



Industrial Space

4800 - 4824 W 129th St, Alsip, IL



1,755 - 3,465 SF INDUSTRIAL FLEX SPACE FOR LEASE



presented by
Your SVN Suburban
NEXT LEVEL TEAM

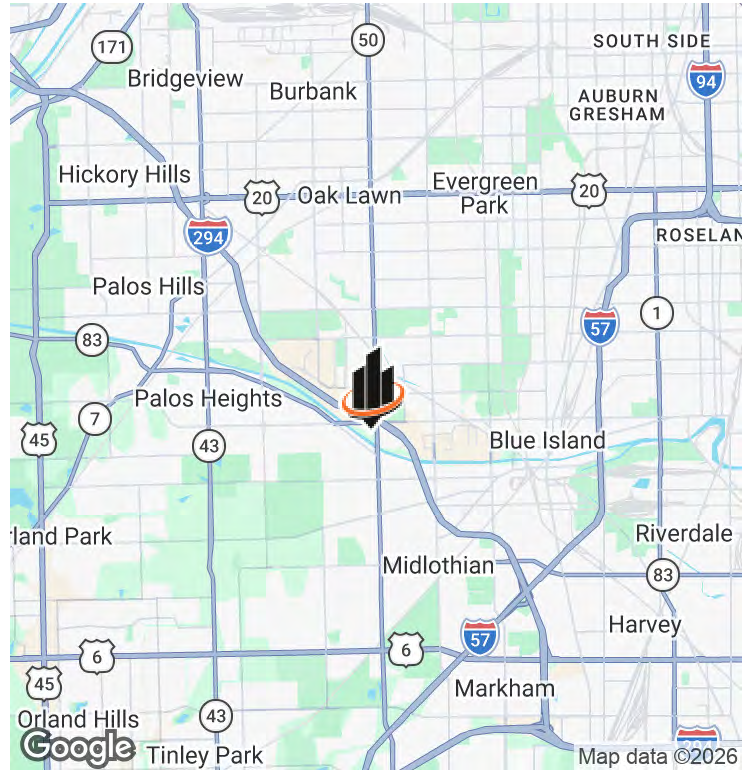
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12 - 15 SF/yr (NNN)
TAXES/CAM:	\$6.84
BUILDING SIZE:	42,616 SF
AVAILABLE SF:	1,755 - 3,465 SF
DRIVE IN DOOR:	12' W X 12' H
CLEAR HEIGHT:	16'
PARKING:	Shared Lot
YEAR BUILT:	1974
ZONING:	I1
APN:	24-33-202-010-0000

PROPERTY OVERVIEW

This property features 1,755 - 3,465 SF flex/industrial units that deliver an efficient workspace along Cicero Avenue. Each unit features a drive-in-door that fronts the parking lot, a large warehouse space, a small office or reception area and a restroom. The property offers generous front parking for employees and visitors, pylon signage, and a convenient location with proximity to major expressways enabling seamless operations for light manufacturing, distribution, or service-oriented tenants.

LOCATION HIGHLIGHTS

- Less than a minute from the I-294 interchange ramps at Cicero Avenue
- Directly off of Cicero Avenue (IL-83) connecting directly to neighboring suburbs
- 9 Miles from Midway International Airport
- 30 Miles from O'Hare International Airport
- 22 Miles from Downtown Chicago

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,755 - 3,465 SF	LEASE RATE:	\$12 - \$15 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4804	1,755 SF	NNN	\$15.00 SF/yr	Available Now
4808	2,080 SF	NNN	\$15.00 SF/yr	Available 10/1
4811	3,465 SF	NNN	\$12.00 SF/yr	Available 11/1
4812	1,755 SF	NNN	\$15.00 SF/yr	Coming Soon
4816	2,080 SF	NNN	\$15.00 SF/yr	Available Now
4817	2,237 SF	NNN	\$12.00 SF/yr	Available Now

