

# Sublease Opportunity



**±14,750 SF**  
Warehouse /  
Distribution  
Facility

**1480 Huntington Drive**  
Calumet City, Cook County, Illinois 60409

## PROPERTY HIGHLIGHTS

**Sublease through August 31, 2028.** Situated on a ±1.60 acre site, this ±14,750 square foot industrial facility has exceptional access to the I-294 and I-94 full interchange and is minutes to highway and arterial roads including 159th Street, 167th Street, Torrance Avenue, Halsted Street, IL-394, I-57, and I-80. The facility is located in an Enterprise Zone and is nearby a wide-array of retail amenities and abundant skilled labor.



±14,750 SF  
INDUSTRIAL  
FACILITY



±1.60 AC  
SITE



±1,200 SF  
OF OFFICE  
SPACE



15'6" CLEAR  
HEIGHT



2 EXTERIOR  
LOADING  
DOCKS



1 DRIVE-IN  
DOOR  
(12' x 14')



± 40 CAR  
PARKING  
SPACES



400A @ 480V  
3-PHASE, 3-WIRE  
POWER SERVICE



WET FIRE  
PROTECTION  
SYSTEM



ZONED  
INDUSTRIAL  
SPECIAL USE



BUILT IN  
1993



±24 MILES TO MIDWAY  
INTERNATIONAL  
AIRPORT

## Contact

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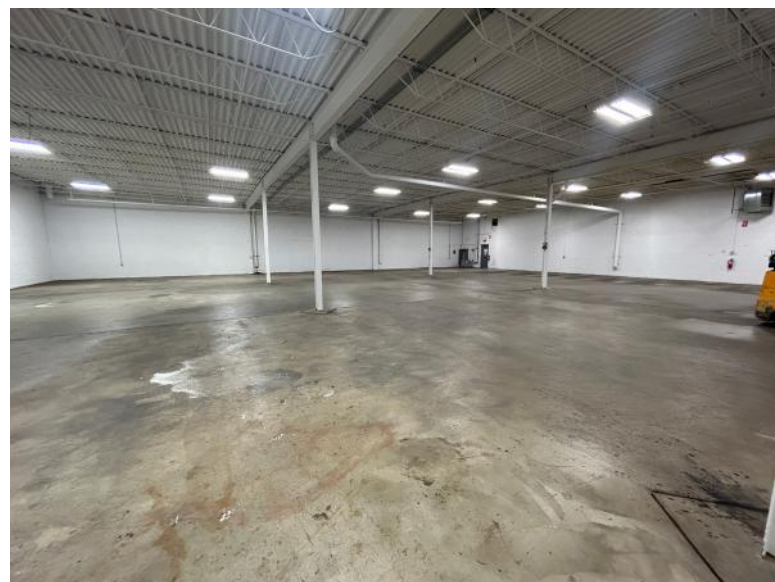
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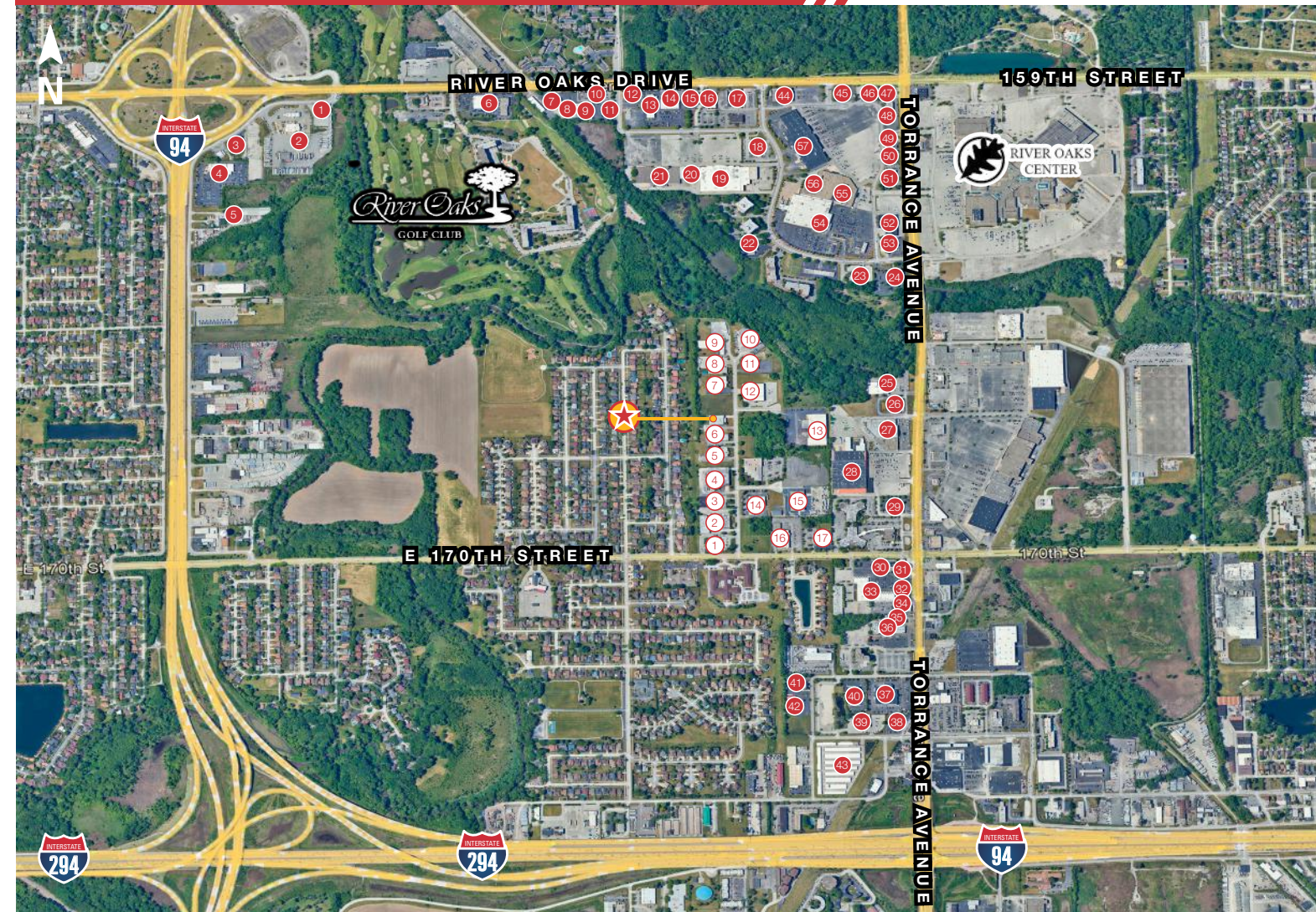
## PROPERTY SPECIFICATIONS

