



Harrison Ave

141st St

SALE / LEASE

Industrial Warehouse and Yard for Sale or Lease

14047 S HARRISON AVE

Posen, IL 60469

PRESENTED BY:

BEVERLY HAYES

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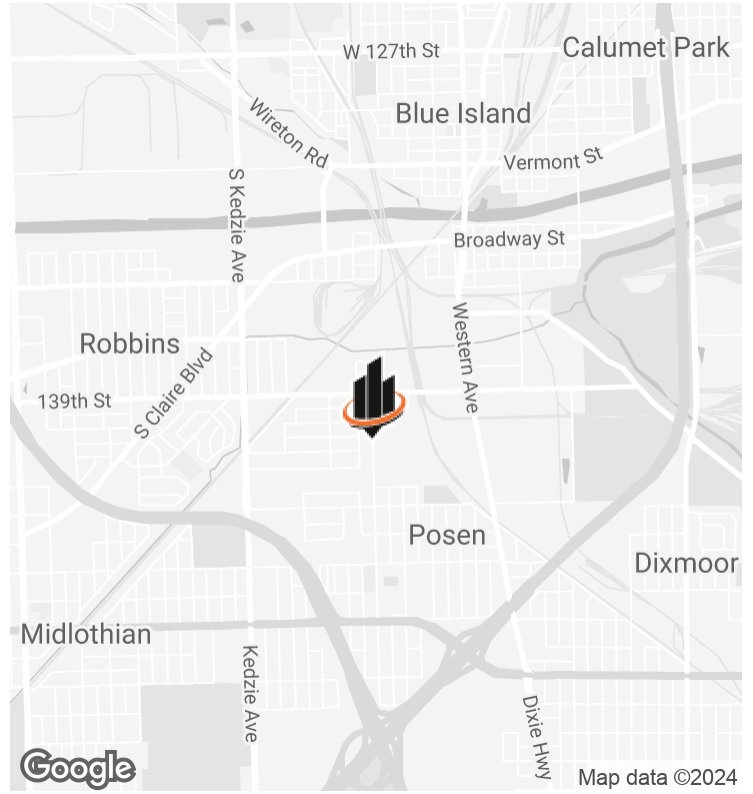
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IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$295,000
LEASE RATE:	\$8,000.00 per month (MG)
BUILDING SIZE:	3,200 SF
LOT SIZE:	0.51 Acres
PRICE / SF:	\$92.19
YEAR BUILT:	1960
MARKET:	Chicago
SUBMARKET:	Near South Cook
APN:	28-01-405-020

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 14047 S. Harrison Avenue, a ±3,200 SF Industrial Warehouse on 0.51 AC in Posen, Illinois. This industrial building has a 1st-floor office and kitchenette, 2nd-floor (mezzanine) has 2 offices with a private restroom, 12'x10' DID, 14' Ceiling Height, Floor Drain, 1/2 ton crane, and Fenced Gravel yard. The roof was replaced and under warranty.

