

WAREHOUSE/OFFICE

1 E BRADFORD DR, BRADLEY, IL 60915



EXCLUSIVELY PRESENTED BY:

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29 HERITAGE DR, | BOURBONNAIS, IL 60914 | MCCOLLYCRE.COM

FOR SALE OR FOR LEASE

WAREHOUSE/OFFICE

1 E Bradford Dr, Bradley, IL 60915



OFFERING SUMMARY

| | |
|------------------|------------------|
| Sale Price: | \$850,000 |
| Available SF: | |
| Lease Rate: | \$7,000/mo (NNN) |
| Lot Size: | 1.45 Acres |
| Year Built: | 1995 |
| Warehouse Space: | 10,500 SF |
| Office Space: | 4,500 SF |
| Zoning: | INDUSTRIAL |
| Market: | Kankakee |

PROPERTY OVERVIEW

Built in 1995, this steel frame construction warehouse is situated in the heart of Bradley. Bordered on one side by the Canadian National Railroad, the property is located in an industrial zoned area. The subject property consists of 10,500 SF of warehouse space along with 4,500 SF of office space. The property is ideal for warehousing, distribution and light manufacturing.

LOCATION OVERVIEW

Bradley is located approximately 60 miles south of Chicago at Interstate 57, Exit 315. Considered the retail hub of Kankakee County, Bradley boasts several large retail areas.

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LOCATION OVERVIEW

Bradley is located approximately 50 miles south of Chicago at Interstate 57, Exit 315. Considered the retail hub of Kankakee County, Bradley boasts several large retail areas as well as small and mid sized manufacturers.



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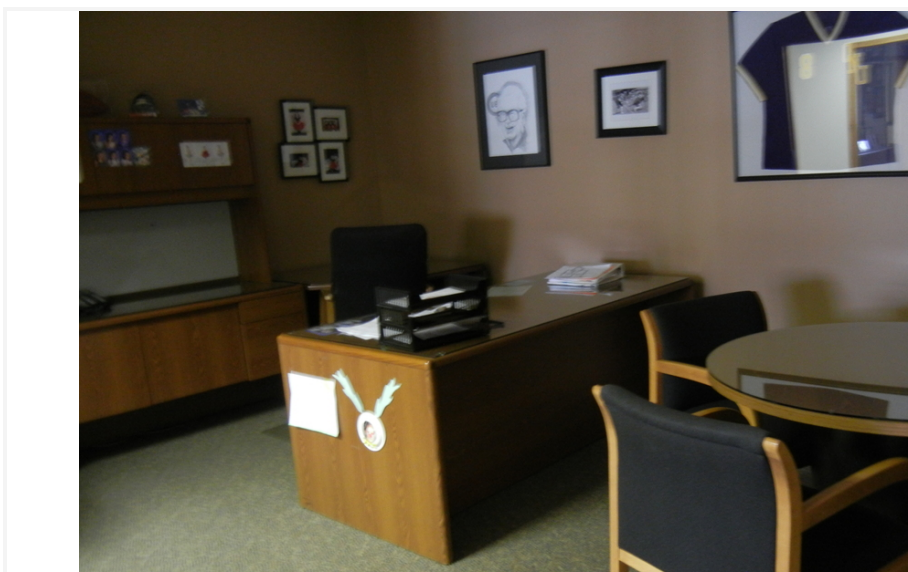
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Lease Rate: NEGOTIABLE

Lease Type:

Total Space

Lease Term:

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|-------|-----------------|-------------------|------------|-----------|------------|----------|
| 1 | Office Building | \$7,000 PER MONTH | NNN | 15,367 SF | Negotiable | |

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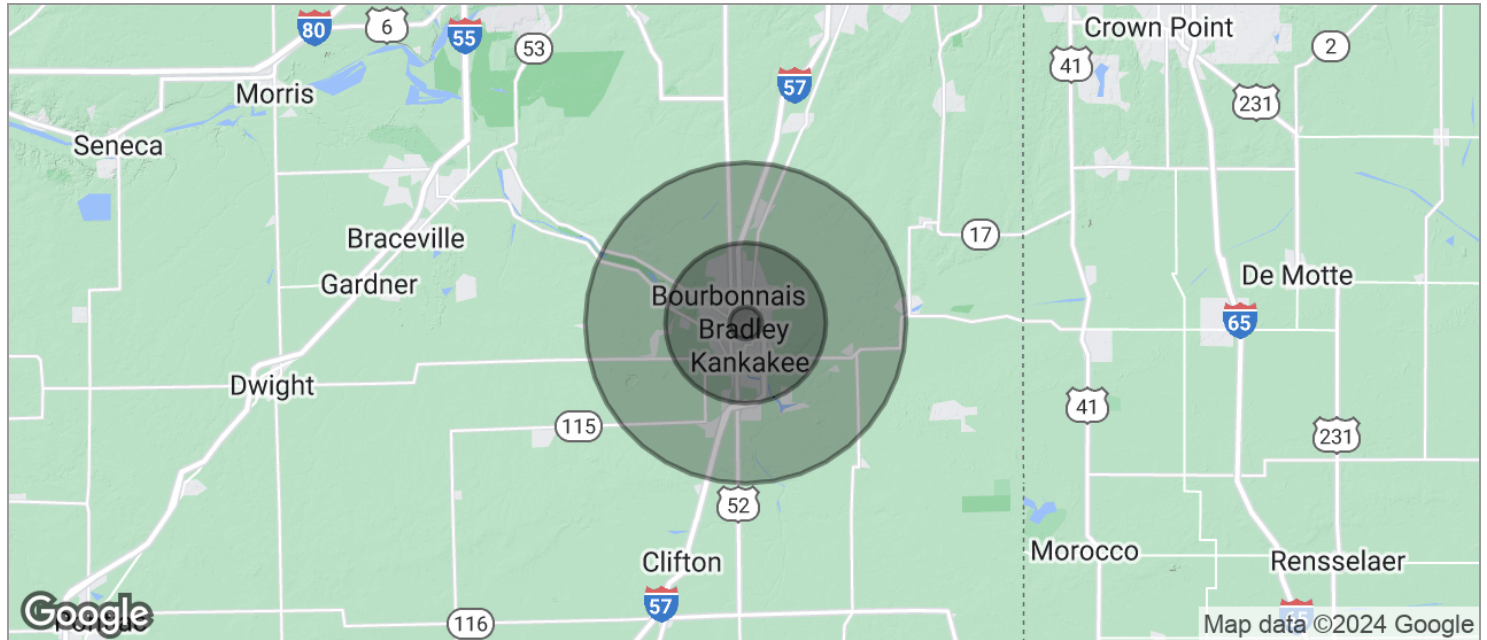
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 5,798 | 72,862 | 112,368 |
| MEDIAN AGE | 31.6 | 33.4 | 35.6 |
| MEDIAN AGE (MALE) | 29.5 | 31.5 | 33.9 |
| MEDIAN AGE (FEMALE) | 33.2 | 35.0 | 36.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| TOTAL HOUSEHOLDS | 2,155 | 26,328 | 40,920 |
| # OF PERSONS PER HH | 2.7 | 2.8 | 2.7 |
| AVERAGE HH INCOME | \$57,557 | \$55,182 | \$61,314 |
| AVERAGE HOUSE VALUE | \$150,457 | \$155,631 | \$177,895 |

* Demographic data derived from 2020 ACS - US Census

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