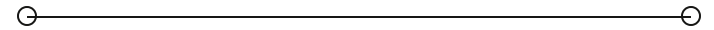


SALE / LEASE

6,000 SF Single Tenant Industrial Building **\$750,000**

1520 HANNAH AVENUE

Forest Park, IL 60130



PRESENTED BY:

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PROPERTY & OFFERING SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$750,000
LEASE RATE:	\$9.75 SF/yr (NNN)
TAXES (2023):	\$24,804
LOT SIZE:	0.29 Acres
BUILDING SIZE:	6,000 SF
ZONING:	I-2
COUNTY:	Cook
PROPERTY PINS:	15-24-213-025-0000 15-24-213-017-0000

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PROPERTY DESCRIPTION

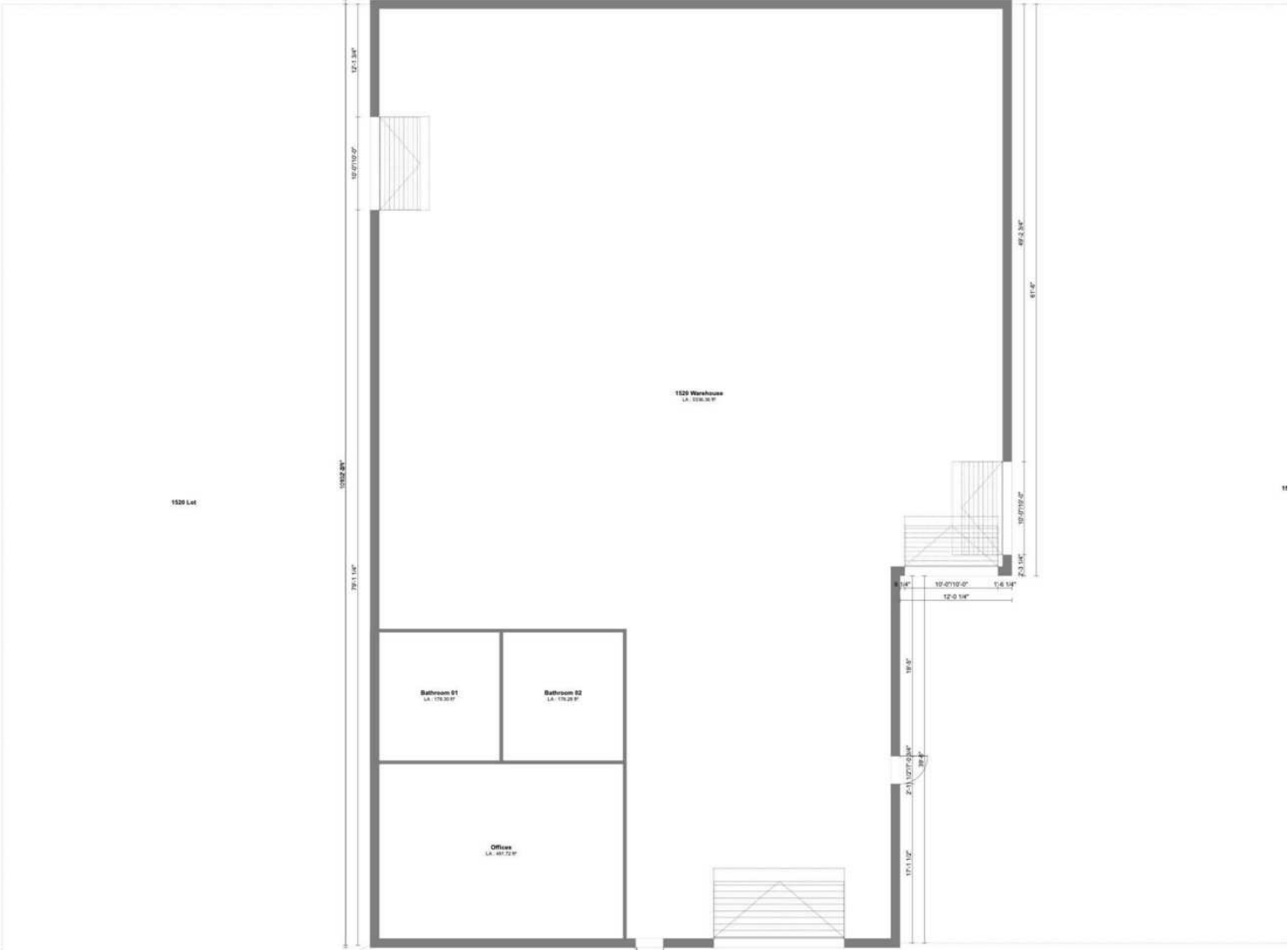
1520 Hannah is a 6,000 SF single-story, single-tenant industrial building. The property sits on 0.29 acres and includes 4,500 square feet of yard space with parking. The building is approximately 90% warehouse with minimal office located at the front. The building next door, 1540 Hannah Ave, is also available for sale and the properties can be purchased together or separately.

The property is accessed via Harlem Avenue and 16th Street. It is approximately 1 mile to the I-290 interchange and 18 miles from the O'Hare Market.

