



**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**

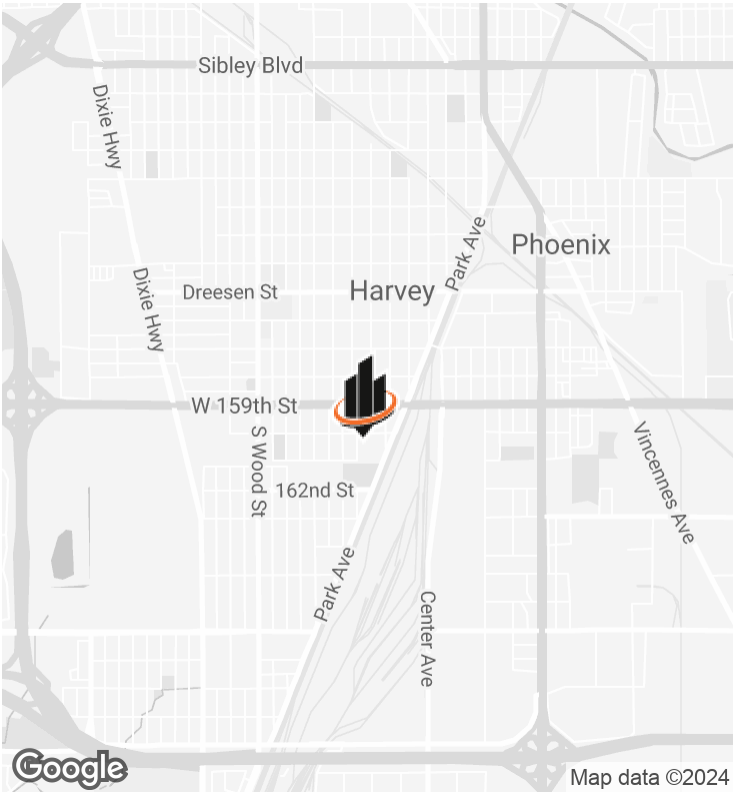
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PROPERTY SUMMARY



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

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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



## OFFICE AND RESIDENTIAL PHOTOS



**KAREN KULCZYCKI, CCIM**

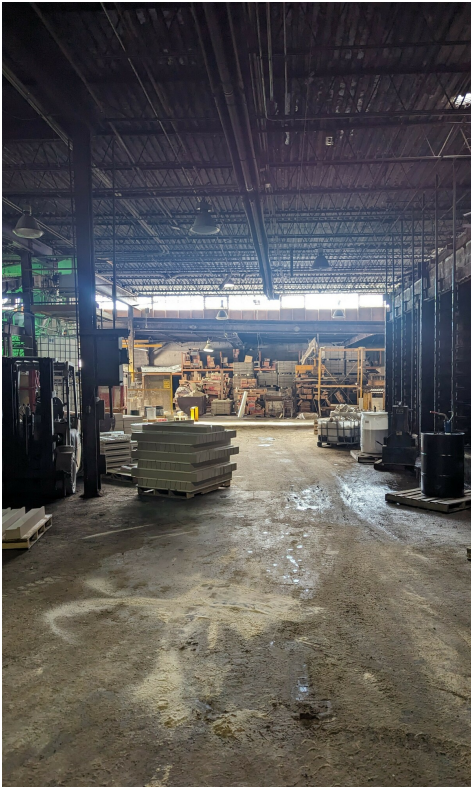
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## WAREHOUSE PHOTOS



