



SITE

S COMMERCIAL AVE

LEASE

±5,950 SF Warehouse Space

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

Chicago, IL 60617

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.00 SF/yr (NNN) NNN \$4.00 SF/yr
NUMBER OF UNITS:	2
AVAILABLE SF:	+/- 5,950 SF
LOT SIZE:	0.35 Acres
BUILDING SIZE:	13,600 SF
ZONED:	M2-1
SUBMARKET:	South Chicago
APN:	26-07-305-021; -022; -023; -024; -025-0000

PROPERTY DESCRIPTION

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, storage room and paint booth, offering a tenant ±4,950 SF warehouse with 14’ building height. Renovations include LED lighting, heavy power (1200 Amp, 3 Phase, 240 V) and zoned for manufacturing and industrial use.

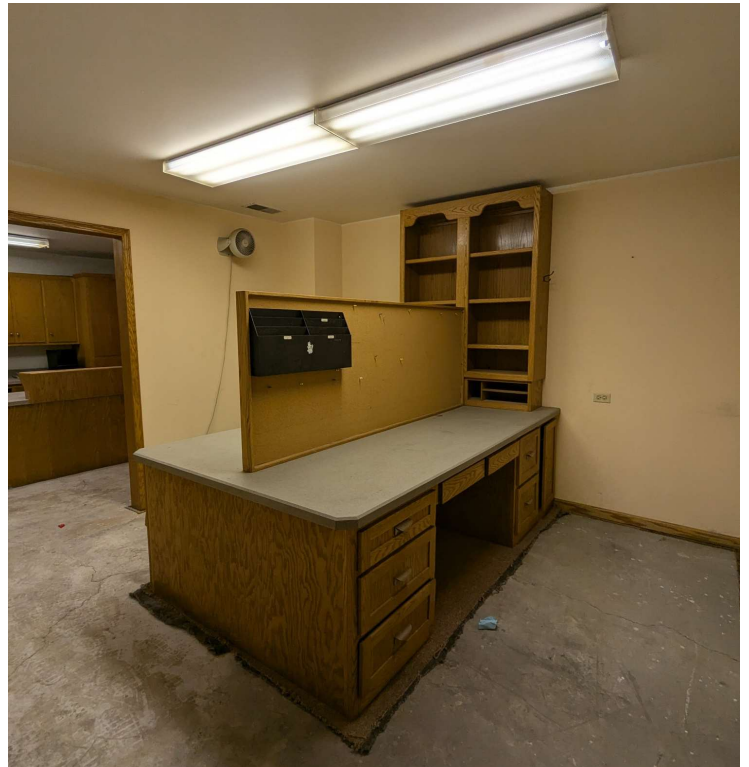
PROPERTY HIGHLIGHTS

- ±4,950 SF Warehouse with ± 1,000 SF Office
- 1-Interior Depressed Dock | New Renovations
- 13’6” Clear Height | Heavy Power
- SBA HUB Zone Incentives | Storage