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RETAILER AERIAL MAP



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ADDITIONAL PHOTOS



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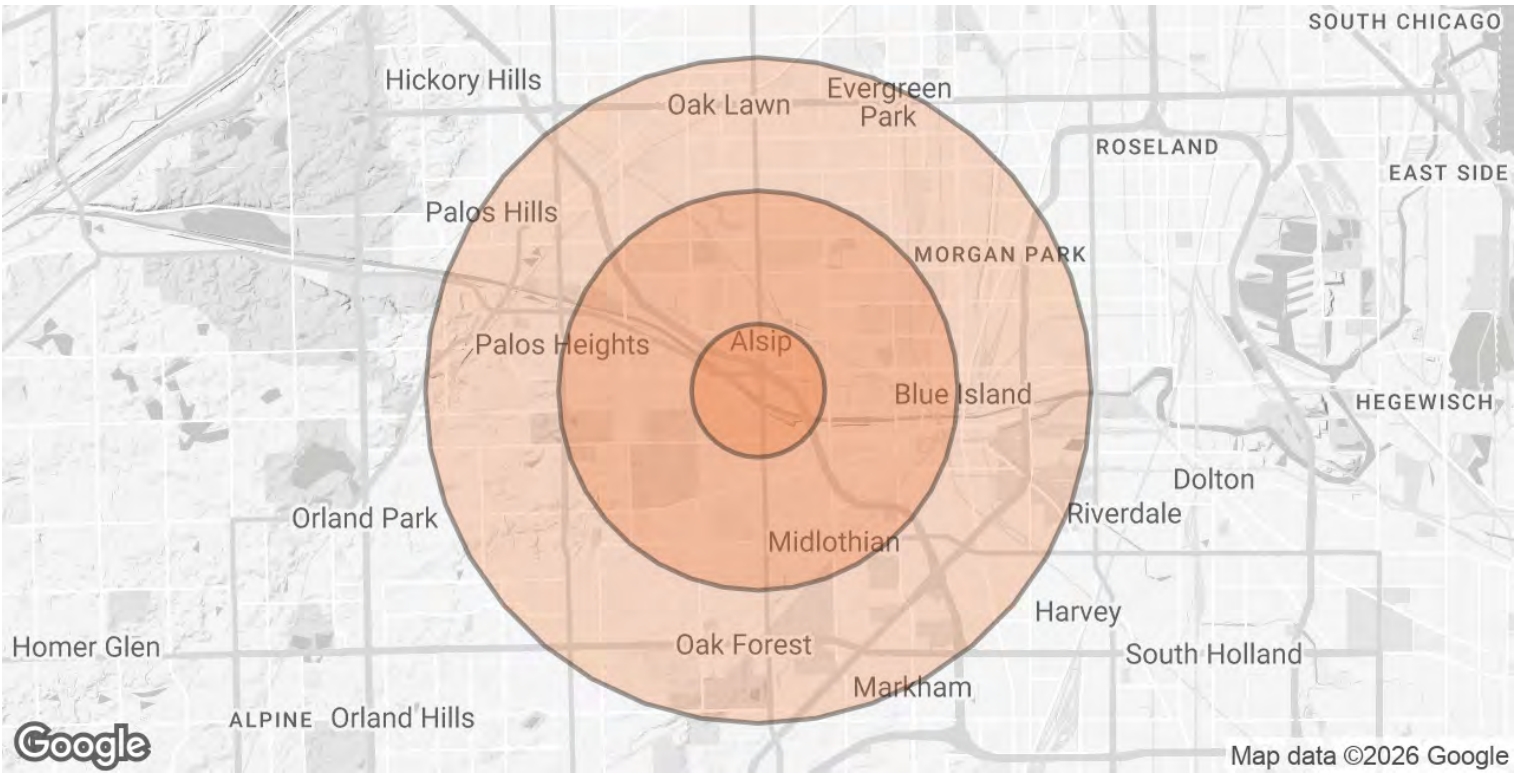
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,467	90,643	299,235
AVERAGE AGE	43.6	41.6	40.8
AVERAGE AGE (MALE)	39.5	39.6	38.6
AVERAGE AGE (FEMALE)	51.2	44.7	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,806	36,736	116,988
# OF PERSONS PER HH	2.2	2.5	2.6
AVERAGE HH INCOME	\$79,110	\$94,872	\$99,439
AVERAGE HOUSE VALUE	\$190,349	\$238,865	\$255,786

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