



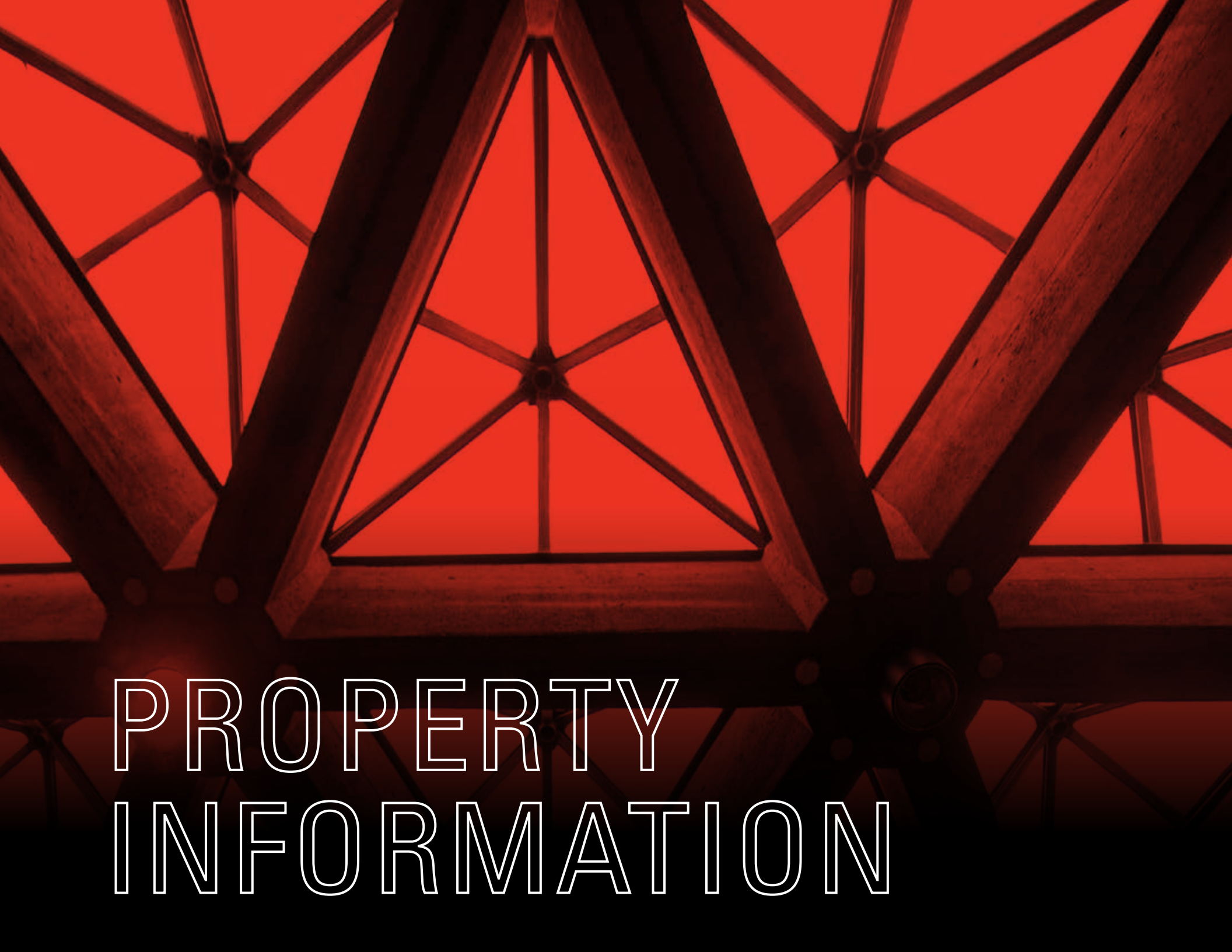
JAMESON.

OFFERING
MEMORANDUM

2415 W. 24TH PLACE
CHICAGO, IL

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT
steve@chicagobroker.com
312.840.9002



PROPERTY INFORMATION

EXECUTIVE SUMMARY

Jameson Commercial is pleased to present 2415 West 24th Place which offers a rare opportunity to acquire a 24,000-square-foot light industrial warehouse located on 0.28 acres in a dense, urban Chicago neighborhood.