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INTERIOR OFFICE PHOTOS



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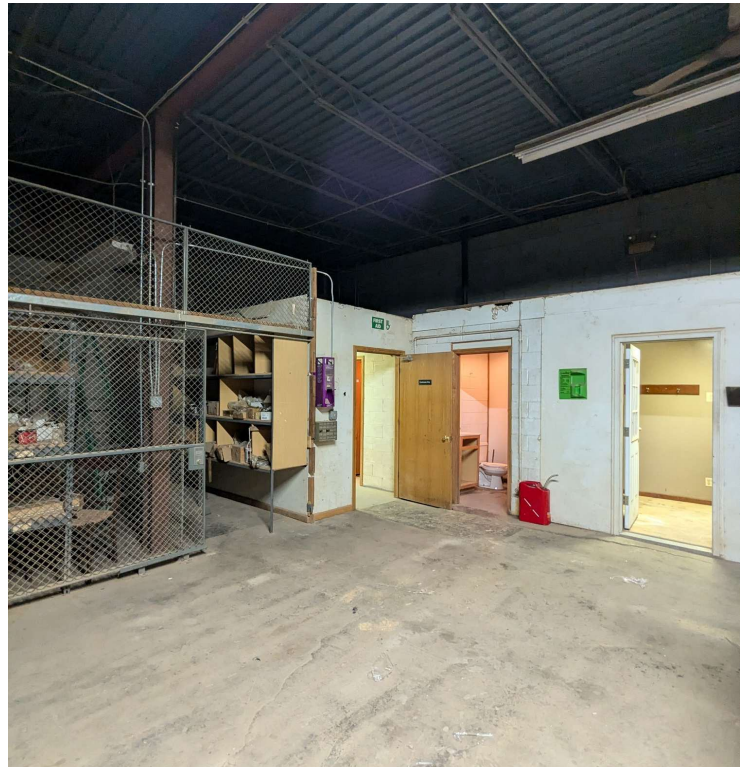
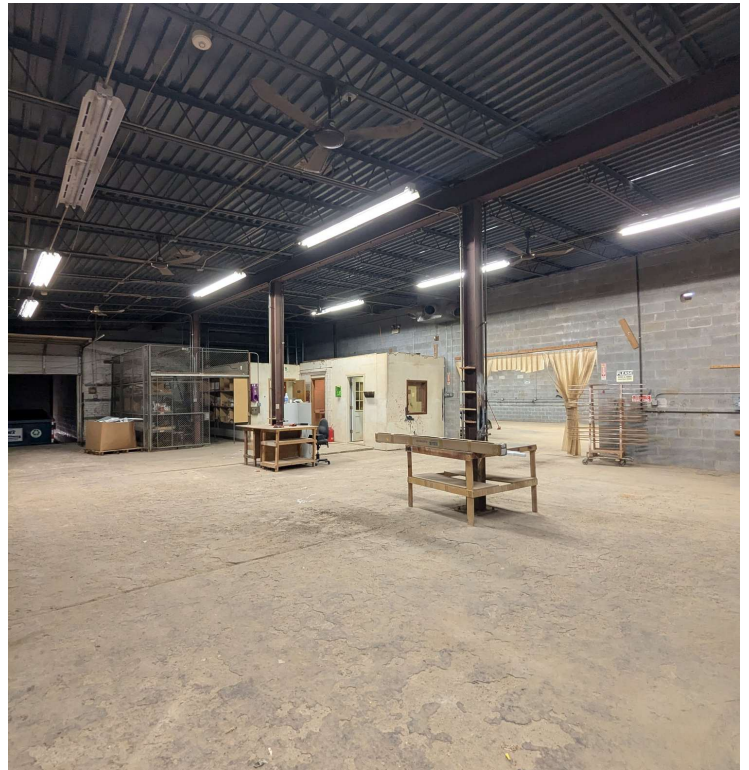
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WAREHOUSE PHOTOS



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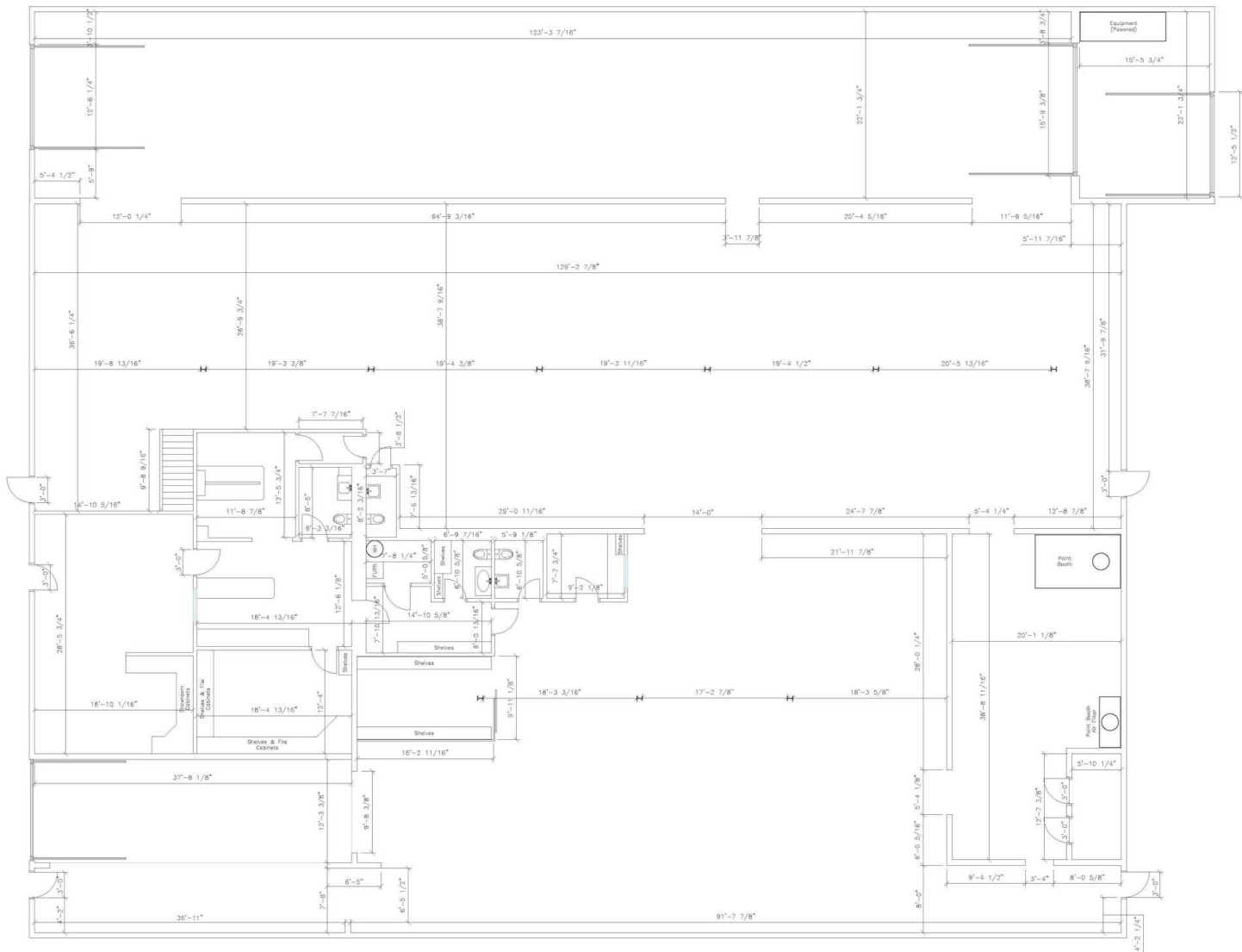
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FLOOR PLAN

