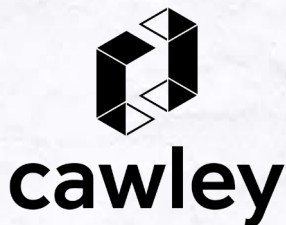


OFFERING MEMORANDUM

1001 N HOMAN AVE. HUMBOLDT PARK

WAREHOUSE & OUTDOOR STORAGE / PARKING LOT



ZACH PRUITT
Managing Broker, Principal
(312) 766-4289
zpruitt@cawleychicago.com

BRAYDEN SCHIFF
Associate
(630) 869-0919
bschiff@cawleychicago.com

ROBYN LYNN
Licensed Business Manager
(630) 810-1768
rlynn@cawleychicago.com

PROPERTY SPECIFICATIONS

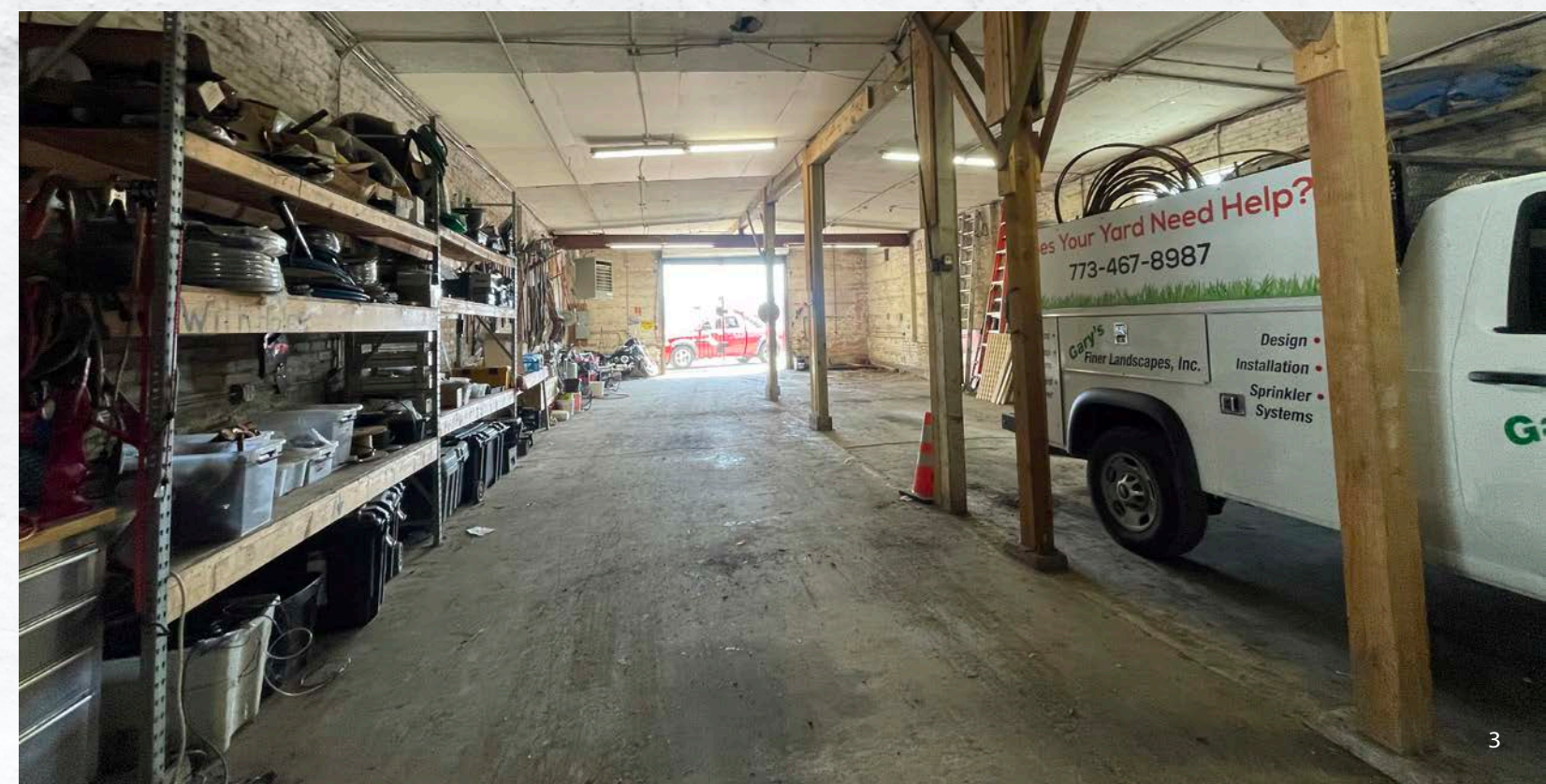
Property Address:	1001 N. Homan Ave. Chicago, IL 60651
Parcel ID Numbers:	16-02-428-002-0000 16-02-428-003-0000 16-02-428-006-0000 16-02-428-004-0000
Total Building Area:	~4,200 Sq. Ft.
Total Office Area:	~1,000 Sq. Ft. (Second Story)
Total Land Area:	19,264 Sq. Ft. (0.44 Acres)
Frontage:	194' on W. Augusta Blvd. 200' on N. Homan Ave.
Loading:	One (1) Drive in Door
Column Spacing:	14'4" N/S x 9'8" E/W
Warehouse:	11' Underside of Beams 13'5" Floor to Ceiling
Office:	7'8" Floor to Ceiling
Zoning:	MI-1 Limited Manufacturing/Business Park District
Property Taxes (2022):	\$22,373
Asking Price:	Subject to Offer