With a 12-foot clear height and flexible open space, the property is ideally positioned for a variety of creative or industrial uses. Just 14 minutes from Downtown Chicago, this asset presents an exceptional value-add investment or owner-user opportunity in one of the city's most accessible locations.

Schedule a tour today!

SALES PRICE: \$999,000

PROPERTY SIZE: 24,000 SF

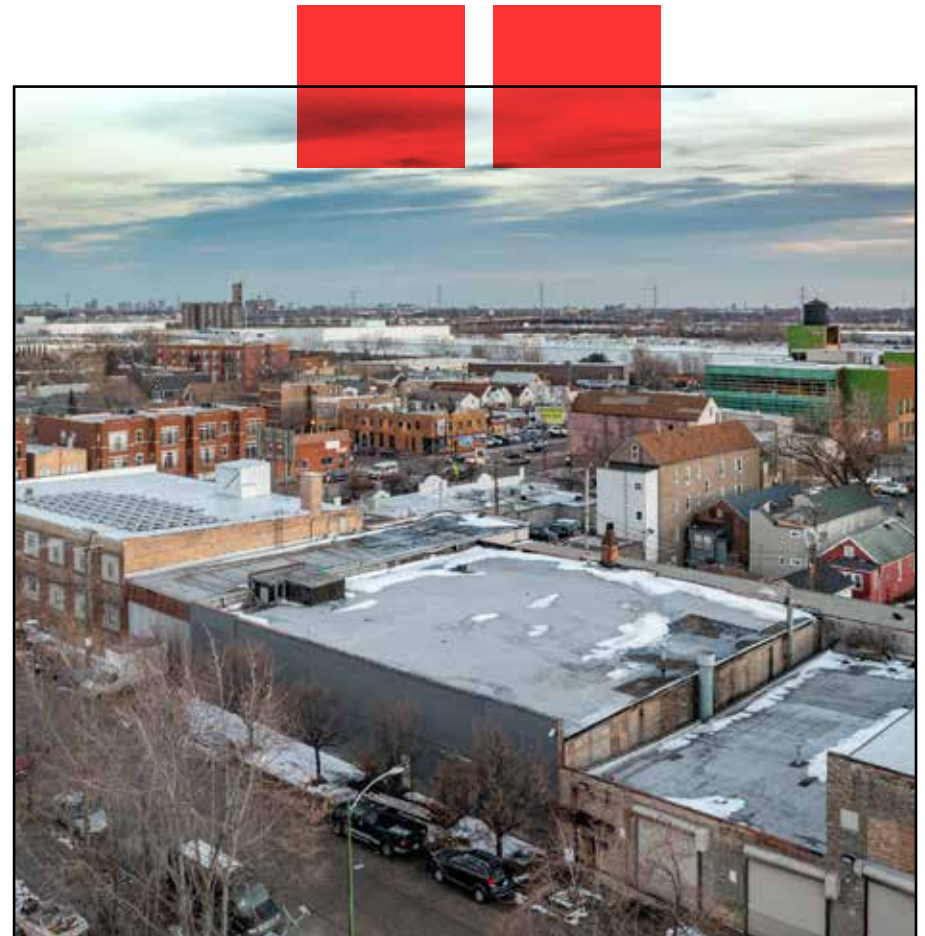
TYPICAL FLOOR SIZE: 12,000 SF

ZONING: M2-3

CLEAR HEIGHT: 12'

