



CRE ADVISING
ANY PROPERTY ON EARTH



7300 W 100TH PL BRIDGEVIEW

INDUSTRIAL/WAREHOUSE FOR SUBLEASE

SOUTHWEST CHICAGO SUBURBS

PROPERTY DETAILS

SIZE

- ▶ Total Building: Approximately 12,160 square feet
 - ▶ Warehouse: Approximately 4,092 square feet
 - ▶ Office: Approximately 8,068 square feet
 - ▶ Approx. 4,034 square feet of executive/sales office
 - ▶ Approx. 4,034 square feet of construction management office. This section of the office has 9 foot ceilings connected to the warehouse/shop area and access to the yard space.
- ▶ Total Lot: Approximately 89,915 square feet
 - ▶ Yard: Approximately 43,371 square feet (1 acre)
 - ▶ Parking Lot: Approximately 26,500 square feet

RENTAL RATE

- ▶ Negotiable
- ▶ 7 years remaining on the lease with NNN (3) 5 year options to extend

HIGHLIGHTS

- ▶ Approximately 12,160 square foot industrial warehouse/office building for sublease
- ▶ Building is made up of approximately 8,068 square feet of nicely built out office space with approximately 4,092 square feet of warehouse space
- ▶ Large 89,915 square foot lot, with approximately 26,500 square feet of parking and two driveways into 1 acre of rare, gated, fenced, and paved yard space
- ▶ Warehouse has one lift and triple basin
- ▶ Parking lot has 47 spaces and 1 ADA stall
- ▶ Property has current monument sign that can be refaced for new company
- ▶ Located in Bridgeview, right off of Harlem
- ▶ One mile from the 294 expressway US-12/US 20 exit
- ▶ Warehouse ceiling height: 20 feet
- ▶ 4 overhead drive-in doors, ceiling height: 14 feet
- ▶ Zoning: I2 - General Industrial
- ▶ 2023 Taxes: \$72,100.00
- ▶ PIN: 23-12-402-010-0000

DEMOGRAPHICS

	1 MI	3 MI
TOTAL HOUSEHOLDS	5,044	49,844
MEDIAN HH INCOME	\$49,463	\$65,693
TOTAL POPULATION	13,365	133,676
DAYTIME EMPLOYEES	9,891	46,075



AREIAL PHOTO





7300 WEST
100TH PLACE
BRIDGEVIEW, IL 60455

EXCLUSIVE AGENT

STEVE HORVATH
630.430.4300
Steve@creadvising.com



CRE ADVISING

ANY PROPERTY ON EARTH

www.creadvising.com | 312.448.6401

CHICAGO | GLEN ELLYN | NASHVILLE