- ✓ ALLOWS FOR A VARIETY OF USES
- ✓ TRUCK & TRAILER PARKING / OUTDOOR STORAGE
- ✓ DIRECT ACCESS TO HOMAN & AUGUSTA BUS ROUTE STOP
- ✓ 20% BUILDING:LAND RATIO

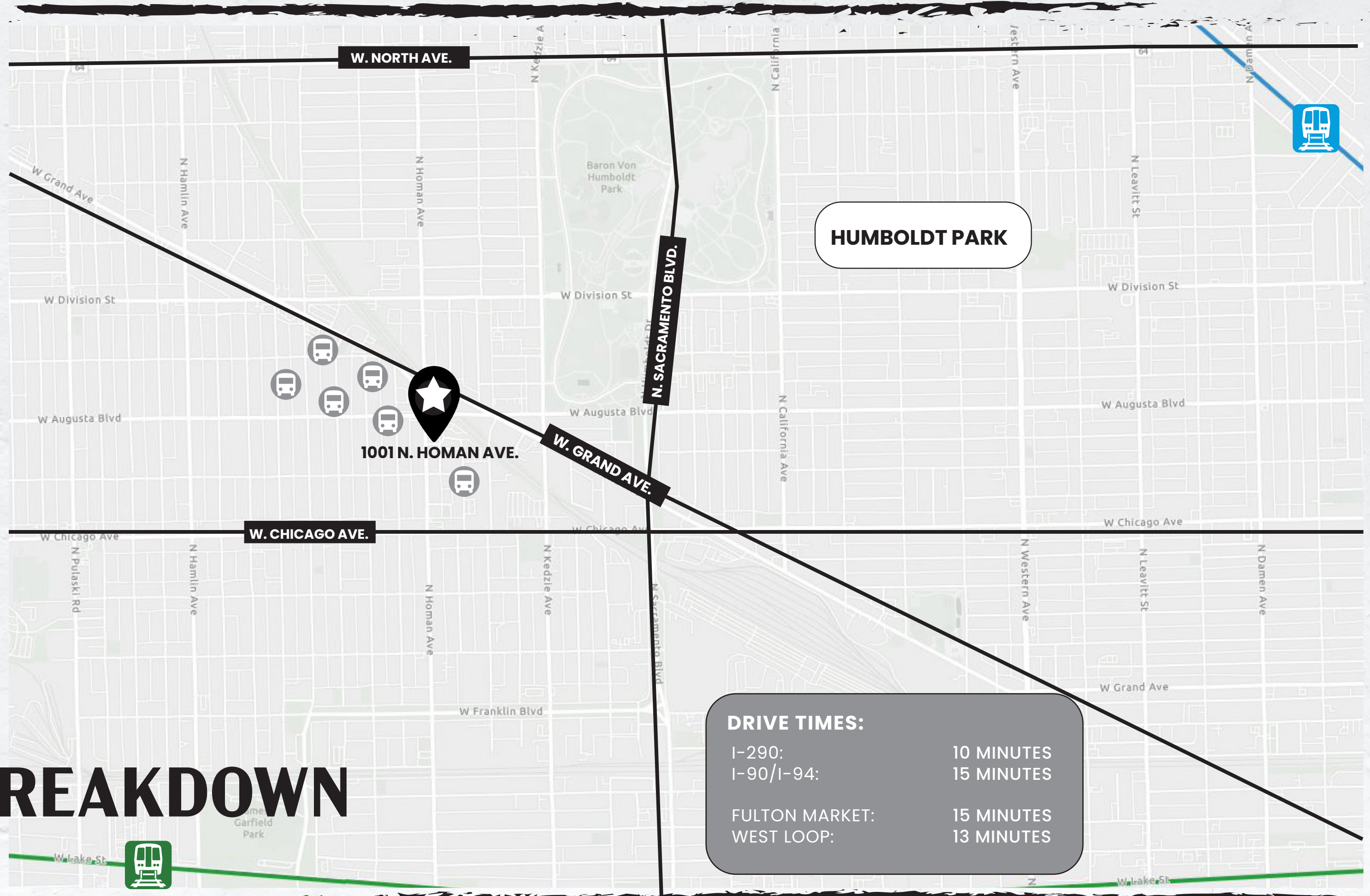
GEOGRAPHICALLY-BASED INCENTIVES

Qualified HubZone
Division/Homan TIF & SBI District
Invest Southwest
Qualified Investment Area
Eligible for Large Neighborhood Opportunity Fund & Build Community Wealth Bonus

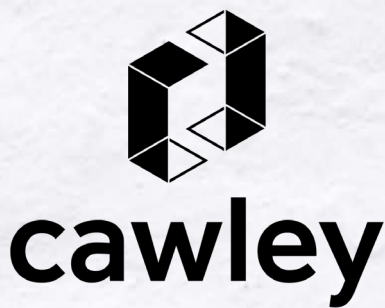


N E I G H B O R H O O D

B R E A K D O W N



DRIVE TIMES:	
I-290:	10 MINUTES
I-90/I-94:	15 MINUTES
FULTON MARKET:	15 MINUTES
WEST LOOP:	13 MINUTES



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