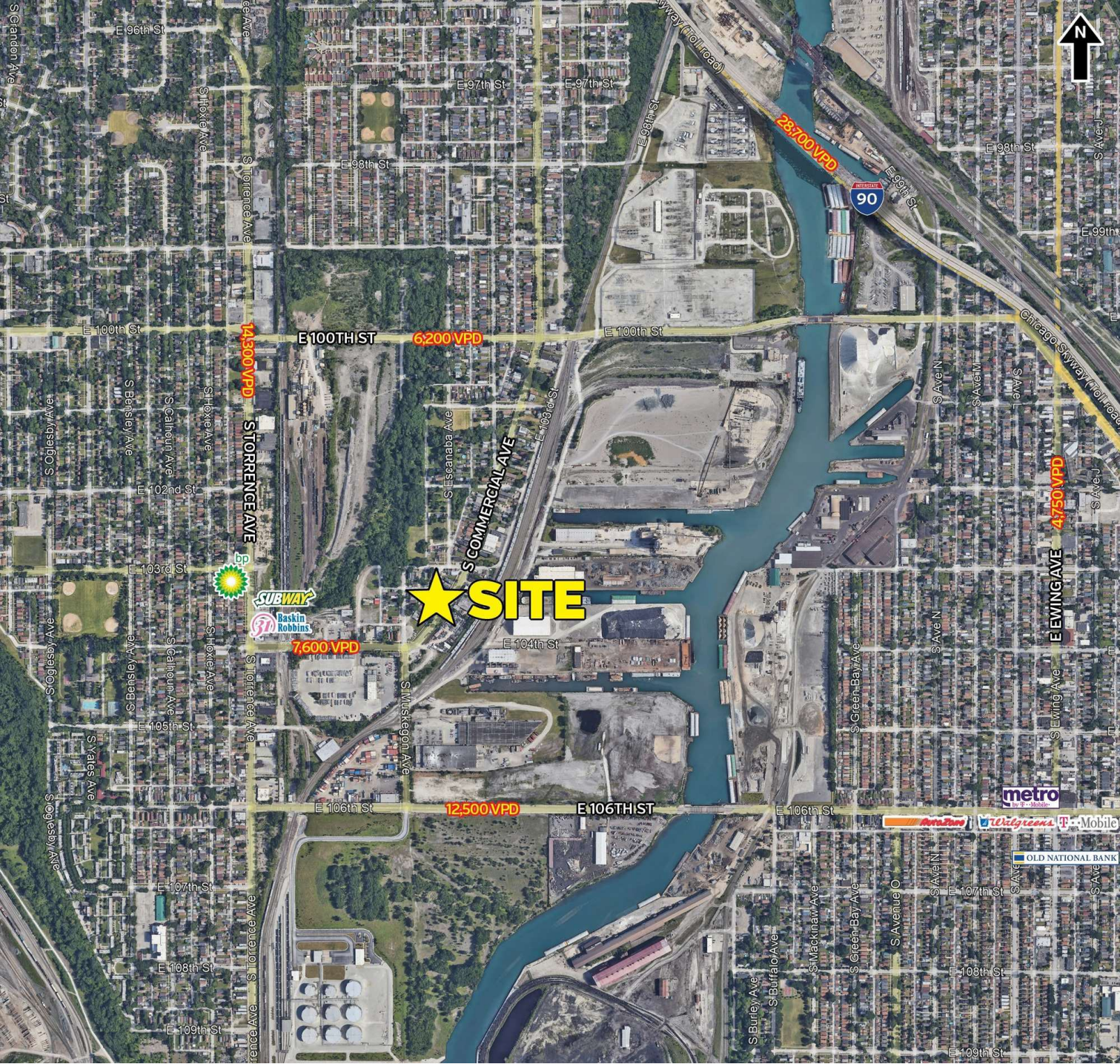


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