YEAR BUILT: 1940

TAXES: \$47,686

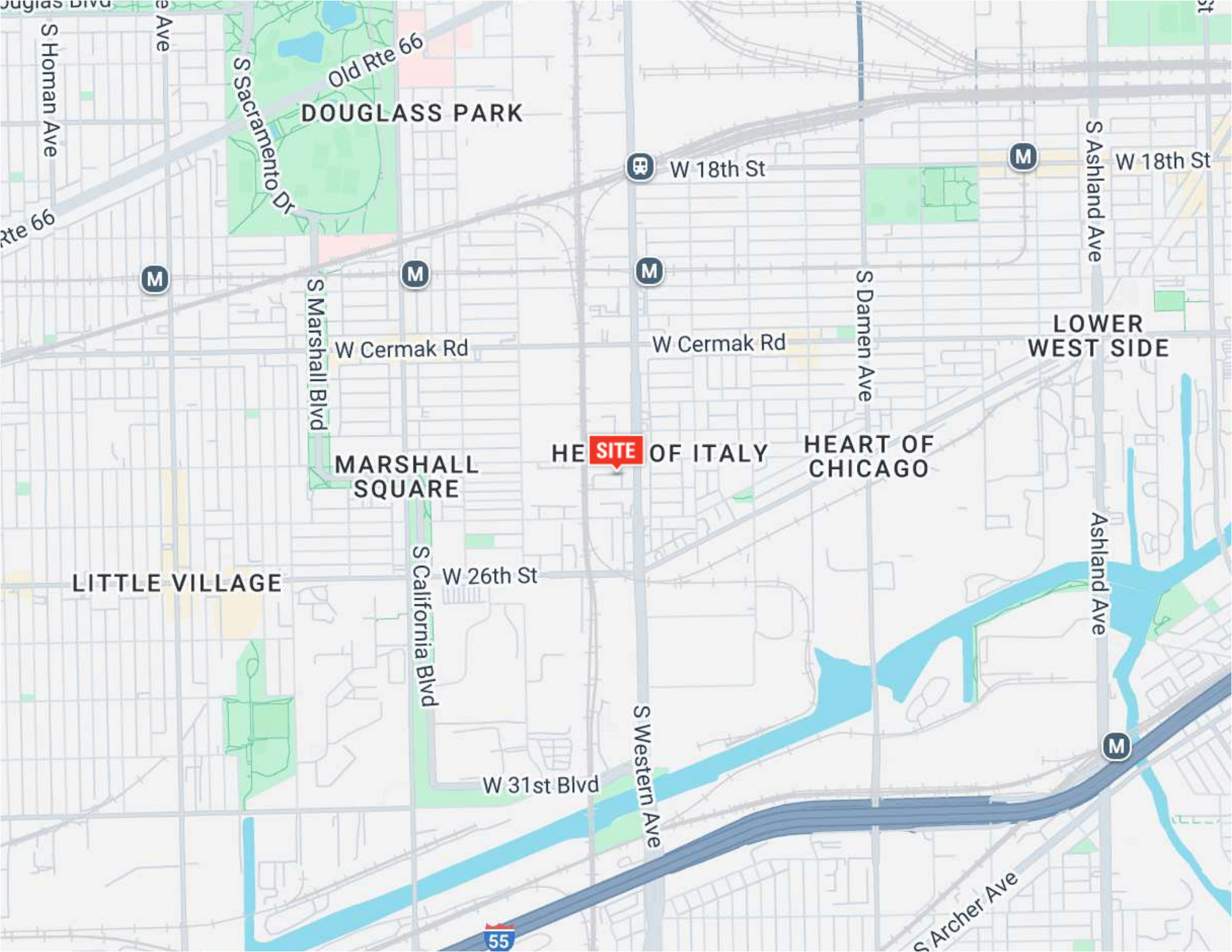








LOCATION INFORMATION



DOUGLASS PARK

Old Rte 66

S Sacramento Dr

W 18th St

M

S Ashland Ave

W 18th St

M

M

M

S Marshall Blvd

W Cermak Rd

W Cermak Rd

S Damen Ave

LOWER WEST SIDE

HE SITE OF ITALY

HEART OF CHICAGO

MARSHALL SQUARE

LITTLE VILLAGE

S California Blvd

W 26th St

W 31st Blvd