PROPERTY HIGHLIGHTS

- 4 Drive-In-Doors (three 10' and one 12')
- Minimal Office
- 13' 7" Clear Ceiling Height
- 0.29 AC
- 4,500 SF of Secured Outdoor Yard Space
- Epoxy Warehouse Flooring
- Roof and HVAC Units in Good Condition and Maintained Regularly
- Recently Renovated

PROPERTY FLOOR PLAN

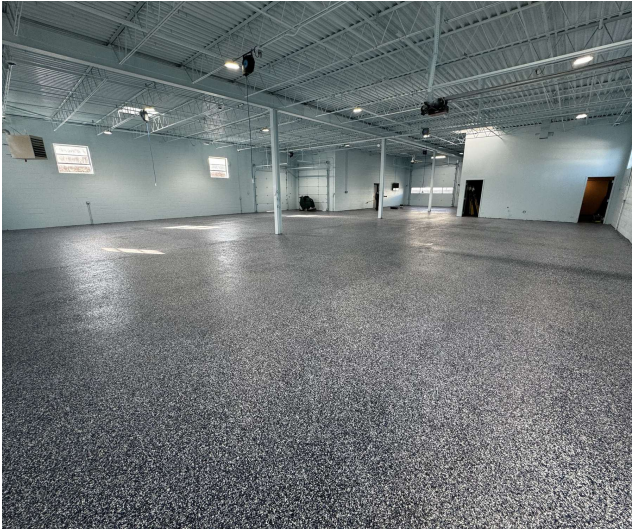


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ADDITIONAL PHOTOS



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BUILDING AERIAL



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AREA MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

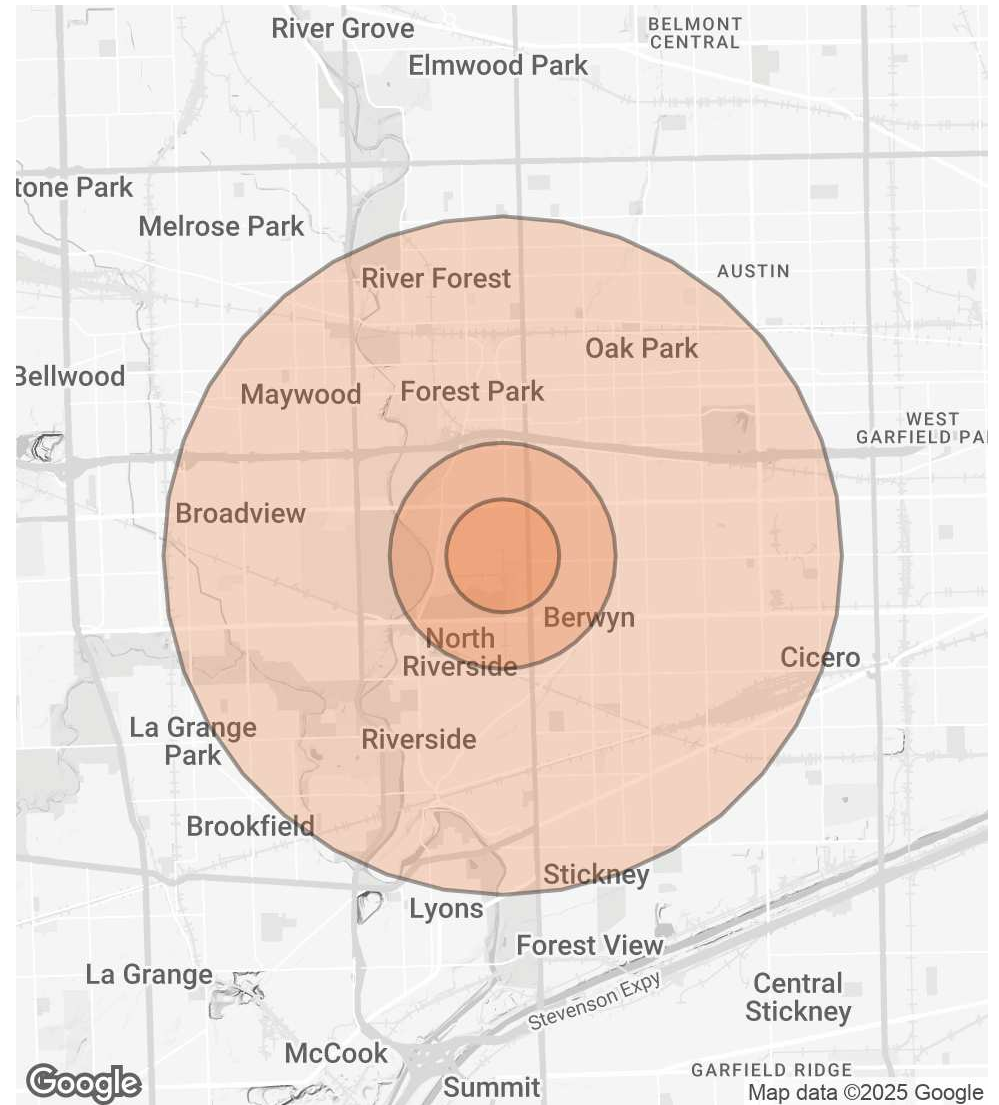
0.5 MILES 1 MILE 3 MILES

	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION	4,299	23,218	244,837
AVERAGE AGE	40	40	39
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	41	41	40

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 3 MILES

	0.5 MILES	1 MILE	3 MILES
TOTAL HOUSEHOLDS	1,697	8,862	90,987
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$88,019	\$100,124	\$105,030
AVERAGE HOUSE VALUE	\$327,461	\$351,047	\$365,906

Demographics data derived from AlphaMap



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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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