



SITE

S COMMERCIAL AVE

SALE / LEASE

Price Reduction
13,600 SF Warehouse
TIF District &
SBA HUB Zone

**10332 (10328-10336) S. COMMERCIAL
AVENUE**

Chicago, IL 60617

PRESENTED BY:

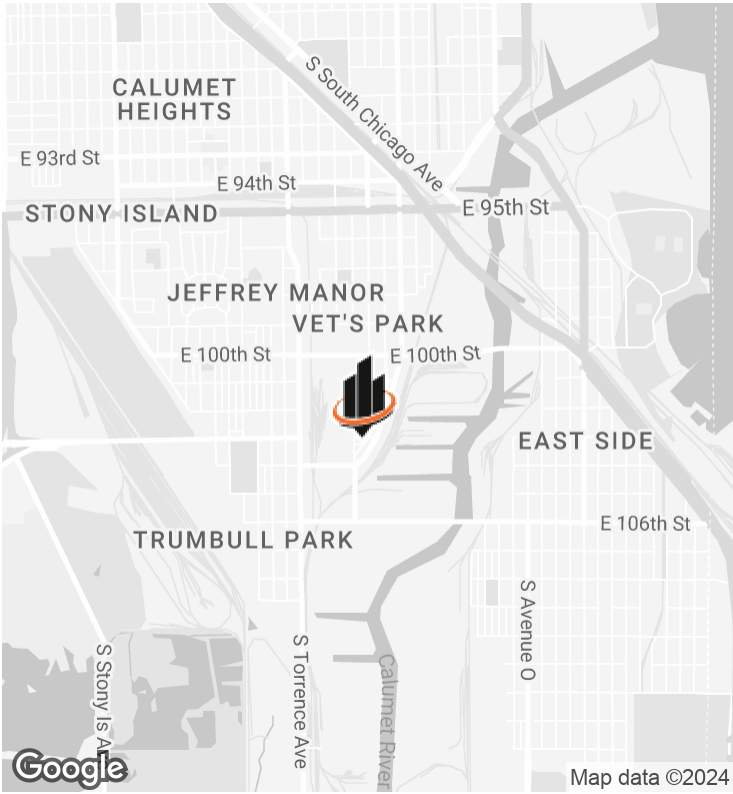
KAREN KULCZYCKI, CCIM

O: 312.602.5346

kkulczycki@svn.com

IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$299,000
LEASE RATE:	\$7.00/SF/Yr MG
BUILDING SIZE:	13,600 SF
PRICE/SF:	\$21.99 / SF
LOT SIZE:	0.35 Acres
YEAR BUILT:	1997
ZONING:	M2-1
SUBMARKET:	South Chicago
APN:	26-07-305-021; - 022, -023; 024; - 025-0000

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PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 10328-10336 S. Commercial Avenue a ±13,600 SF Warehouse on 0.35 AC in Chicago, Illinois. Formerly known as the Danmarie Cabinet Factory, this property has a ±1,000 SF reception area, two offices, a kitchenette, private restrooms, one interior dock, three drive-in doors, and a ±12,600 SF warehouse with 14' building height. Price Reduction - no tax prorations.

PROPERTY HIGHLIGHTS

- ±12,600 SF Warehouse with ± 1,000 SF Office
- 1-Interior Depressed Dock | 3-Drive in Doors
- 13'6" Clear Height | Off-Street Parking
- TIF District and SBA HUB Zone Incentives
- ±12,600 SF Warehouse with +/- 1,000 SF Office
- 1-Interior Depressed Dock | 3-Drive in Doors
- 13'6" Clear Height | Off-Street Parking
- TIF District and SBA HUB Zone Incentives

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	13,600 SF	LEASE RATE:	\$7.00 SF/yr

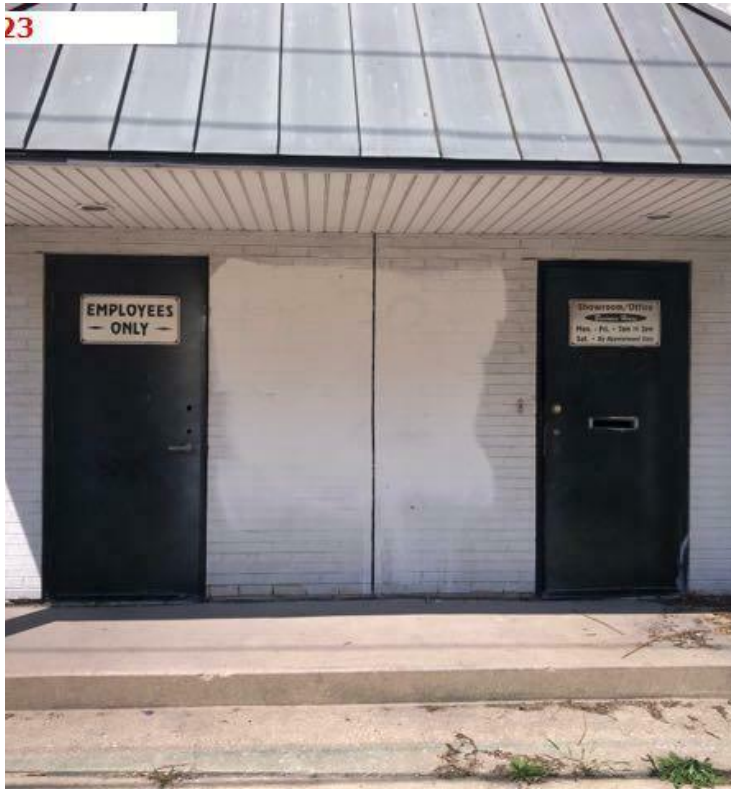
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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10332	Available	13,600 SF	Modified Gross	\$7.00 SF/yr	±12,600 SF Warehouse with ±1,000 SF Office 2 Offices Large Reception Private Restrooms 1-Interior Depressed Dock 3-Drive in Doors 13'6" Clear Height Off-Street Parking TIF District and SBA HUB Zone Incentives
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EXTERIOR PHOTOS



