

3001

East End Ave

South Chicago Heights, IL 60411



FOR SALE

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COMMERCIAL

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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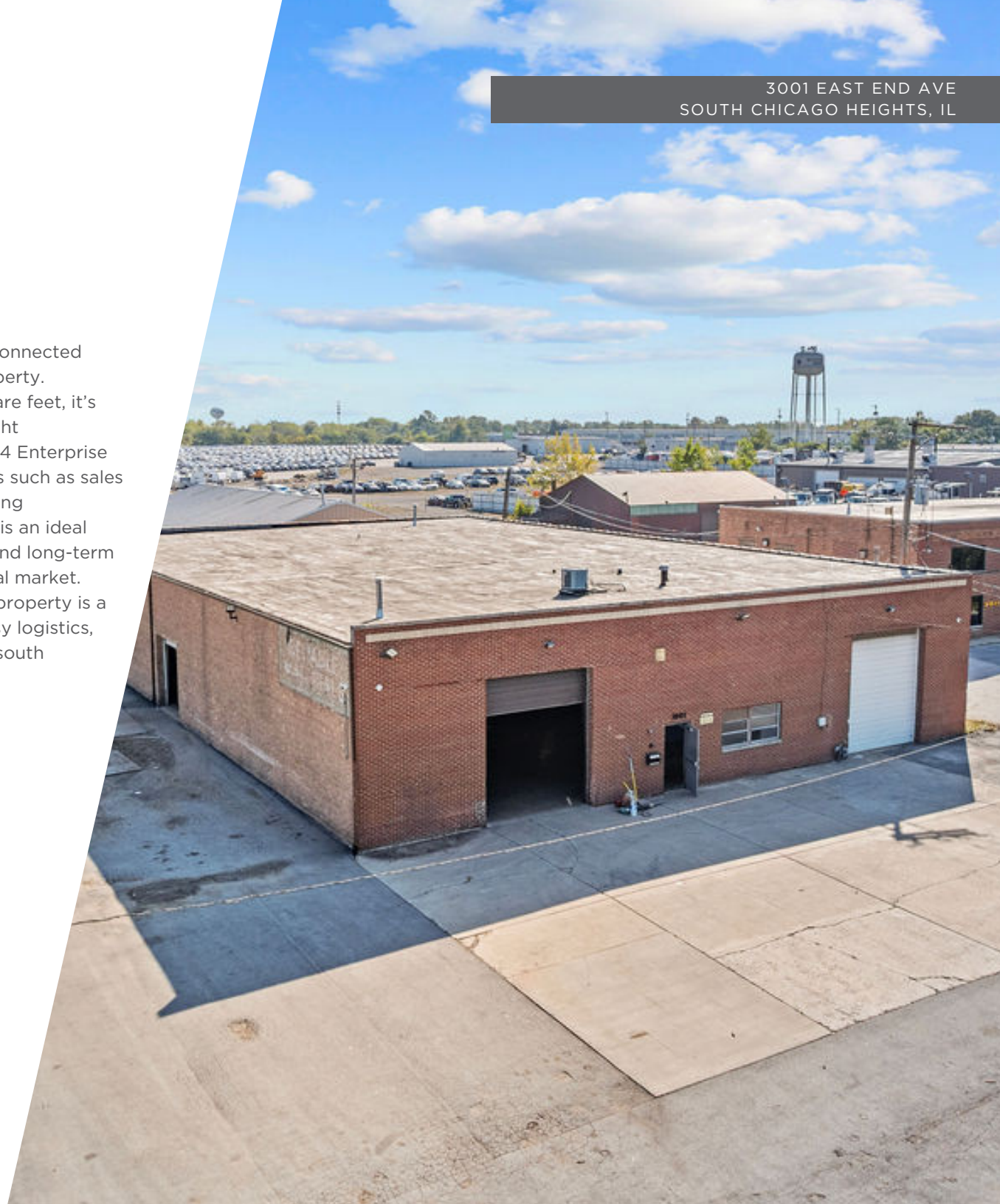
3001 EAST END AVE
SOUTH CHICAGO HEIGHTS, IL

Please do not walk the property.