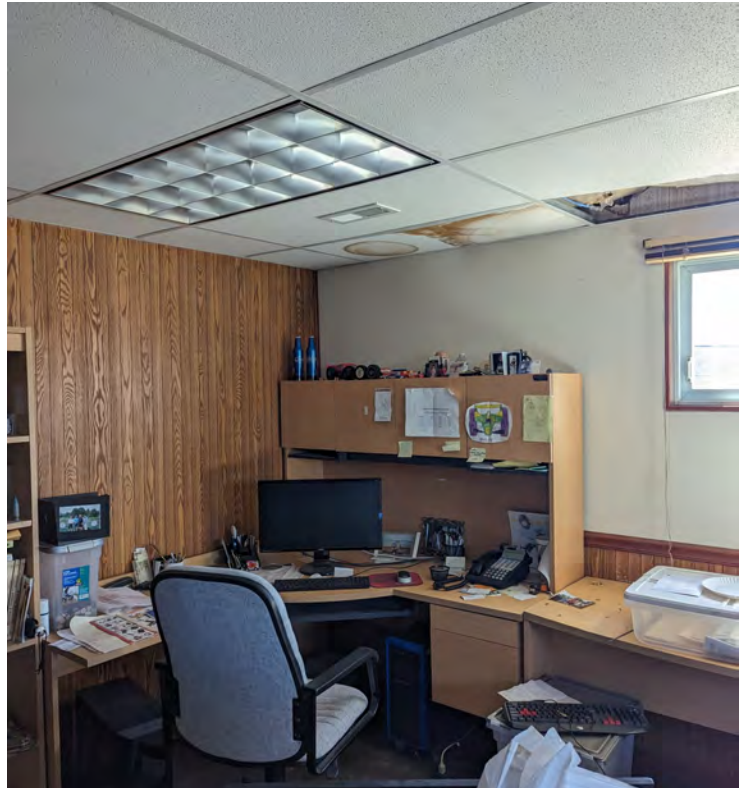
PROPERTY HIGHLIGHTS

- ±3,200 SF Warehouse on 0.51 AC
- Office and Mezzanine | 12'x10' DID
- 14' Ceiling Height | Fenced Yard
- Newer Roof | 1/2 Ton Crane
- Office | Kitchenette
- Live / Work Concept

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ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	36 months
TOTAL SPACE:	3,200 SF	LEASE RATE:	\$8,000.00 per month

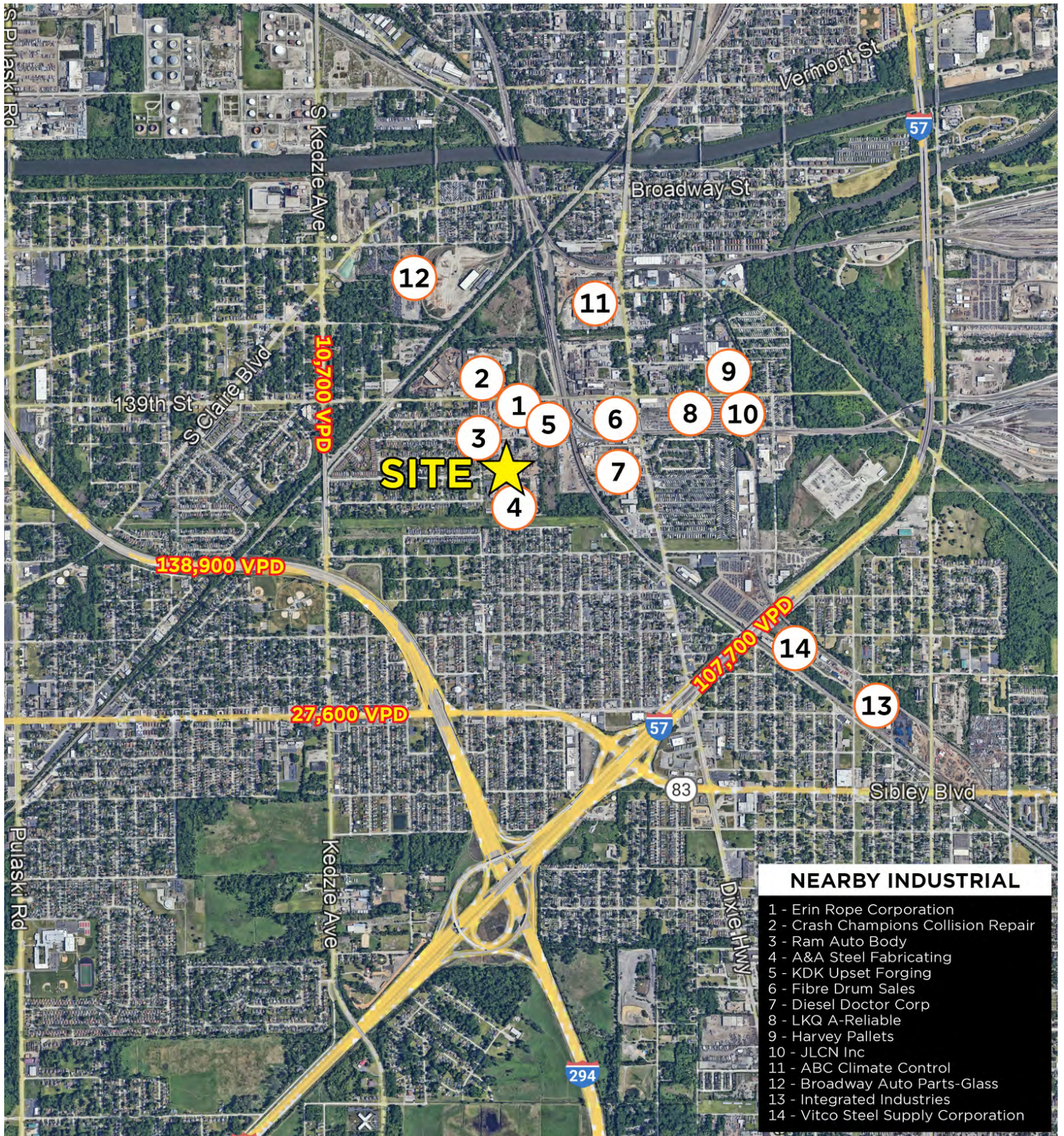
AVAILABLE SPACES

SUITE	TENANT SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	
Warehouse Space with Yard	Available	3,200 SF	Modified Gross	\$8,000 per month	±3,200 SF Warehouse on 0.51 AC Office and Mezzanine 12'x10' DID 14' Ceiling Height Fenced Yard Newer Roof 1/2 Ton Crane Office Kitchenette Live / Work Concept