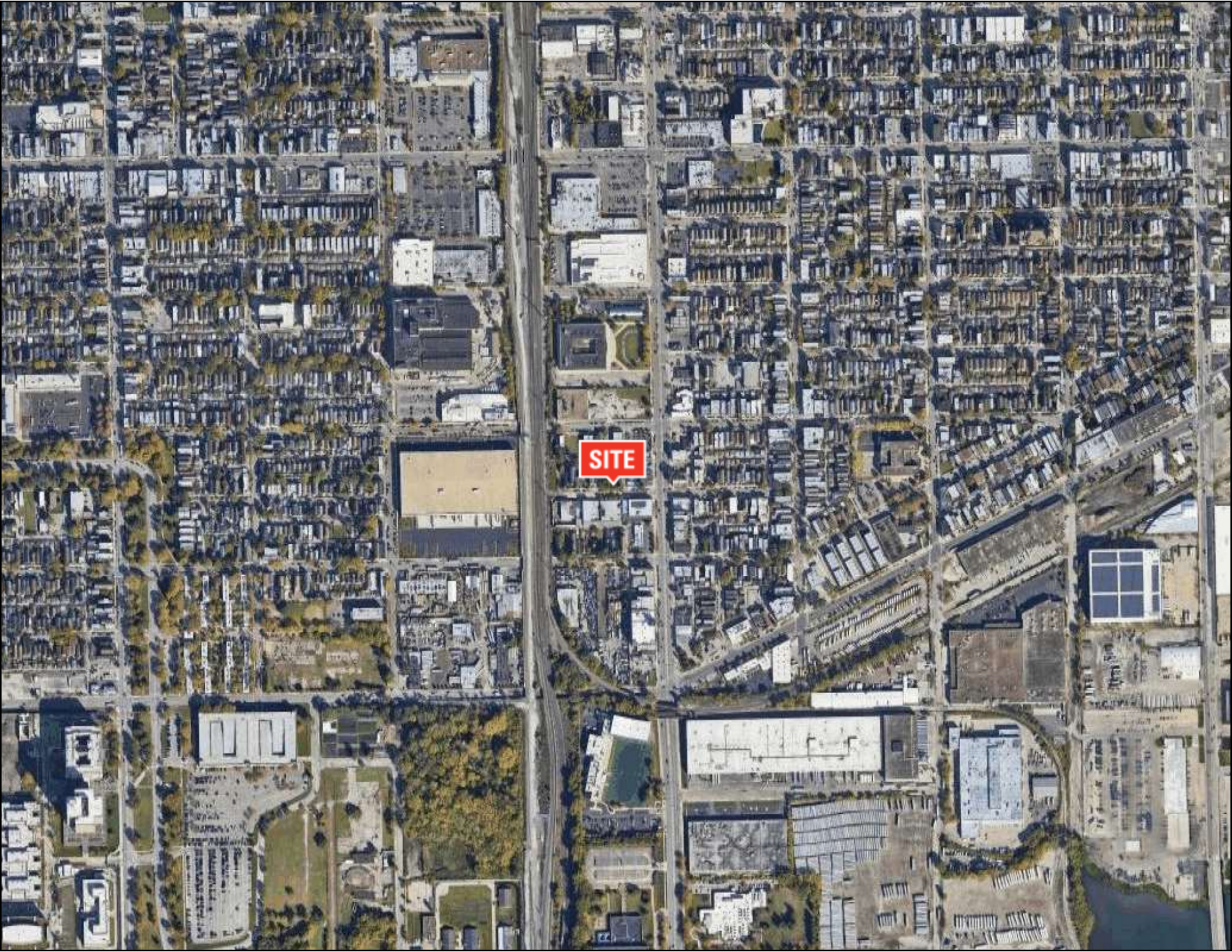
S Western Ave

Ashland Ave

M

S Archer Ave

55



SITE

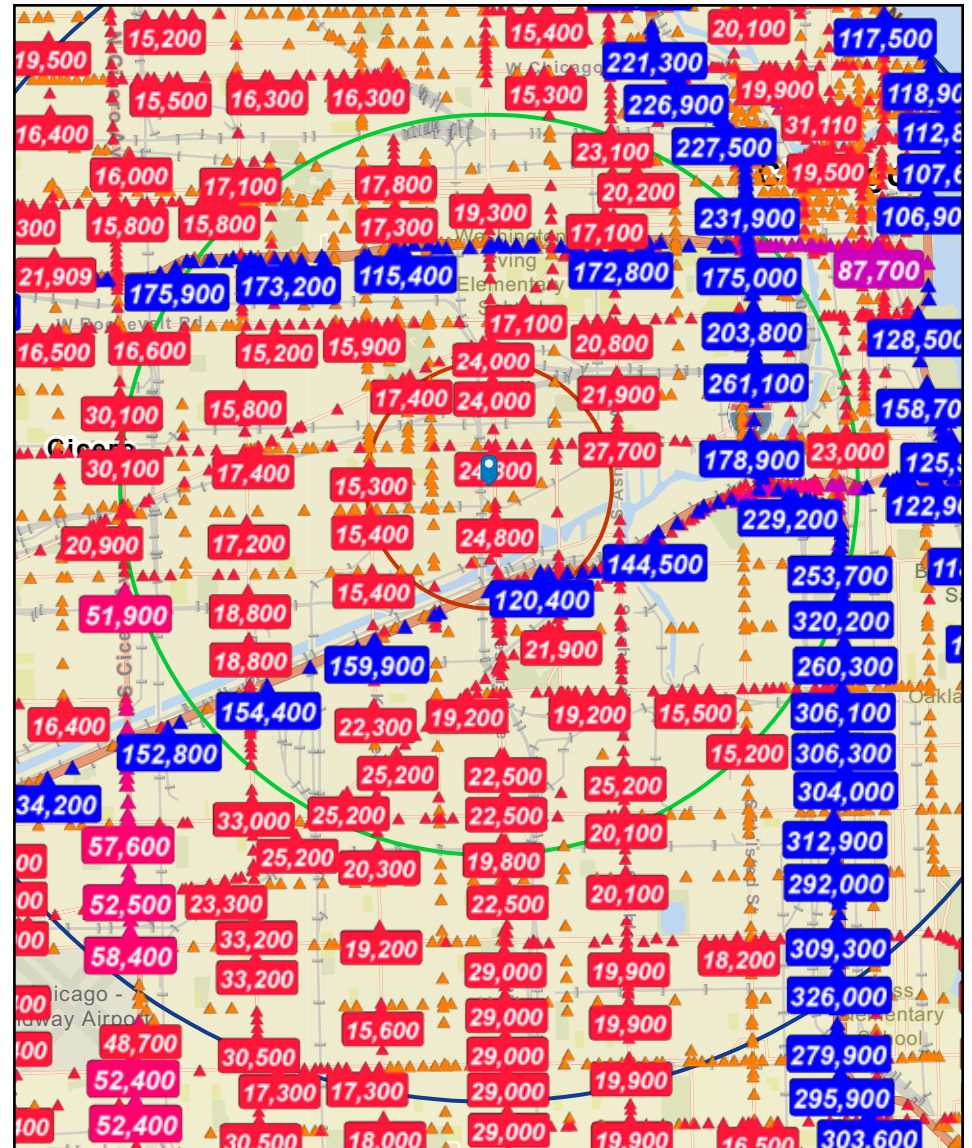
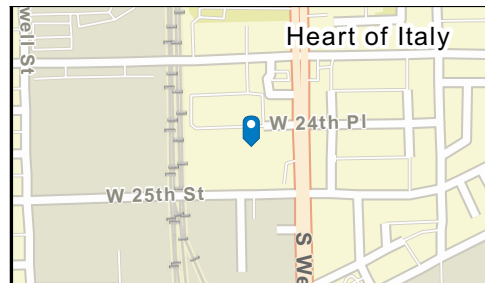
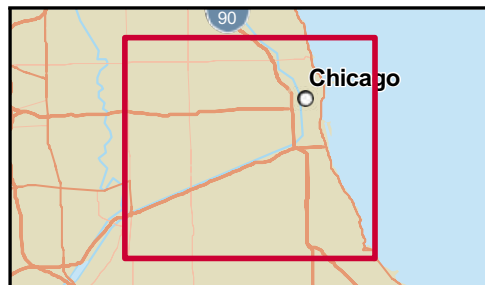
TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY	DRIVE	WALK	DISTANCE
Western Station (Pink Line)	1 min	10 min	0.5 mi
Damen Station (Pink Line)	2 min	18 min	1.0 mi
California Station (Pink Line)	2 min	19 min	1.0 mi
COMMUTER RAIL	DRIVE		DISTANCE
Western Avenue Station (Burlington North - Sante Fe Railway Line)	1 min		0.8 mi
Halsted Station (Burlington North - Sante Fe Railway Line)	6 min		2.8 mi
AIRPORT	DRIVE		DISTANCE
Chicago Midway International Airport	11 min		6.5 mi
Chicago O'Hare International Airport	31 min		19.7 mi