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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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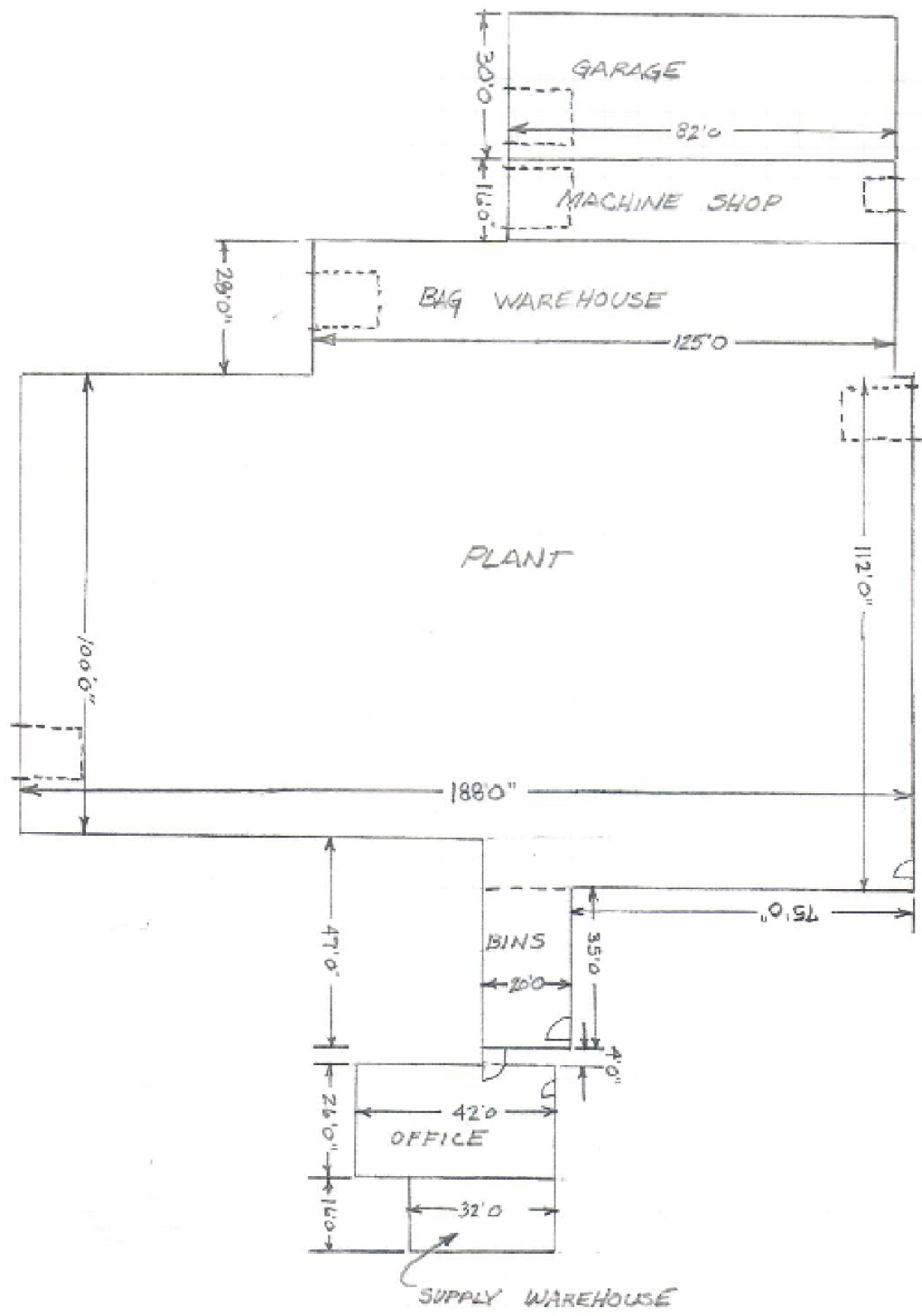
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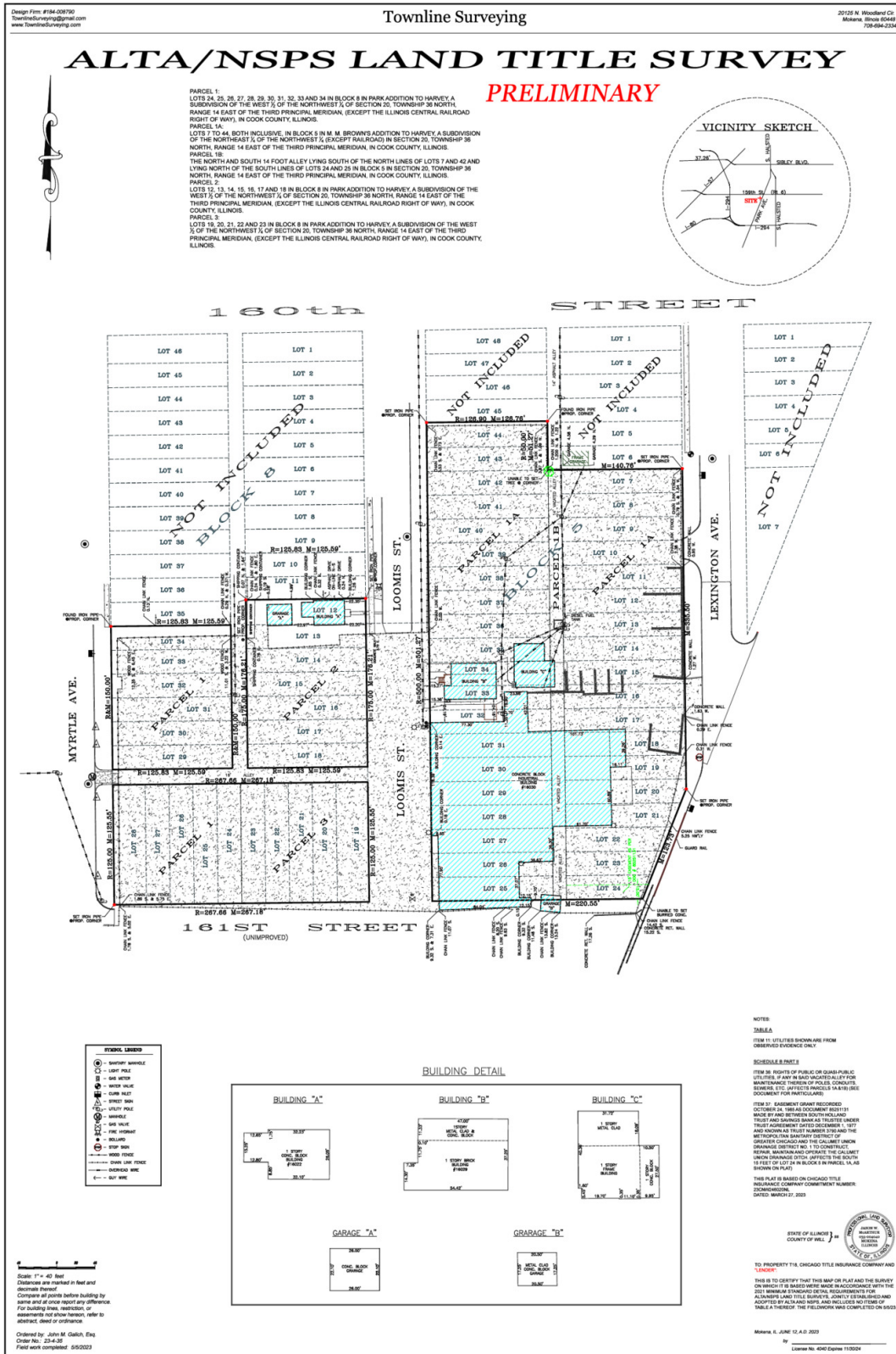
FLOOR PLAN