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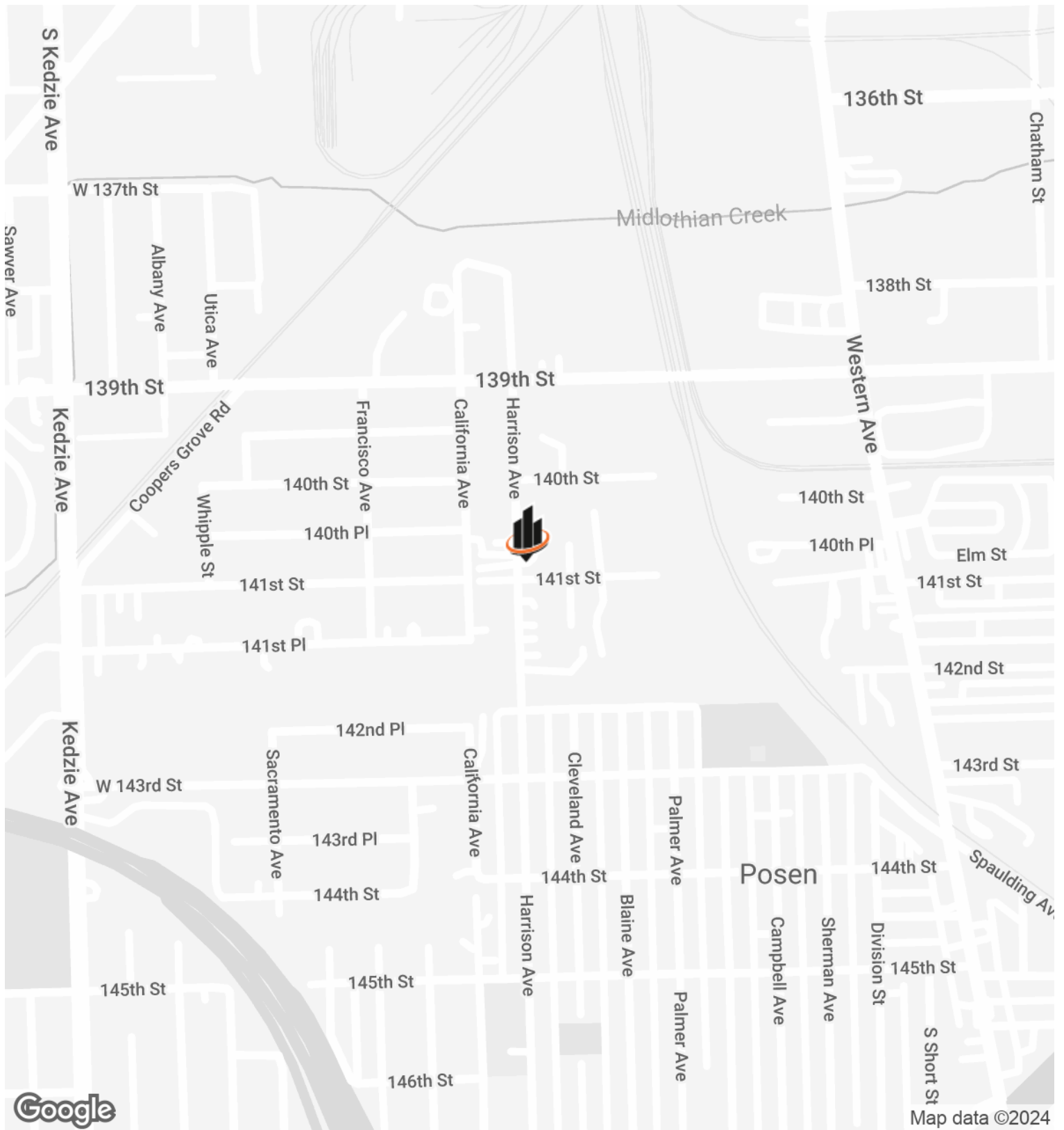
TRAFFIC COUNT & NEARBY INDUSTRIAL