KAREN KULCZYCKI, CCIM

O: 312.602.5346

kkulczyk@svn.com

IL #471020279

INTERIOR PHOTOS



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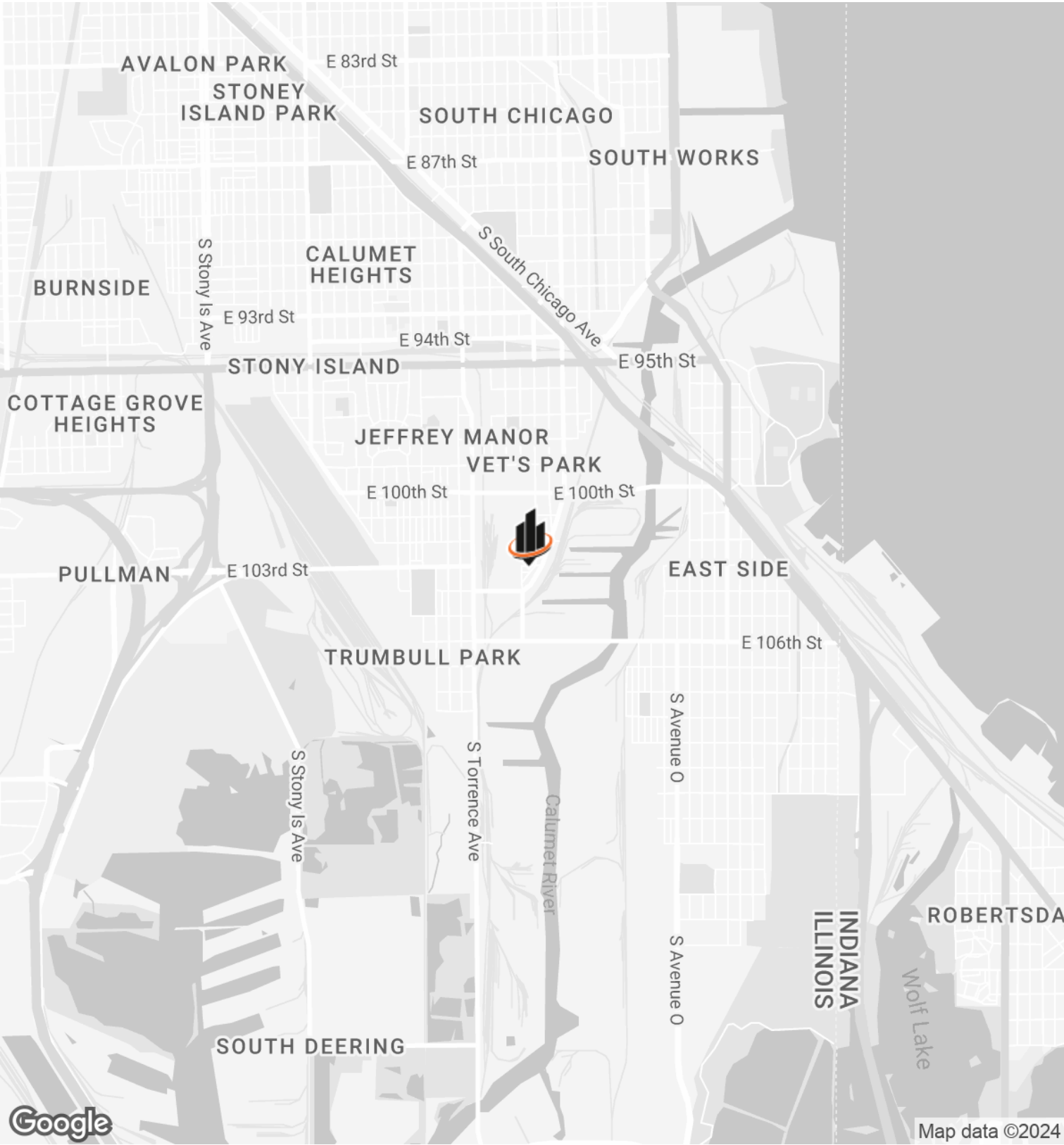
ARIAL PHOTO



