



SALE

Warehouse | Office |
Residential | Yard
for Sale SBA HubZone
and Incentives

**16030 PARK AVENUE (16022 & 16029 LOOMIS
AVENUE)**

Harvey, IL 60428

PRESENTED BY:

KAREN KULCZYCKI, CCIM

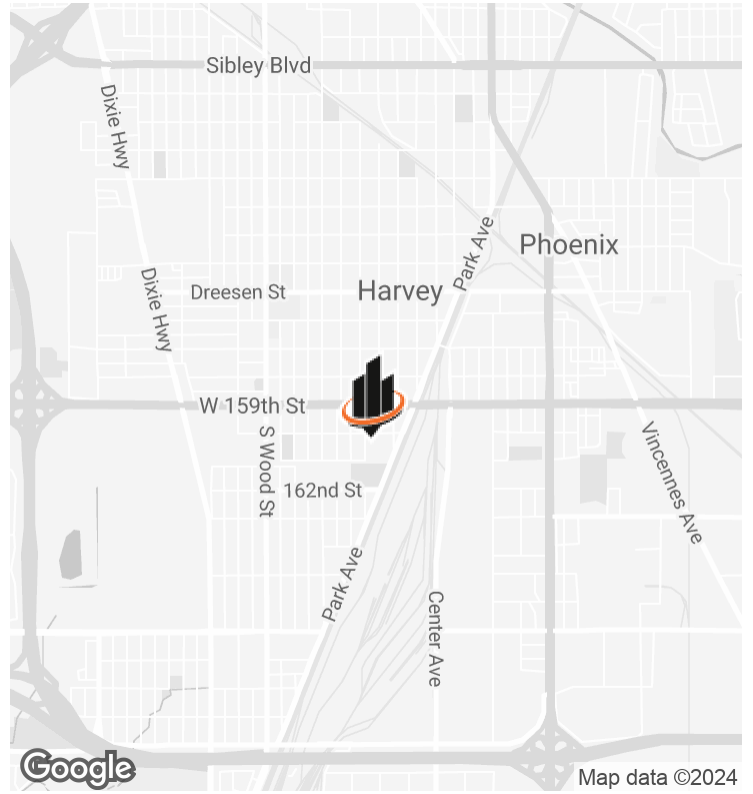
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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|---------------------|
| SALE PRICE: | \$1,295,000 |
| BUILDING SIZE: | 26,000 SF |
| LOT SIZE: | 4.56 Acres |
| PRICE / SF: | \$49.81 |
| RENOVATED: | 1974 |
| ZONING: | Light Manufacturing |
| SUBMARKET: | South Suburban |
| APN: | 45 Multiple PIN's |

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 16030 Park Avenue (16029 Loomis Avenue) a ±21,000 SF Warehouse, ±3,750 SF Garage and Machine Shop, ±1,100 SF Office with basement, 2- ±1,075 SF Residential Homes, and Storage Shed on ±4.46 AC Fenced Yard in Harvey, Illinois. Operating as Harvey Cement Products formed in 1947 manufacturing and providing concrete structural bricks, cast stone, and masonry products. The warehouse has heavy power (600 V, 3-phase), 12'x14' DID, clear height from 14' to 20', floor drain, radiant heat. Zoned Light Industrial and close to I-294 and the Chicago Intermodal Railroad Ramp. Many incentives opportunities include SBA Hubzone, Cal-Sag Enterprise Zone, Opportunity Zone, and Thornton Township Class 8 Tax Reduction

PROPERTY HIGHLIGHTS

- ±26,000 SF Warehouse, Office
- 2 Residential Homes and Storage Shed
- ±4.56 AC Fenced Yard | Outside Storage
- 5- DID | 4- 12'x14', 1- 8'x8'
- Clear Height 14' to 20'
- Zoned Light Industrial | Heavy Power

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OFFICE AND RESIDENTIAL PHOTOS