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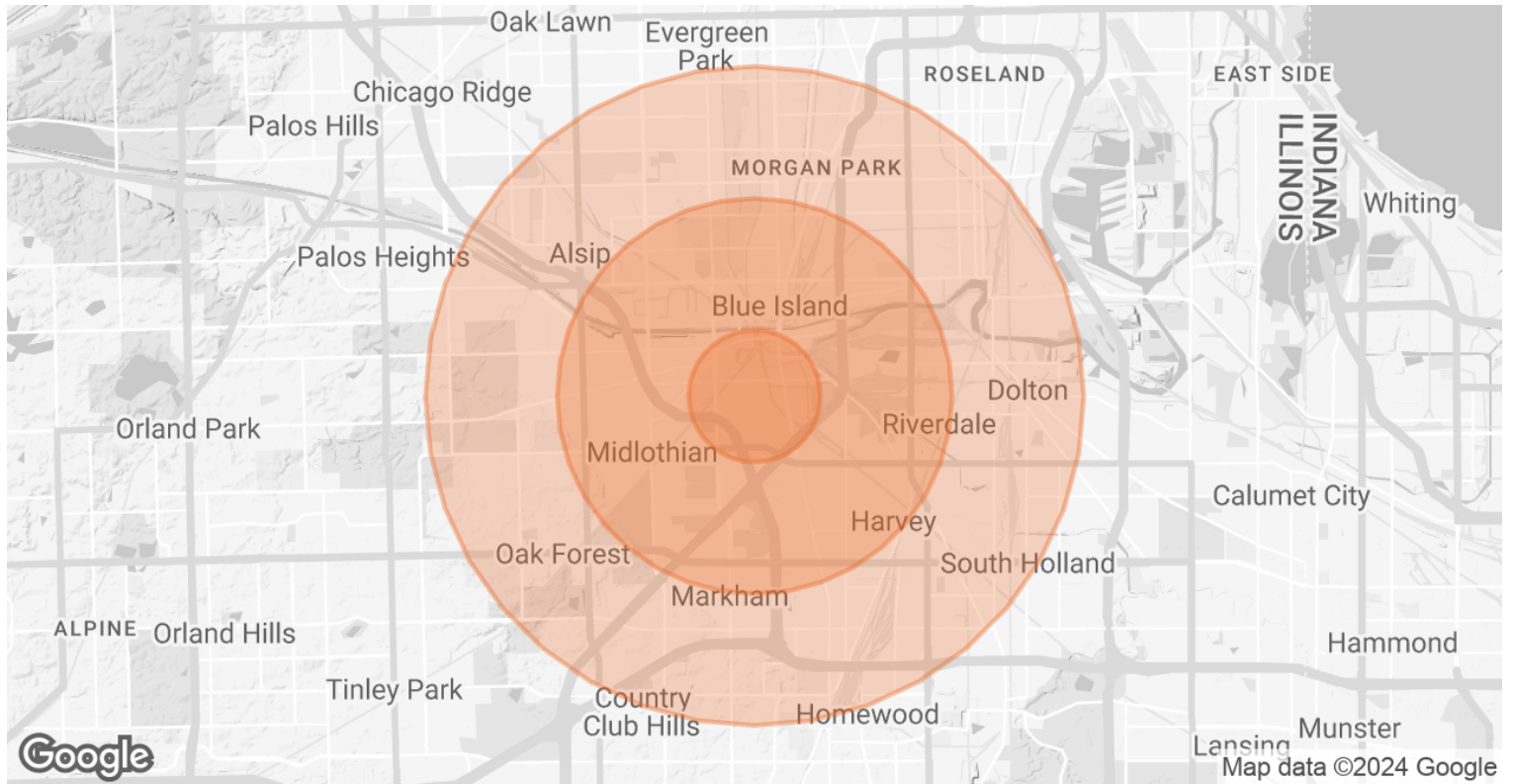
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,405	105,272	303,220
AVERAGE AGE	30.6	36.4	38.3
AVERAGE AGE (MALE)	28.0	34.6	35.6
AVERAGE AGE (FEMALE)	32.0	39.0	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,402	43,791	125,695
# OF PERSONS PER HH	2.8	2.4	2.4
AVERAGE HH INCOME	\$49,088	\$52,801	\$63,473
AVERAGE HOUSE VALUE	\$115,882	\$128,963	\$155,339

2020 American Community Survey (ACS)

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