*A tour of the property can be made through
the Listing Agent only.*

THE OFFERING

Position your business in one of Chicagoland's most connected industrial corridors with this rare owner-operator property. Featuring two industrial buildings totaling 14,688 square feet, it's ideal for manufacturing, assembly, warehousing, or light distribution operations. Located within the Lincoln-394 Enterprise Zone, the property may qualify for business incentives such as sales tax exemptions on building materials and manufacturing equipment, along with potential tax abatements. This is an ideal opportunity for an owner seeking control, flexibility, and long-term growth in a highly accessible south suburban industrial market. With its strategic location and functional design, this property is a strong fit for your business seeking reliable space, easy logistics, and long-term growth potential in Chicago's thriving south suburban industrial corridor.



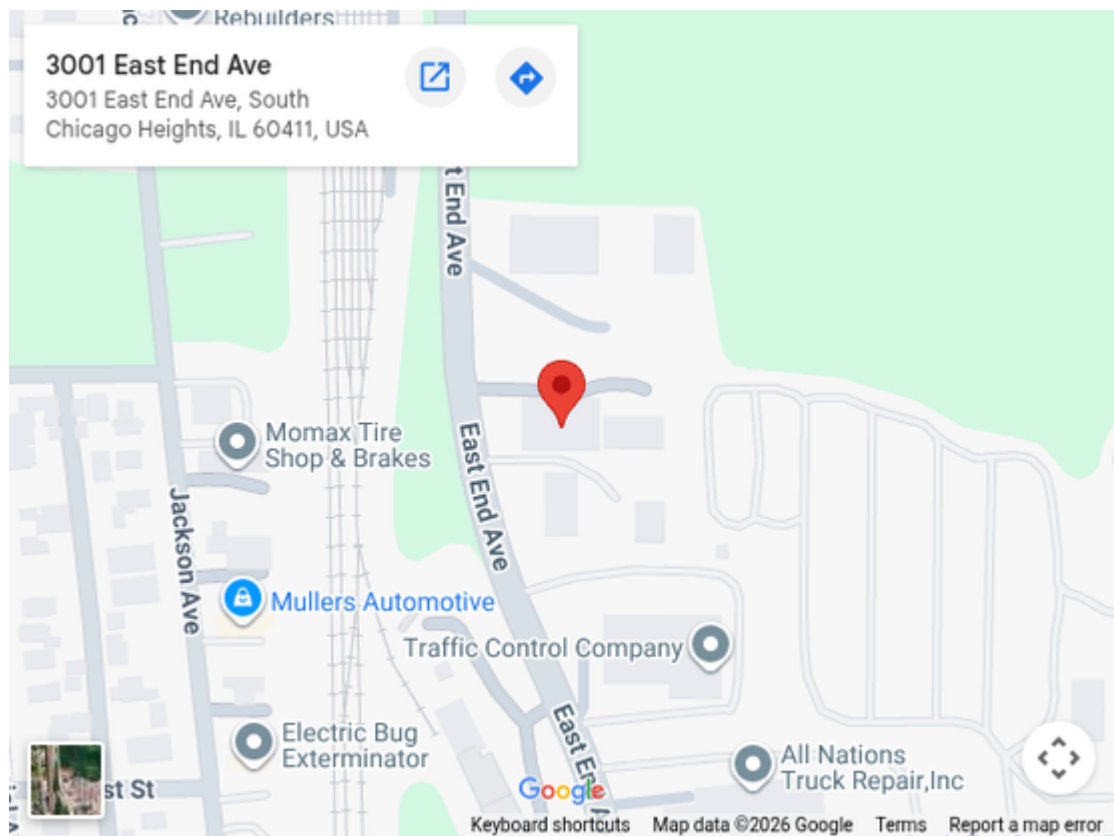
PROPERTY HIGHLIGHTS

PROPERTY DETAILS

- East End Ave easy enter/exit
- City Water and Sewer
- Electric and Gas
- Asphalt (partial)
- Concrete (partial)
- Brick, Main Building with Cell Membrane Roof
- 2nd Building Metal Frame, partially Insulated
- 3 Phase Electric
- Smoke and Fire Detection System
- Surveillance Cameras
- Heating and Cooling Systems
- 6 Garage Doors
- 16" Clear Height
- Office - Breakroom
- 30,800 VPD: US-30 (E 14th St) @ East End Ave
- 24,200 VPD: IL-1 (Chicago Rd) near E 14th St (US-30)
- 17,200 VPD: Sauk Trail (near Chicago Rd)

SITE DESCRIPTION

The location offers excellent highway access just minutes from Illinois Route 1 (Halsted Street) and U.S. Route 30, with quick connections to I-394, I-80/94, I-57, and I-294 for efficient regional and national logistics. Nearby rail infrastructure includes service from Union Pacific and Canadian National, local switching through the Chicago Heights Terminal Transfer (CHTT), and the Chicago Heights Transload Terminal for rail-to-truck and truck-to-rail operations..