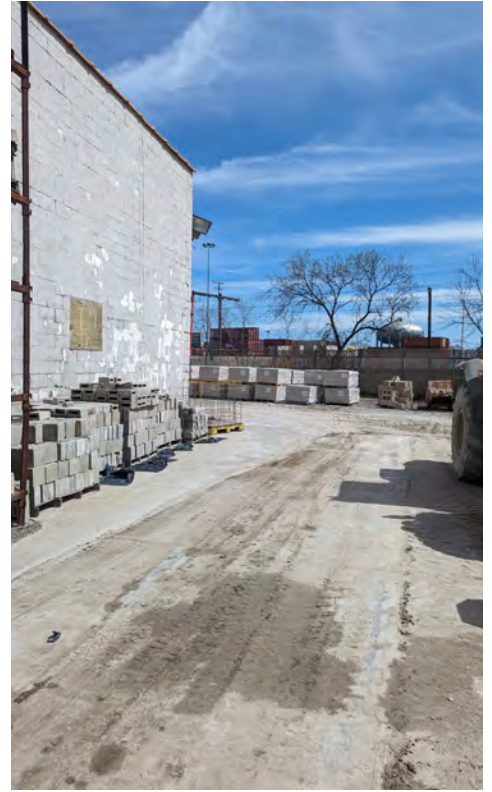
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WAREHOUSE PHOTOS



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YARD PHOTOS



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TRAFFIC COUNT AND RETAIL AREA



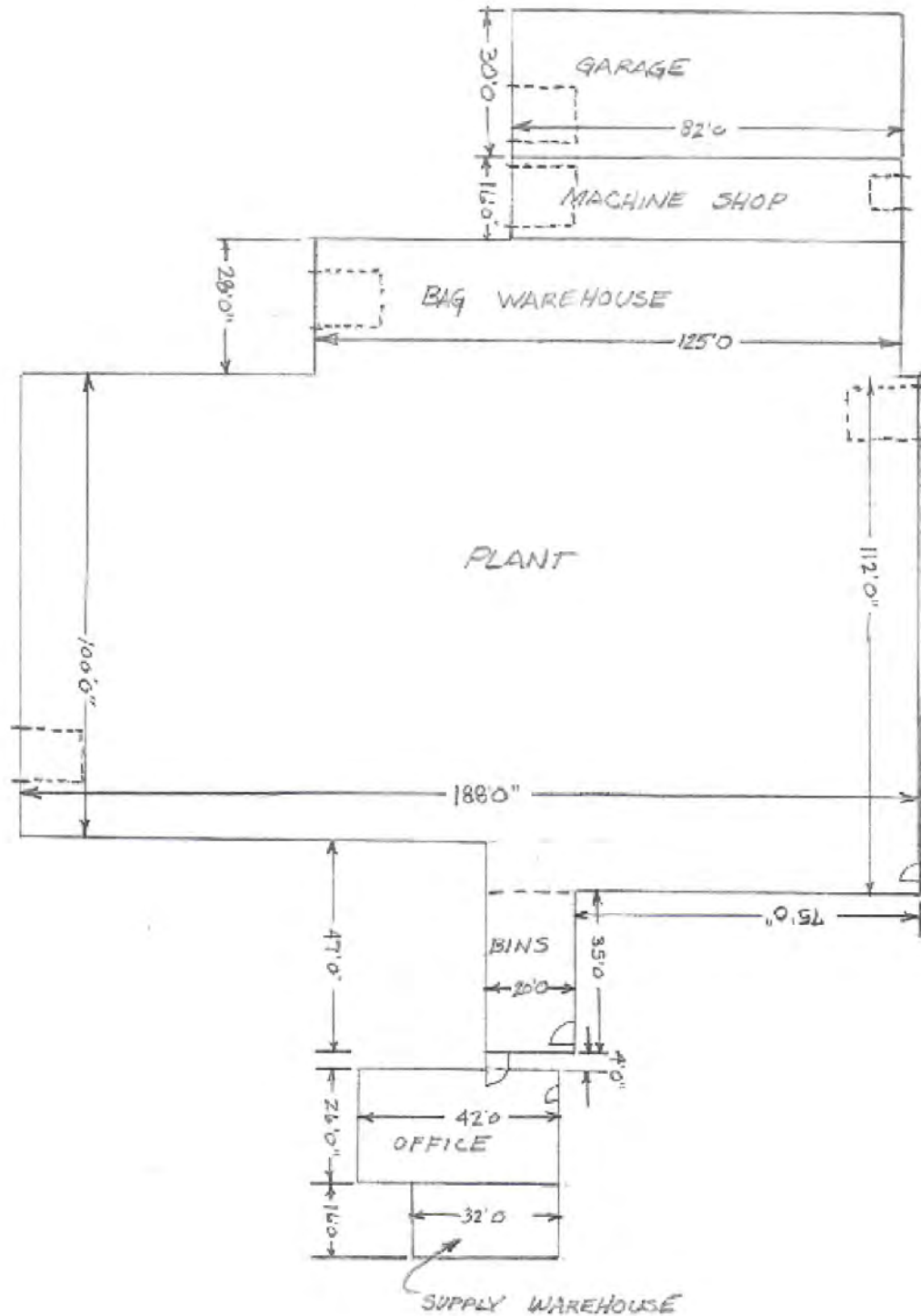
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AERIAL PHOTO