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





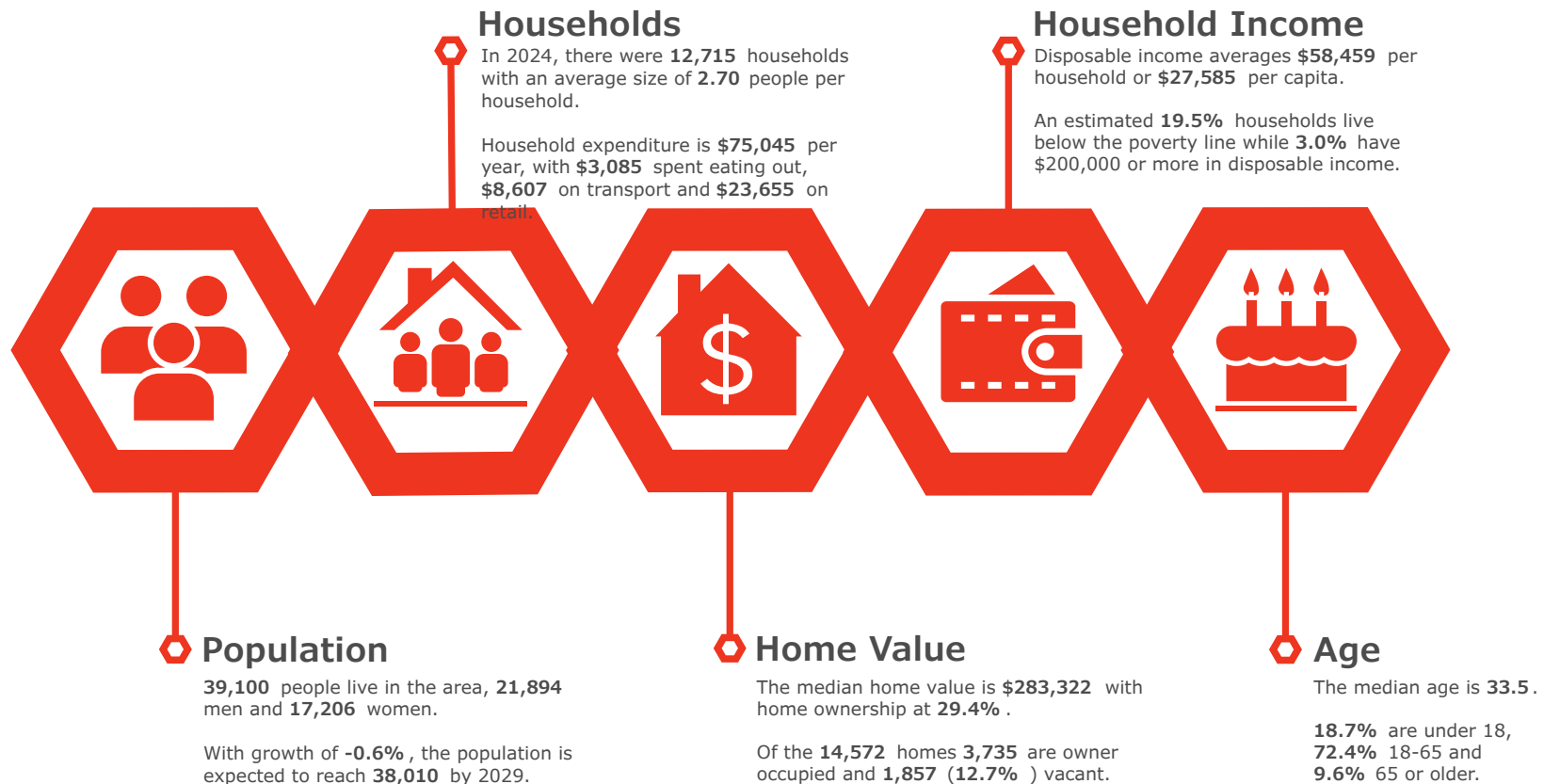
MARKET INFORMATION

LOCATION OVERVIEW

Discover the bustling neighborhood surrounding this prime Chicago location. Situated in the heart of the Pilsen district, the area boasts a rich cultural heritage, diverse cuisine, and vibrant arts scene. The property is within close proximity to the National Museum of Mexican Art, providing a unique opportunity for cultural enrichment. Nearby, investors will find a variety of trendy cafes, craft breweries, and eclectic boutiques, creating an inviting atmosphere for potential tenants. With easy access to