PROPERTY SUMMARY

Property Address	3001 East End Ave South Chicago Heights, IL 60411
Property PIN	32-33-100-036-0000
Property Type	Warehouse, 2 Buildings
Lot Size	36,582 SqF
Building Size	14,688 SqF total
Lot Dimensions	125 x 300
Zoning	Industrial
Special District	Lincoln-394 Enterprise Zone
Taxes	\$50,042.08 (2024)
Tax Code	12199
Year Built	1971
Offering Price	\$695,000

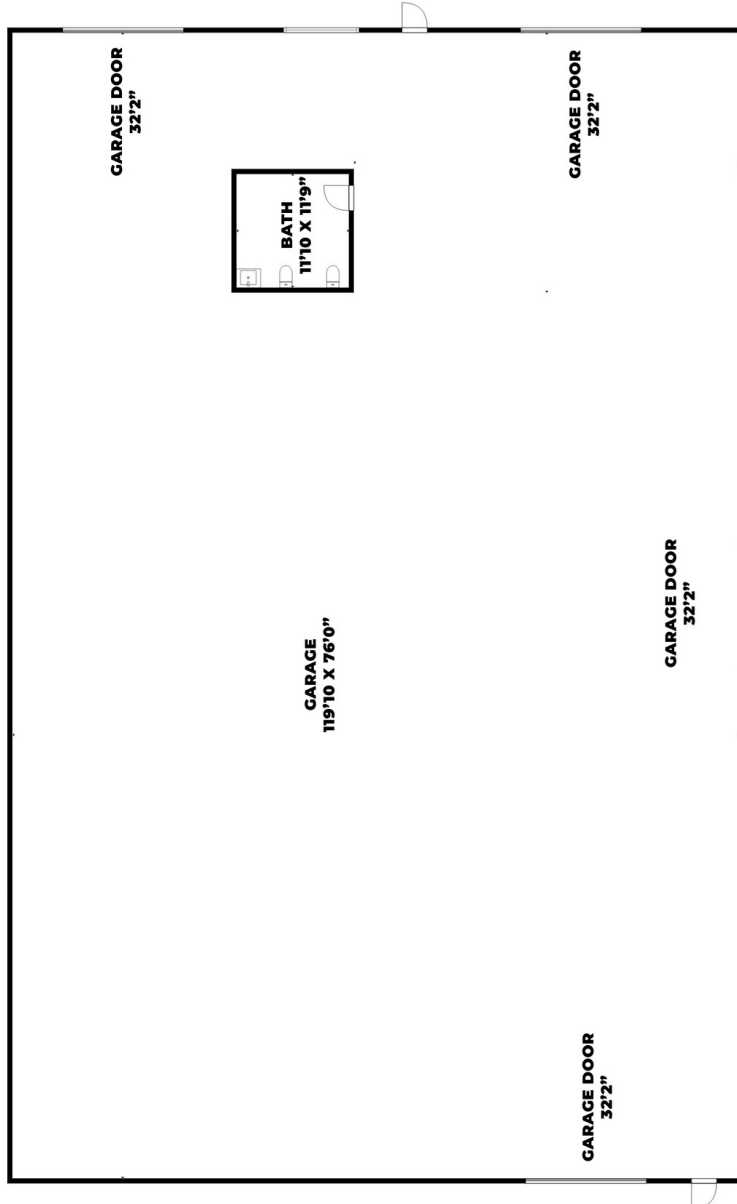


PROPERTY **PHOTOS**

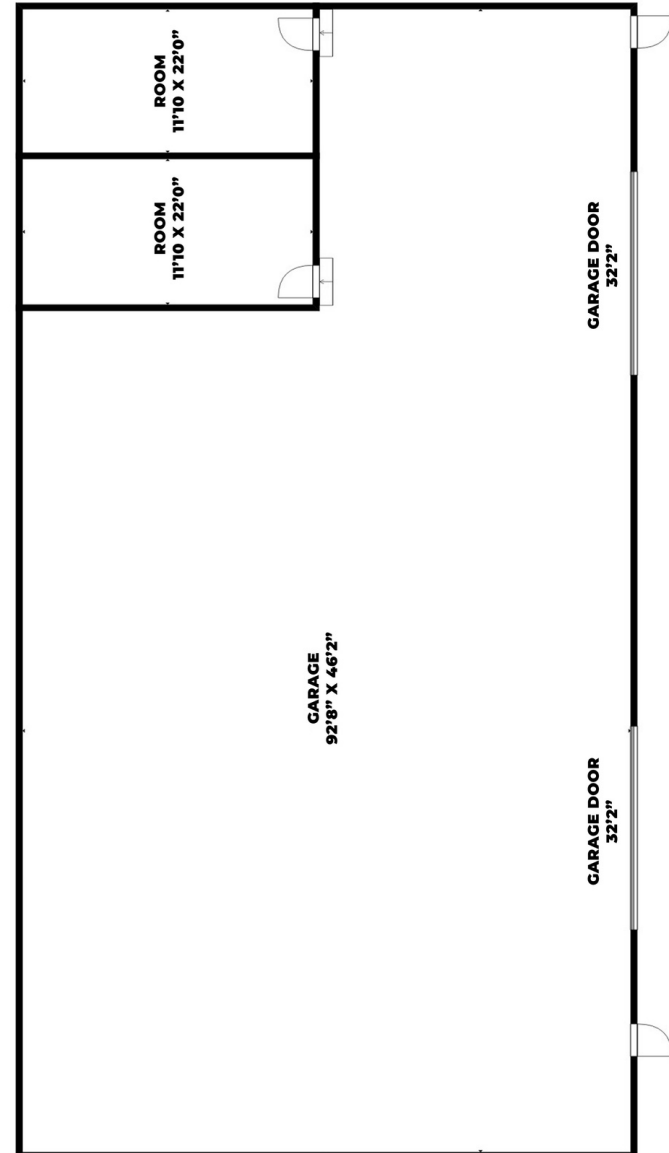


FLOOR PLANS

MAIN WAREHOUSE



OFFICE - WAREHOUSE



AREA OVERVIEW

South Chicago Heights is a small village in southern Cook County, Illinois, covering about 1.6 square miles within the Chicago metropolitan area. Home to roughly 4,000 residents and Incorporated in 1907, the village maintains a working-class character and benefits from proximity to major transportation routes and nearby industrial employment centers.

Strategic Commercial Location

The property benefits from outstanding street visibility and excellent signage opportunities, ensuring your business will be seen by a steady flow of local and commuter traffic. Its flexible zoning supports a variety of uses, from retail and office space to service-based operations or redevelopment projects. With strong demographics in the surrounding area and close proximity to major routes including I-394, I-57, and U.S. Route 30, the location provides quick connections to Chicago's South Suburbs and Northwest Indiana.

Redevelopment Momentum & Infrastructure Investment

South Chicago Heights is undergoing a transformative resurgence, anchored by strategic public-private partnerships and infrastructure reinvestment that are unlocking new commercial and industrial momentum. The village leverages three active TIF districts and its inclusion within the Lincoln-394 