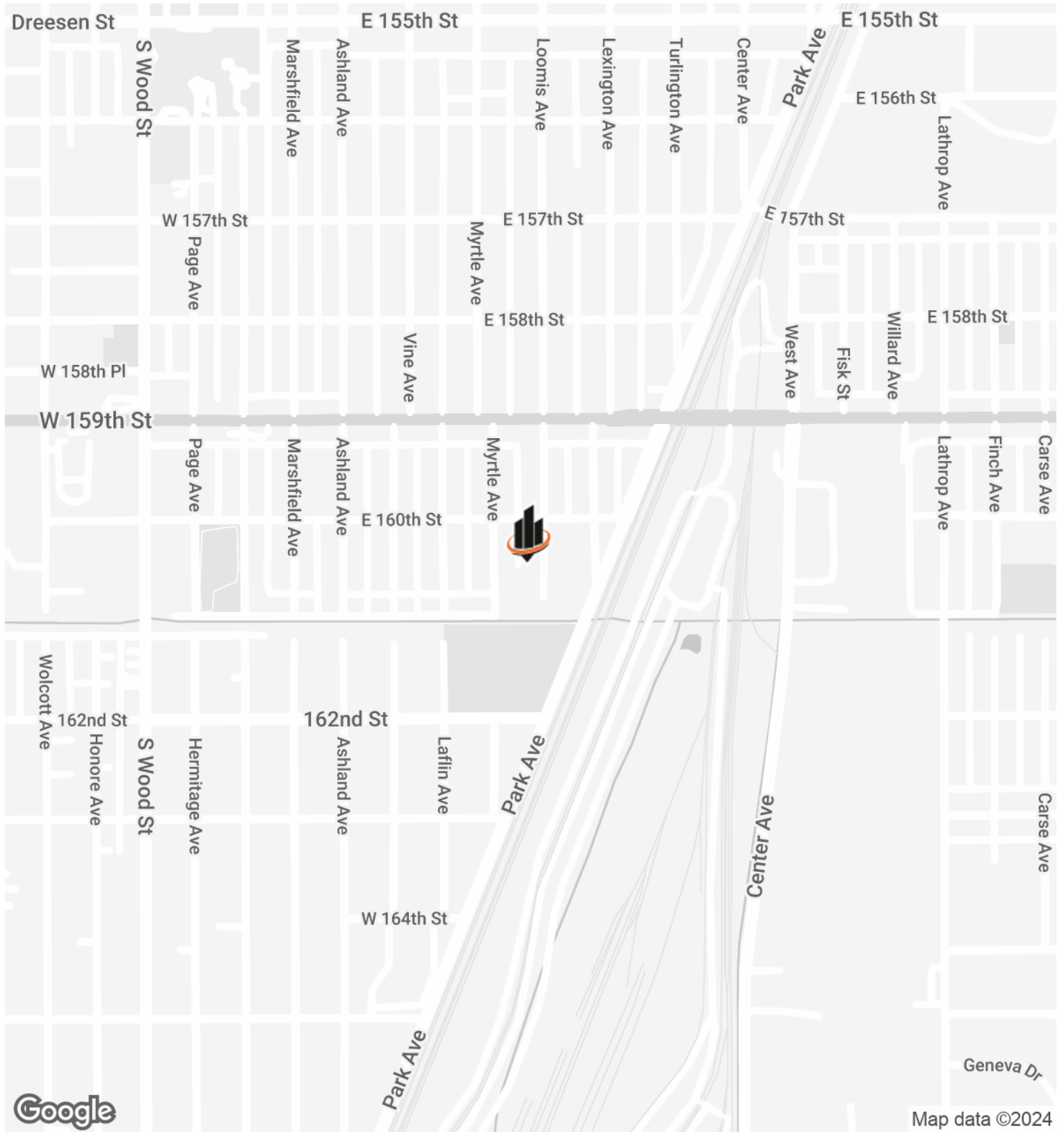
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FLOOR PLAN



