

LEASE
**10th Ave Industrial
Space**

119 N 10TH AVE
Melrose Park, IL 60160

PRESENTED BY:

DEREK GONSCH

O: 312.676.1864

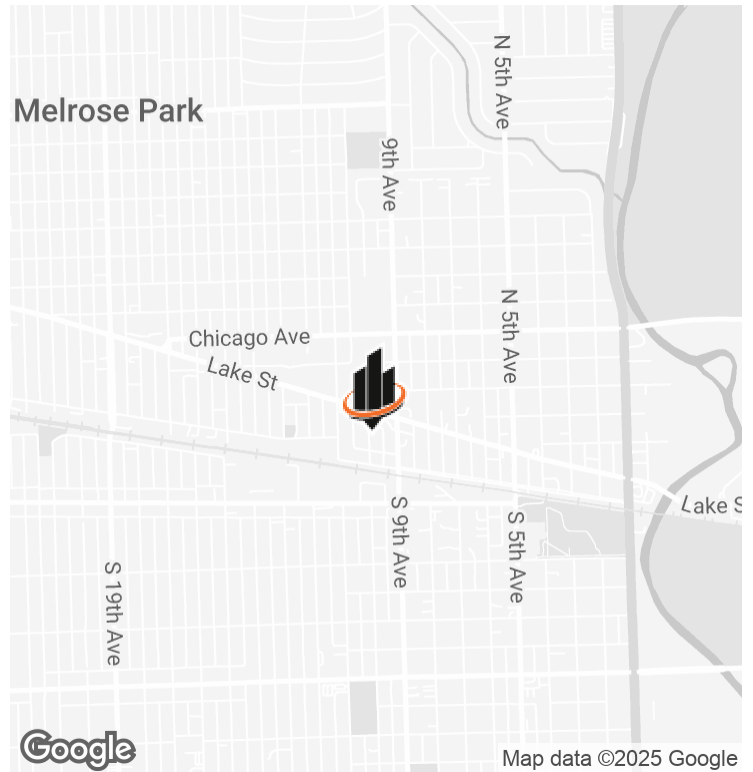
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PROPERTY SUMMARY



LOCATION DESCRIPTION

Located just south of Lake St and 10th Ave, the property is on the east side of the street. Close proximity to I-290 Expressway, North Ave, and Mannheim Rd.

OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (MG)
AVAILABLE SF:	5,000 SF
LOT SIZE:	6,345 SF
ZONING:	G
YEAR BUILT:	1968
UTILITY RESPONSIBILITY:	Gas/Electric/Water

PROPERTY DESCRIPTION

SVN Chicago proudly presents this exceptional industrial space available for lease in business-friendly Melrose Park. This industrial space is perfect for light industrial, manufacturing, and warehouse distribution and can be supplemented by the number of surrounding industrial businesses. Located just off of Lake Street, minutes from I-290 Expressway, and near the railroad.

Functional Spaces like this move quickly. Please reach out to your SVN Advisors for more information or to schedule a showing.

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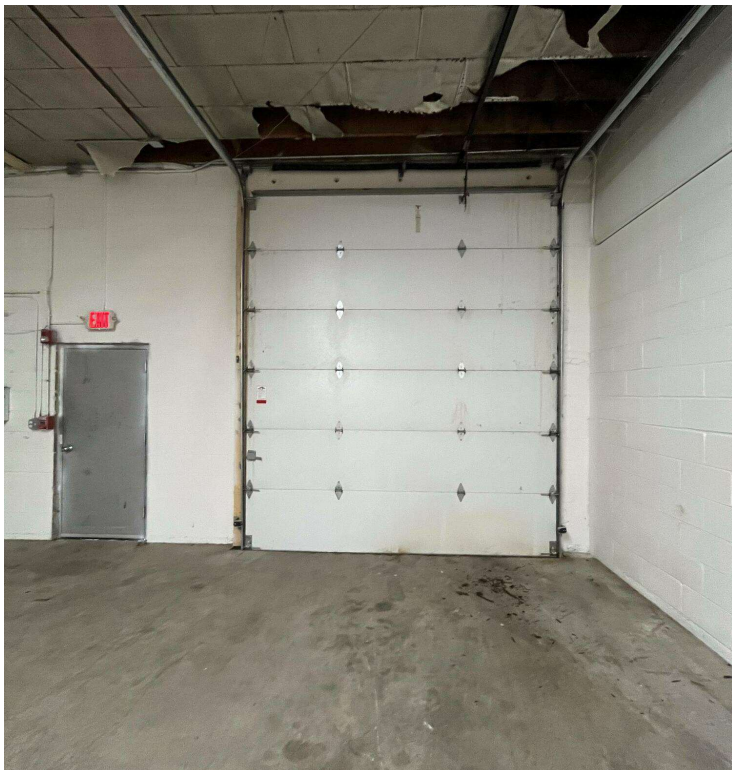
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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Open Warehouse
- Office Space With 2 Private Offices
- 3 Bathrooms
- 1 Loading Dock
- 1 Drive-In Door (10' x 12')
- Kitchenette
- New Furnaces
- 14' Ceiling Height
- 200 Amp Breakers
- 5 Year Old Roof
- 4-5 Parking Spaces In Rear