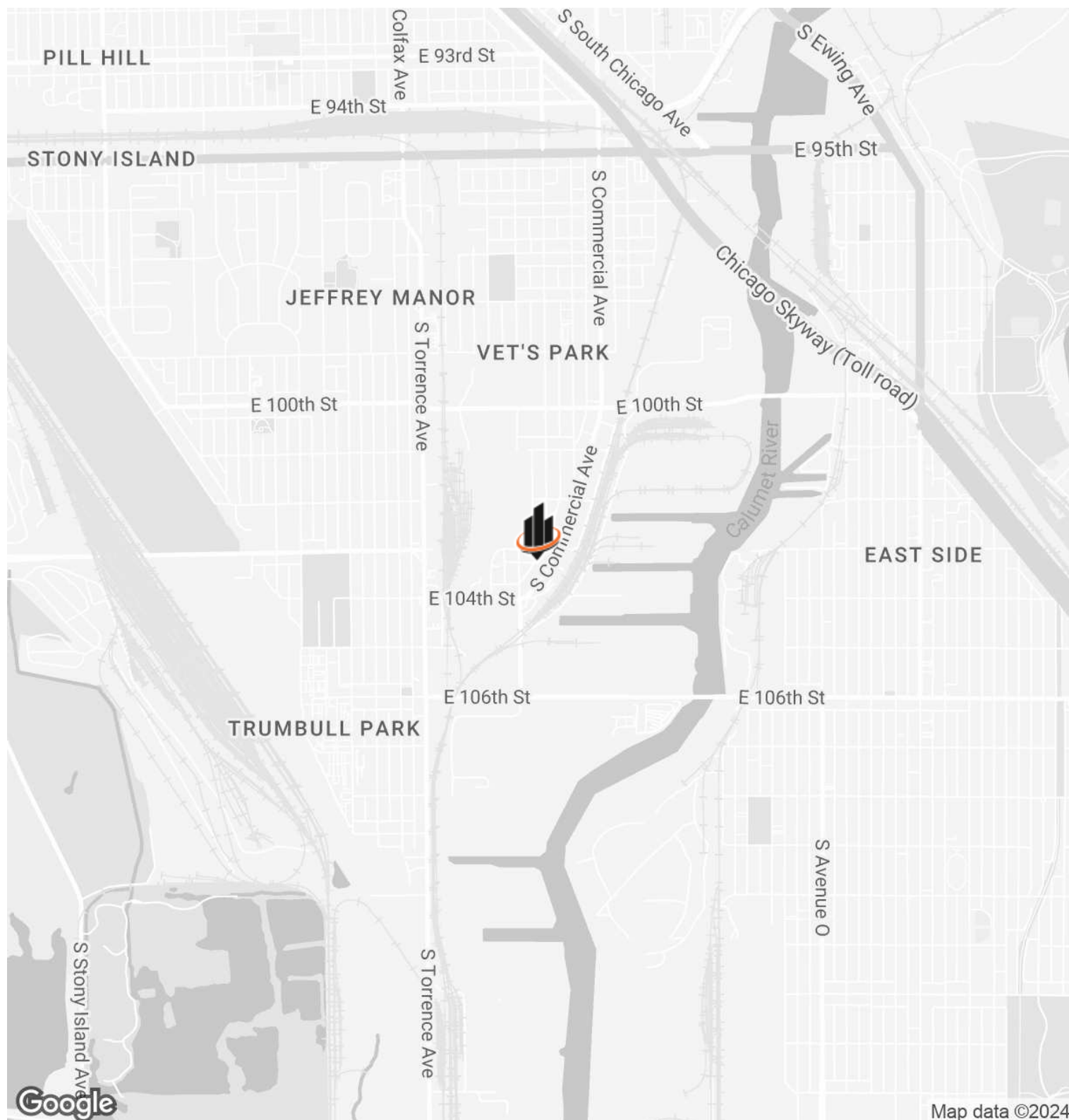
LOCATION AERIAL