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## PRELIMINARY SURVEY



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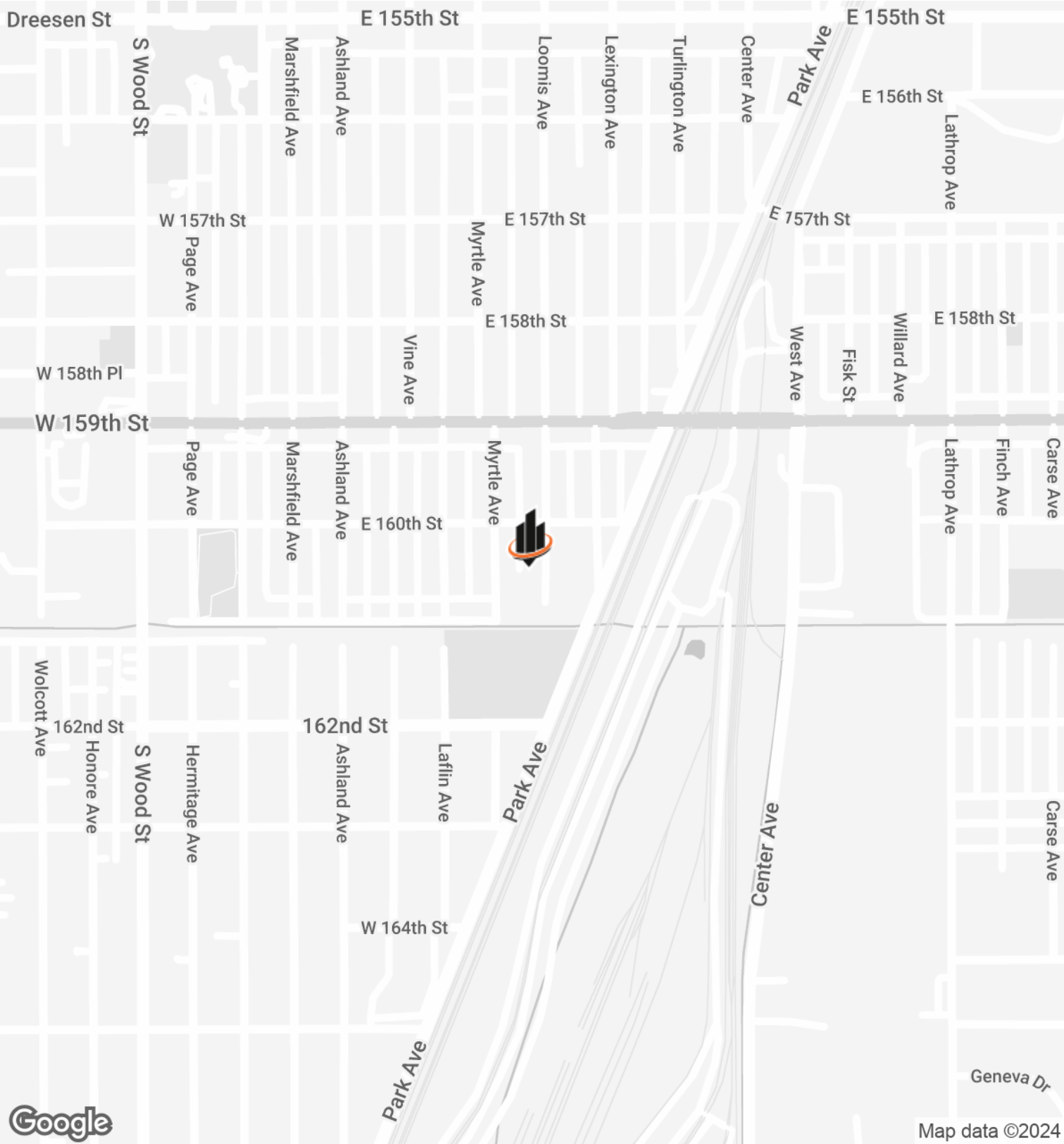
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