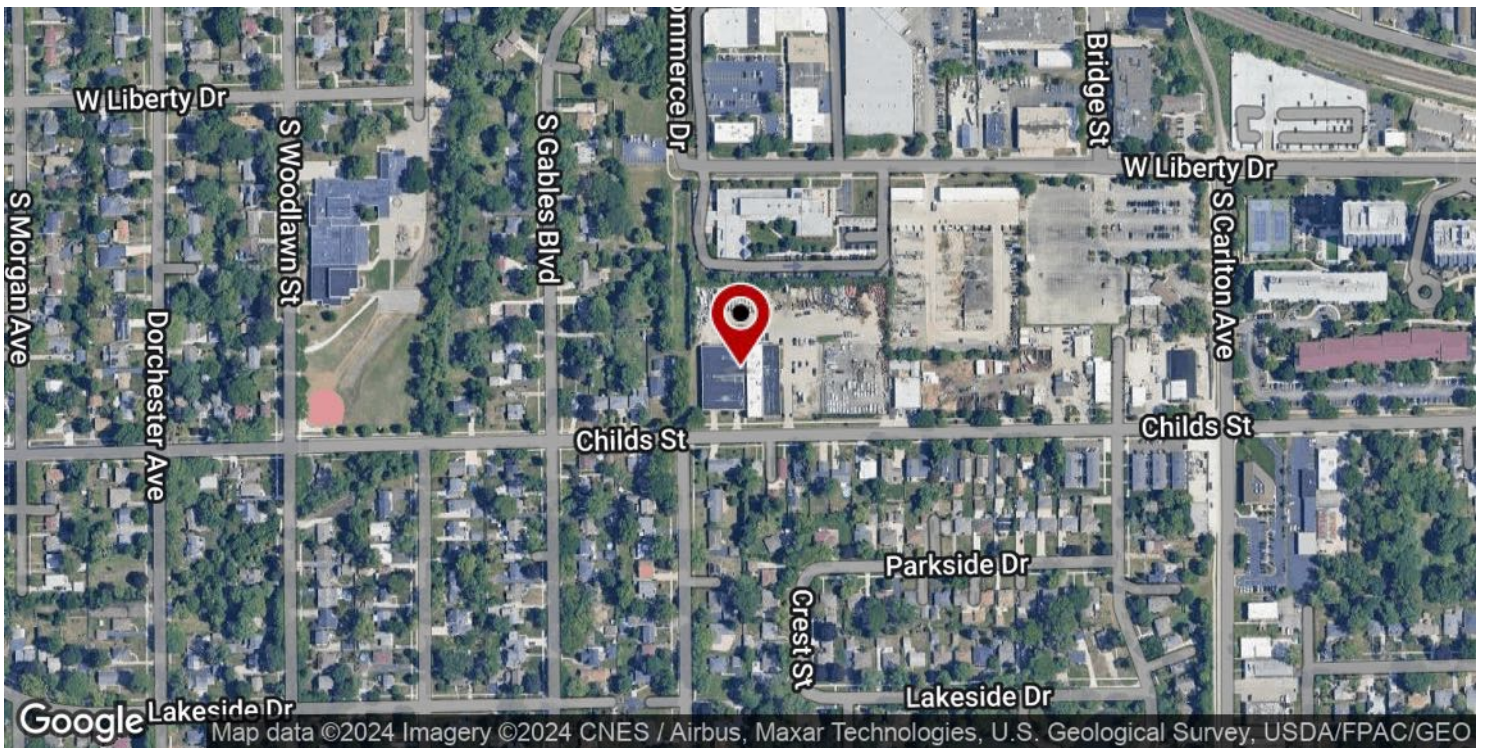
LOCATION INFORMATION

2

LOCATION MAP

RETAILER MAP

Location Map



Retailer Map



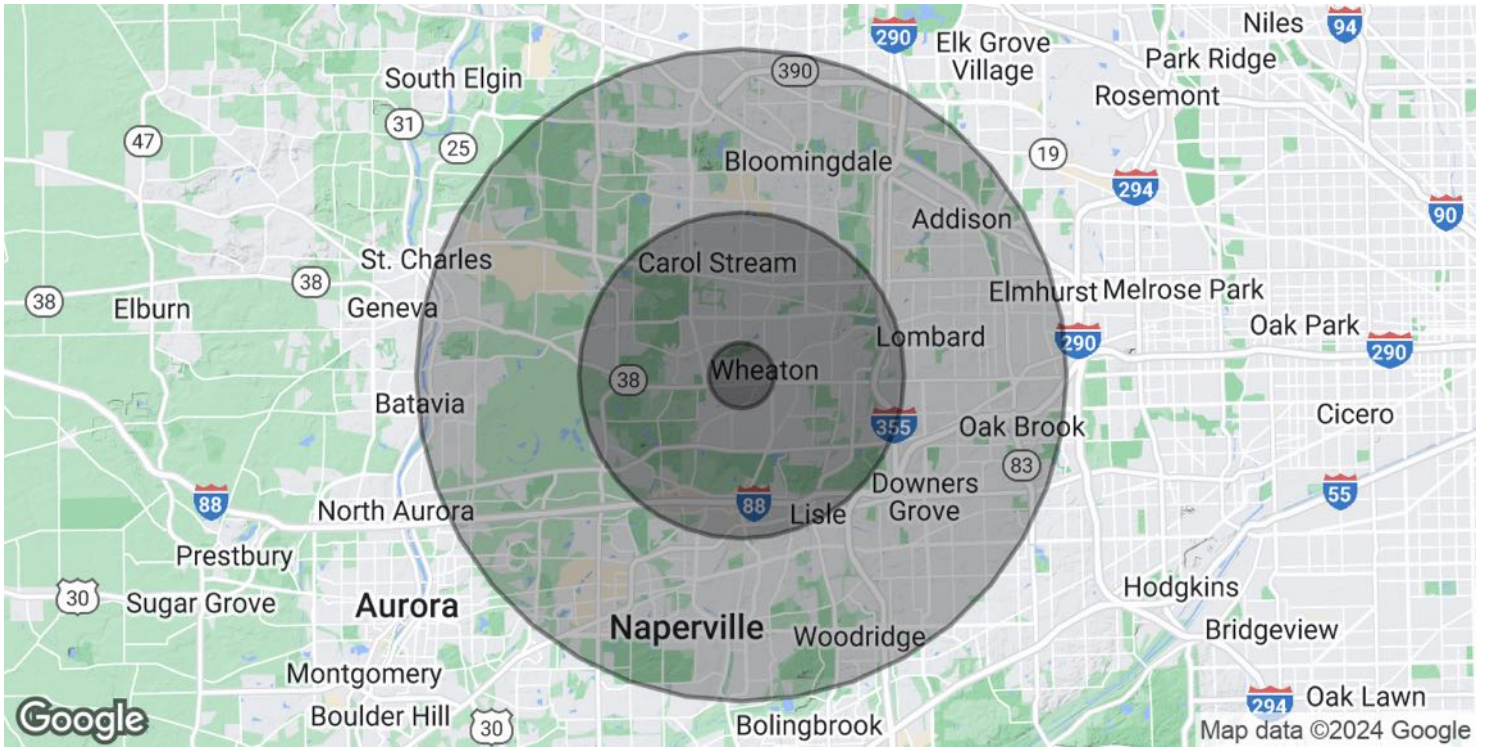
929 CHILDS ST

DEMOGRAPHICS

3

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|---------------|----------------|-----------------|
| Total Population | 12,834 | 226,225 | 875,779 |
| Average Age | 42.0 | 39.4 | 40.1 |
| Average Age (Male) | 40.0 | 38.5 | 39.0 |
| Average Age (Female) | 44.2 | 40.5 | 41.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total Households | 5,629 | 85,181 | 339,697 |
| # of Persons per HH | 2.3 | 2.7 | 2.6 |
| Average HH Income | \$128,562 | \$119,833 | \$116,672 |
| Average House Value | \$349,160 | \$324,691 | \$322,343 |

* Demographic data derived from 2020 ACS - US Census



929 CHILDS ST

ZONING INFORMATION

4

M1 DISTRICT

ARTICLE XXI

M-1 MANUFACTURING DISTRICT

21.1 Permitted Uses

1. Any production, processing, manufacturing, cleaning, servicing, testing, repair or storage of materials, goods, or products, and business offices relating thereto.
2. Any business or commercial establishment that provides supplies and/or service primarily to industrial and manufacturing customers, including building material and lumber yards.
3. Contractors or construction offices and shops.
4. Motor freight terminals not exceeding 30,000 sq. ft. (2,787 sq. m.) in size.
5. Public utility and public service uses, including:
 - a. Bus garages
 - b. Electric substations
 - c. Fire stations
 - d. Utility service substations
 - e. Police stations
 - f. Radio and television transmitting antenna towers
 - g. Industrial spur tracks
 - h. Telephone exchanges and telephone transmissions equipment buildings
 - i. Water filtration plants
 - j. Water pumping stations
 - k. Water tanks and reservoirs
6. Automobile service stations.
7. Tennis clubs.
8. Business and Professional Offices.
9. Cultivation Centers and Dispensing Organizations, as defined by the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act, subject to the condition that those Cultivation Centers and Dispensing Organizations shall be prohibited from also conducting business as a Cannabis Business Enterprise as defined in the Cannabis Regulation and Tax Act (House Bill 1438).

21.2 Special Use Permit Required

Buildings primarily devoted to Religious Worship

Hair Stylists
Kennels