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LOCATION MAP



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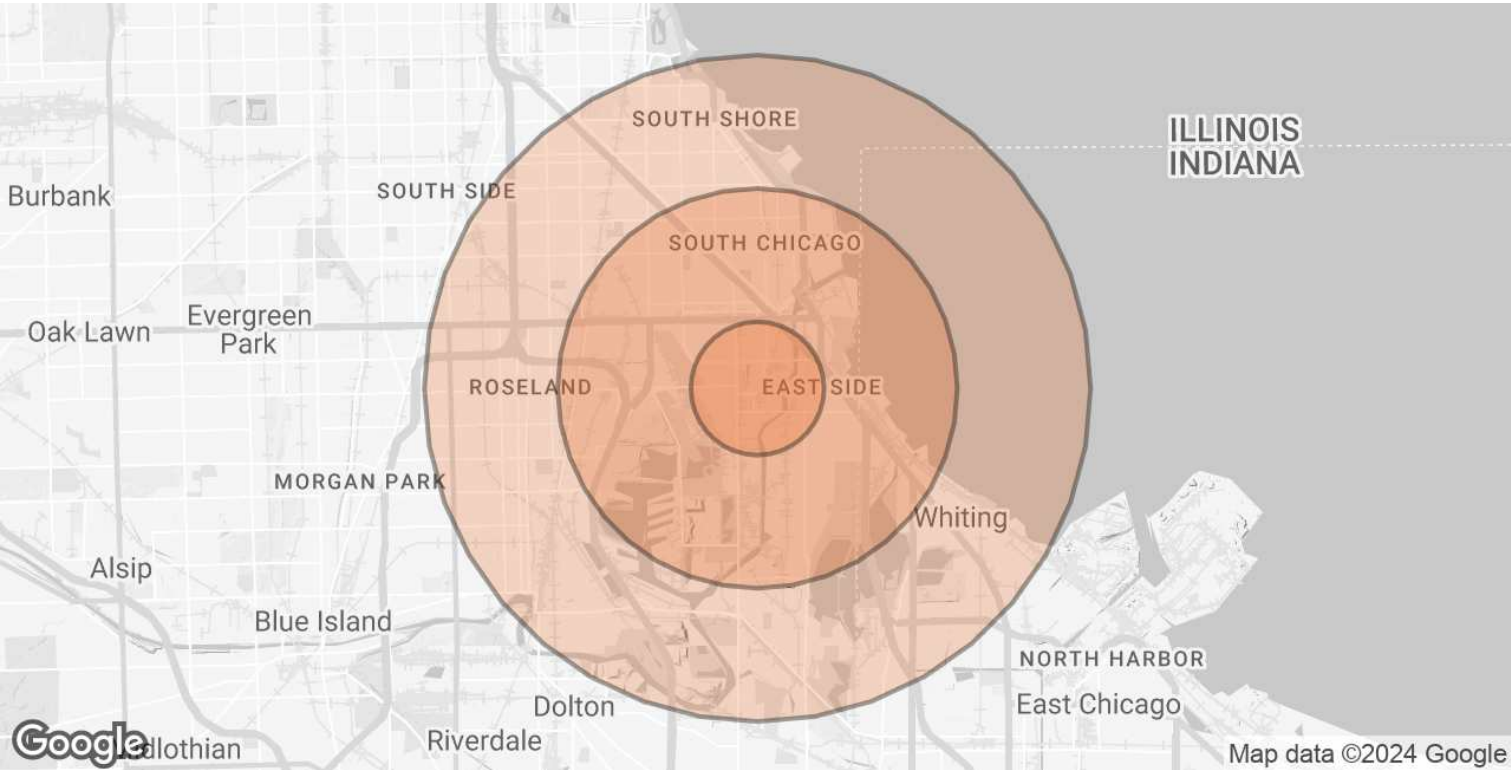
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,739	91,017	292,881
AVERAGE AGE	39	42	41
AVERAGE AGE (MALE)	37	40	39
AVERAGE AGE (FEMALE)	40	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,489	35,737	121,980
# OF PERSONS PER HH	2.9	2.5	2.4
AVERAGE HH INCOME	\$62,103	\$70,216	\$65,940
AVERAGE HOUSE VALUE	\$162,773	\$203,383	\$223,945

Demographics data derived from AlphaMap

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