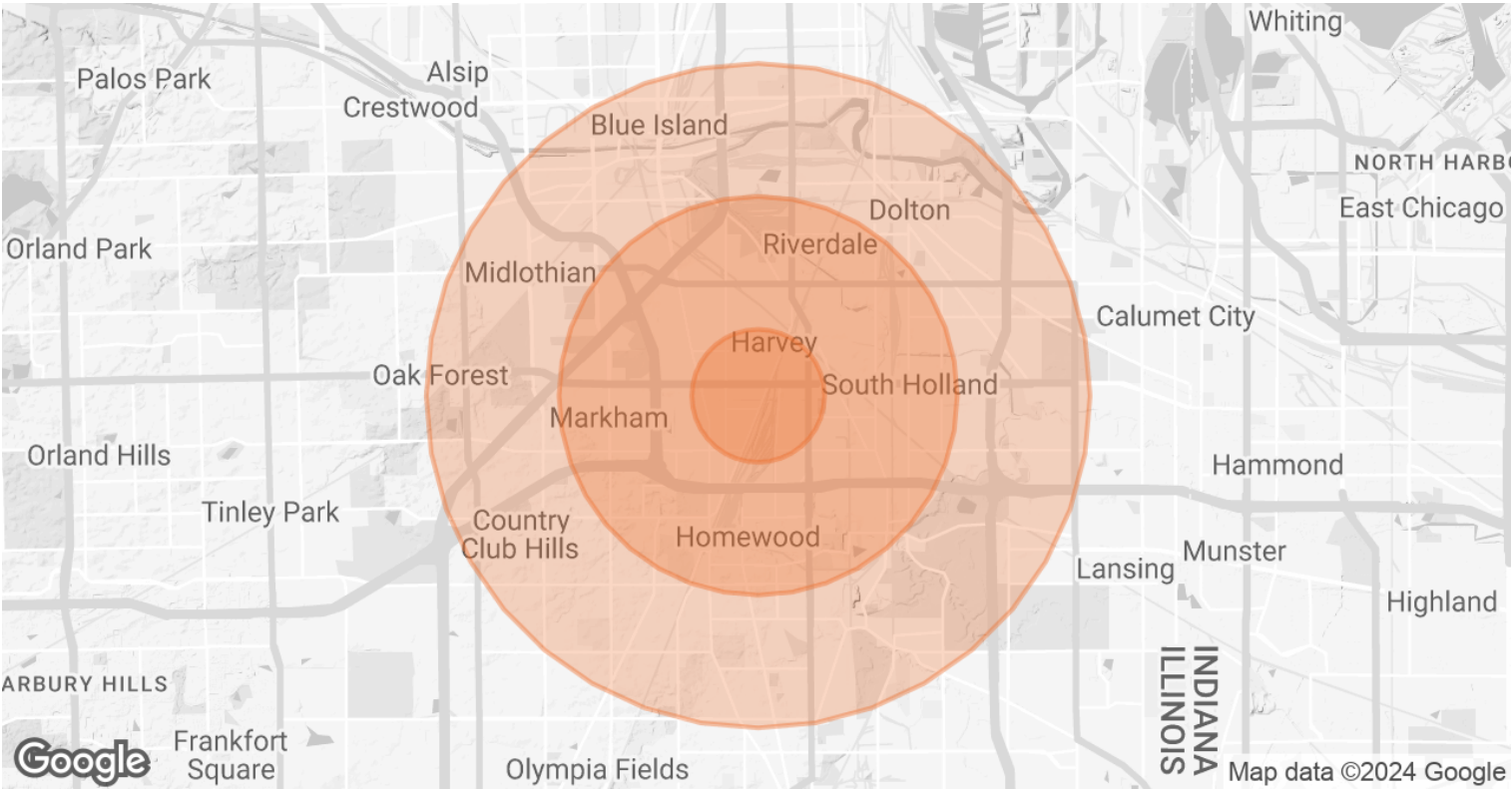
LOCATION MAP



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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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