Enterprise Zone to attract redevelopment, enabling tax incentives, façade enhancements, and environmental remediation to draw new tenants and revitalize key corridors. Notable among current initiatives is the South Chicago Heights Station Area Plan, which targets the lands surrounding the planned SES transit station off Sauk Road for mixed-use redevelopment, streetscape upgrades, and enhanced access. The Village has also recently initiated the creation of TIF #5 to expand its toolkit for property improvements and commercial revitalization. On the industrial front, South Chicago Heights benefits from remediation programs targeting brownfield sites in partnership with the South Suburban Mayors & Managers Association, fostering productive reuse of underutilized land. Meanwhile, nearby Chicago Heights (which shares infrastructure and economic ties) has attracted major employers such as Ford Motor Company's stamping plant and Gerresheimer, a specialty glass manufacturer, citing the region's pro-business environment, transportation connectivity, and supportive city engagement. Together, these efforts reflect a coordinated strategy to position South Chicago Heights as a regional hub for commerce, logistics, and mixed-use development—with improved transit infrastructure, tax incentives, and remediation capacity serving as the foundation for sustained growth and investment.

Regional Connectivity

- U.S. Route 30, I-394, I-80/94, and I-57
- Class I railroads Union Pacific, Canadian National
- 45 minutes to downtown Chicago

QUICK FACTS

Chicago Heights

Size:	10.61 sq. mi.
Population:	26,938
Estimated Median Age:	35.6 years
Median Household Income:	\$57,479
Median Property Value:	\$170,000
Number of Employees:	8,558

CONTACT

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