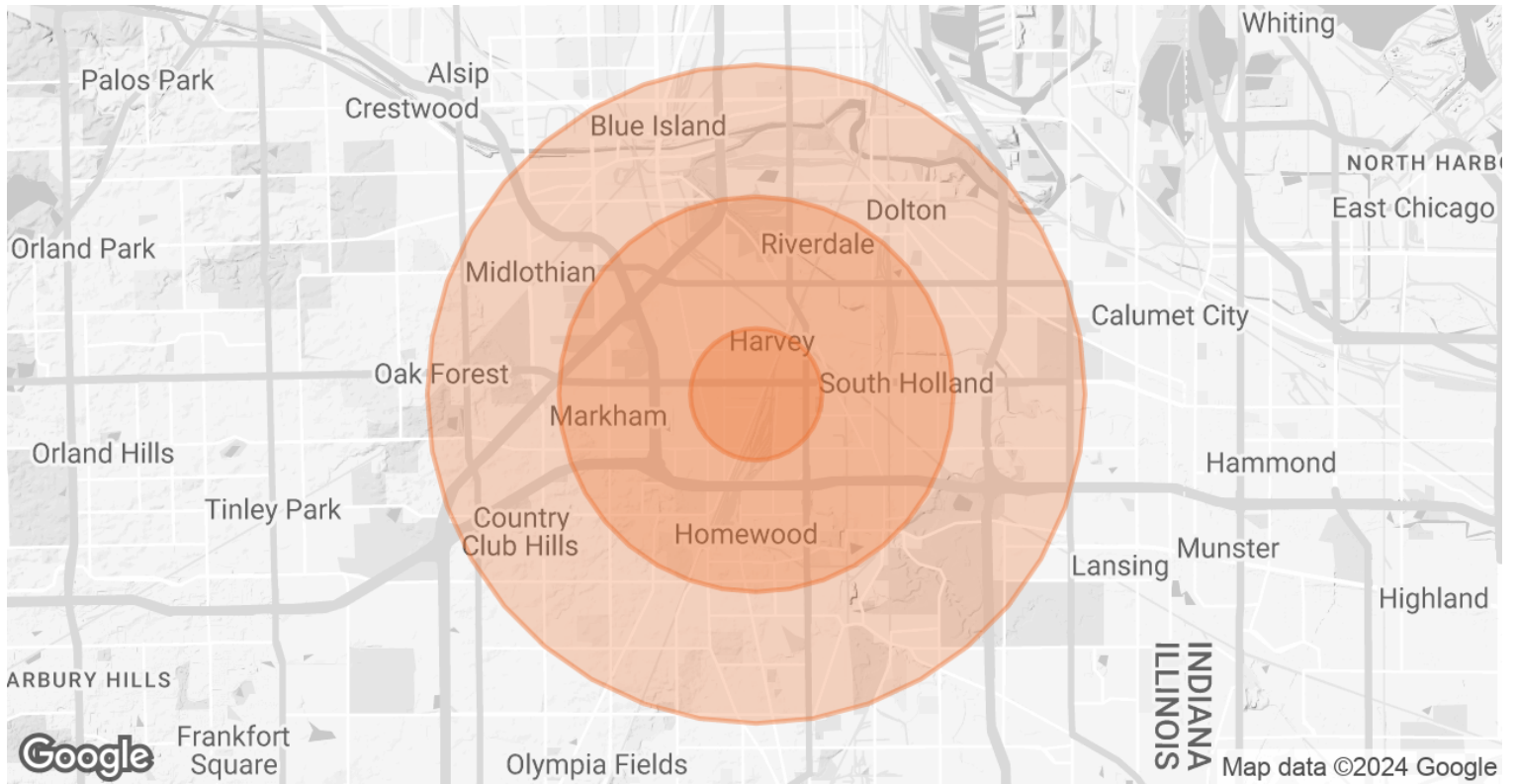
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 8,546 | 76,374 | 230,511 |
| AVERAGE AGE | 39 | 40 | 41 |
| AVERAGE AGE (MALE) | 37 | 38 | 39 |
| AVERAGE AGE (FEMALE) | 40 | 42 | 42 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 2,951 | 27,863 | 86,188 |
| # OF PERSONS PER HH | 2.9 | 2.7 | 2.7 |
| AVERAGE HH INCOME | \$64,859 | \$73,864 | \$82,268 |
| AVERAGE HOUSE VALUE | \$146,645 | \$156,687 | \$183,709 |

Demographics data derived from AlphaMap

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