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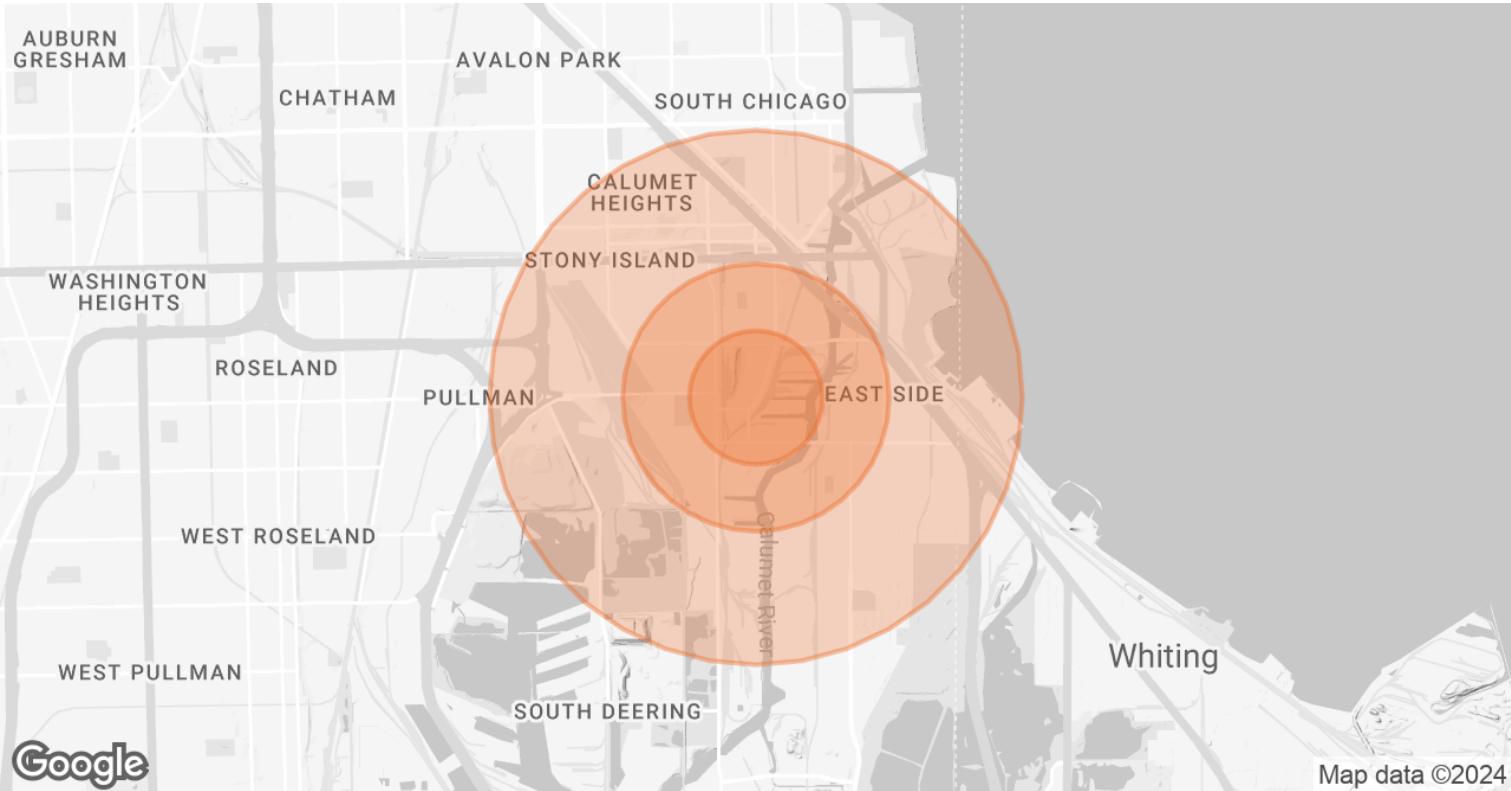
PRICE REDUCTION | +/- 13,600 SF WAREHOUSE | TIF DISTRICT & SBA HUB ZONE | 10332 (10328-10336) S. Commercial Avenue Chicago, IL 60617S

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	2,381	14,883	51,405
AVERAGE AGE	40.5	37.2	36.6
AVERAGE AGE (MALE)	47.6	36.6	35.4
AVERAGE AGE (FEMALE)	36.8	39.1	37.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
TOTAL HOUSEHOLDS	894	5,794	20,320
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$48,018	\$47,630	\$52,909
AVERAGE HOUSE VALUE	\$106,122	\$106,375	\$132,919

2020 American Community Survey (ACS)

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