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ADDITIONAL PHOTOS



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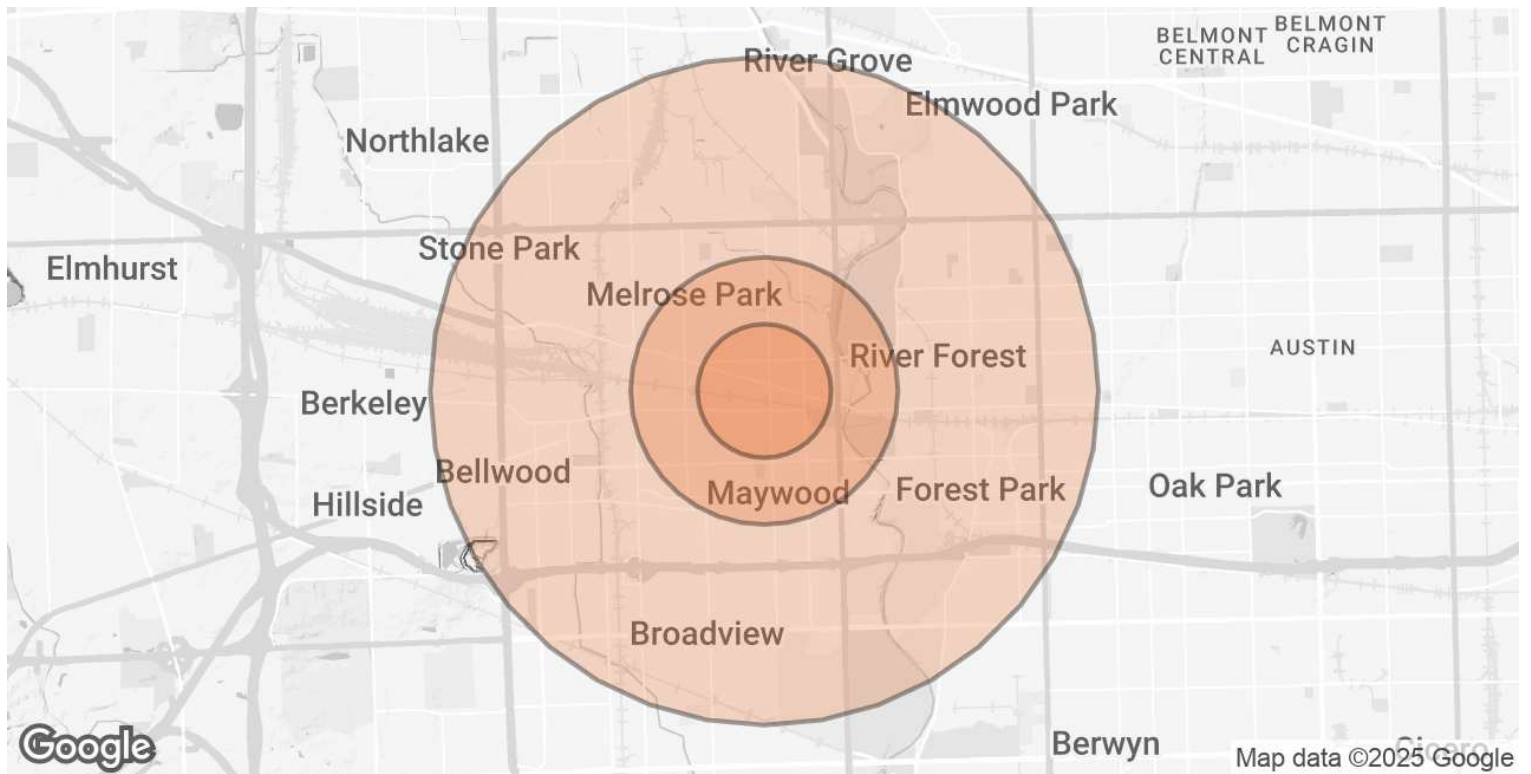
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2.5 MILES
TOTAL POPULATION	7,304	27,651	119,268
AVERAGE AGE	36	38	41
AVERAGE AGE (MALE)	35	37	39
AVERAGE AGE (FEMALE)	37	39	42
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2.5 MILES
TOTAL HOUSEHOLDS	2,244	9,074	45,227
# OF PERSONS PER HH	3.3	3	2.6
AVERAGE HH INCOME	\$87,635	\$93,841	\$109,429
AVERAGE HOUSE VALUE	\$260,864	\$284,780	\$347,627

Demographics data derived from AlphaMap

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ALL ADVISOR BIOS



Derek Gonsch

Associate Advisor
SVN | Chicago Commercial

Derek Gonsch is an experienced associate advisor with SVN specializing in sales and leasing for retail, office, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce.

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David Pernice

Vice President
SVN | Chicago Commercial

David Pernice is a vice president for SVN | Chicago Commercial, specializing in the sale and leasing of industrial property in Northern DuPage County, the O'Hare area, and the City of Chicago. With over fourteen years of commercial real estate experience, Pernice has secured numerous transactions and a career sales volume of over \$200 million.

Before joining SVN, Pernice served as a senior associate for Transwestern Commercial Real Estate in Rosemont, Illinois. His services included owner representation, tenant representation, build-to-suits, site acquisition, and investment acquisition and disposition. Previously, Pernice served as a senior project manager for Metro Wave, Inc., where he managed and completed new and existing commercial and industrial development projects throughout the Chicagoland area. In 2020, he served as Chairman of the Board of Biznet Business Networking of the Western Suburbs.

Pernice earned a bachelor of arts in Communications Management and a minor in Marketing from the University of Dayton in Ohio. In his free time, Pernice enjoys time with his family, golfing, and sailing on Lake Michigan.

AWARDS

- * Transwestern Industrial Broker Rising Star Award - 2016
- * SVN | Chicago Commercial Centurion Club - 2020

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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