public transportation and major highways, this location offers convenience and connectivity for future office occupants. Explore the dynamic energy of this thriving community and envision the possibilities for your next investment venture.



DEMOGRAPHIC INSIGHTS





ADDITIONAL INFORMATION

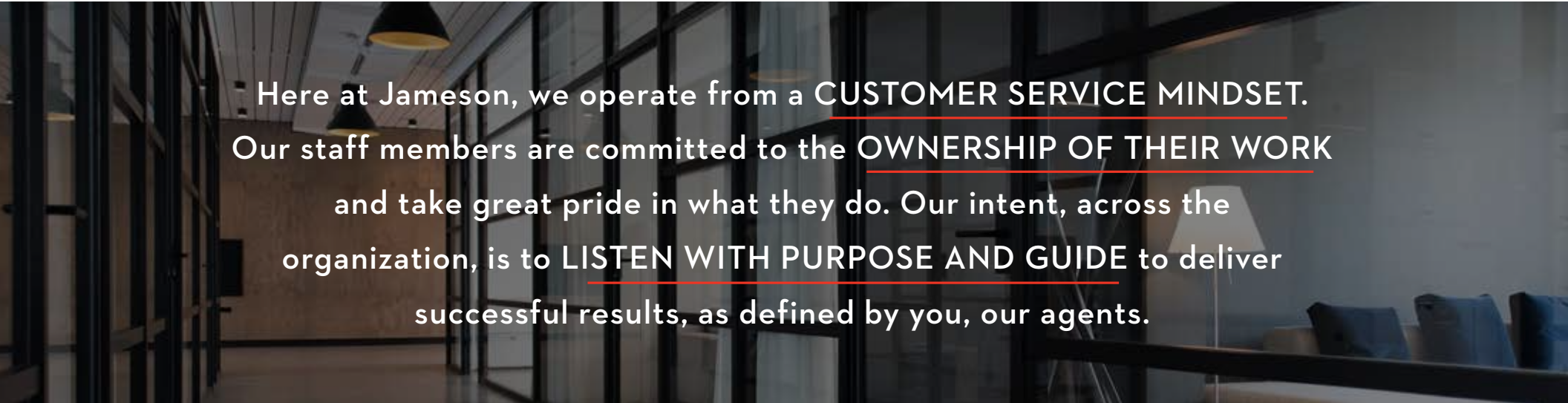
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

ABOUT YOUR BROKER



STEVE@CHICAGOBROKER.COM
312.840.9002

■ ABOUT STEVEN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

AREAS OF SPECIALIZATION

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.



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