21.3 Bulk Regulations

- A. A maximum height of thirty-five (35) feet (10.67 m.) provided, however, that if the principal building is located more than one hundred (100) feet (30.48 m.) from the nearest lot line, the maximum height may exceed thirty-five (35) feet (10.67 m.) by one (1) foot (.305 m.) for each five (5) feet (1.52 m.) by which the distance between the principal building and the nearest lot line exceeds one hundred (100) feet (30.48 m.) but in no event shall the height exceed fifty (50) feet (15.24 m.).
- B. A minimum front yard and side yard abutting a street of twenty-five (25) feet.
- C. Transitional Setbacks:
 - a. Where a side, front or rear lot line coincides with an adjacent Residential District, then a side yard will be provided along such side lot line that is equal to or greater than the height of the principal building but not less than what is otherwise required.

21.4 Standards. All of the property located in this district is subject to the general standards and regulations of this ordinance. To conserve space these standards and regulations have not been reprinted in the regulations for each district. Property located in this district is also subject to the following additional standards:

- A. All operations, activities, and storage shall be conducted wholly inside a building, or buildings, except that storage may be maintained outside a building in a side yard or rear yard if no part of the storage is less than fifteen (15) feet (4.57 m.) from any lot line of the lot on which the use is located, and such storage area is screened from public streets and adjoining property (except property located in the Manufacturing District).
- B. If a lot in this district adjoins a Residential District, screening shall be provided at the lot line sufficient to protect on a year-round basis the privacy of the adjoining uses.
- C. Exterior lighting fixtures shall be shaded wherever necessary to avoid excessive glare upon property located in any Residential District or upon any public street or park.
- D. No building shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- E. All premises shall be furnished with all-weather hard-surface walks and, except for parking areas, the grounds shall be planted and landscaped.

F. All new buildings, structures, and permitted uses in this district shall require site plan and architectural approval.