<b>BUILDING SIZE:</b> ±14,750 SF	<b>CLEAR HEIGHT:</b> 15'6"	<b>POWER SERVICE:</b> 400A @ 480V, 3P-3W	<b>PARCEL NUMBER:</b> 29-24-400-036-0000
<b>AVAILABLE SIZE:</b> ±14,750 SF	<b>LOADING DOCKS:</b> 2 EXTERIOR	<b>FIRE PROTECTION:</b> WET SYSTEM	<b>REAL ESTATE TAXES (2023 PAYABLE 2024):</b> \$3.59 PSF
<b>SITE SIZE:</b> ±1.60 AC	<b>DRIVE-IN DOORS:</b> 1 (12' x 14')	<b>ZONING:</b> INDUSTRIAL SPECIAL USE	<b>SALE PRICE:</b> SUBJECT TO OFFER
<b>OFFICE SPACE:</b> ±1,200 SF	<b>CAR PARKING:</b> ± 40 SPACES	<b>YEAR BUILT:</b> 1993	<b>SUBLEASE RATE:</b> SUBJECT TO OFFER

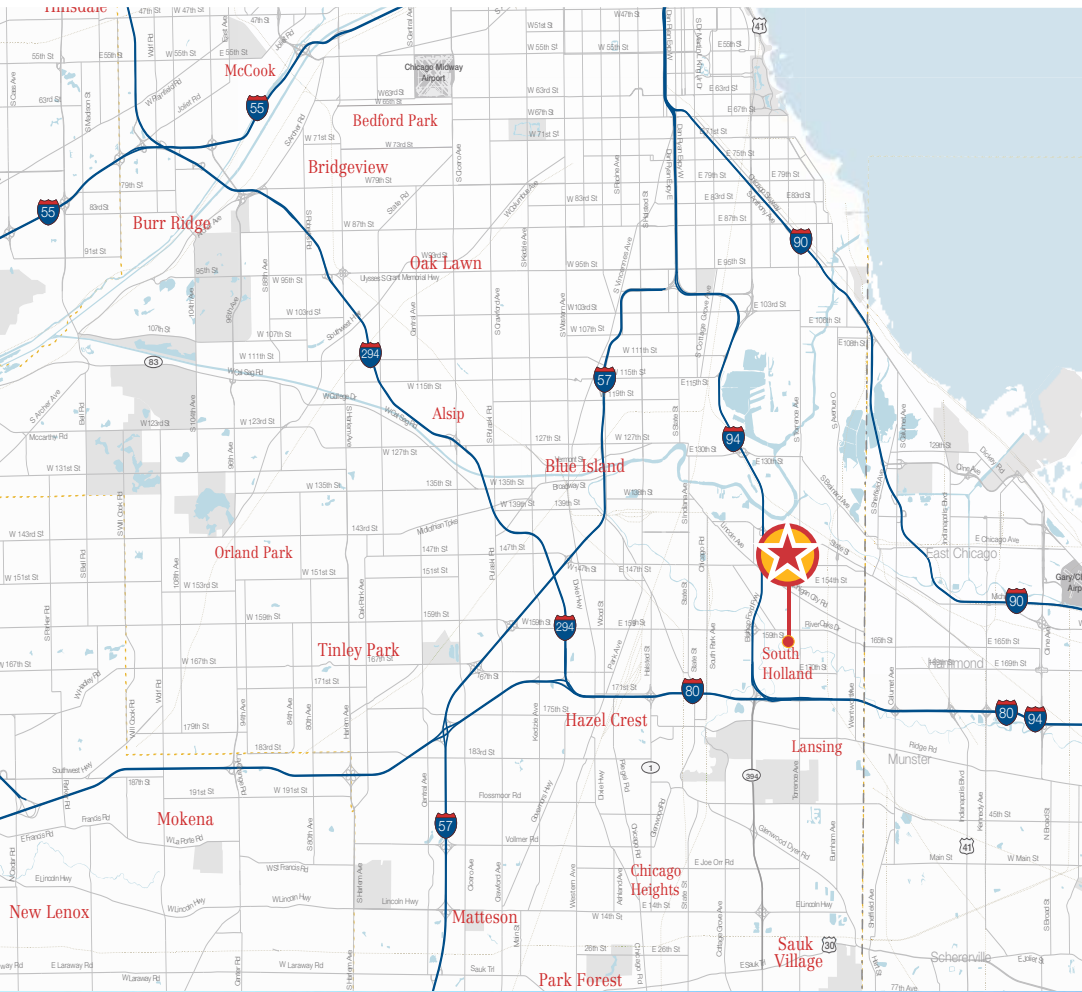
## BUILDING PHOTOGRAPHS



## SURROUNDING TENANTS & RETAILERS



- |  |   |   |  |
|--|---|---|--|
| 1 ILLIANA FINANCIAL CREDIT UNION                       | 1 CONTINENTAL HOUSE OF PANCAKES   | 19 WILDER FIELDS                                      | 38 ILLINOIS CURRENCY EXCHANGE                            |
| 2 VACANT   | 2 LOVE'S TRAVEL / TRUCK STOP / CARE   | 20 BEAUTY HAIR WIG                                    | 39 GORDON FOOD SERVICE STORE                             |
| 3 VACANT   | 3 ILLIANA VETERINARY HOSPITAL   | 21 WOW FURNITURE OUTLET                               | 40 HOLIDAY INN EXPRESS                                   |
| 4 INDUSTRIAL VALCO, INC. WONDERLAND TIRE               | 4 94 NISSAN OF SOUTH HOLLAND  | 22 MAVIS TIRE & BRAKES                                | 41 SLEEP INN   |
| 5 GASVODA & ASSOCIATES PRECISION SYSTEMS               | 5 UNITED TRUCK SALES OF CHICAGO   | 23 TILLY'S PO'BOYS                                    | 42 COMFORT SUITES  |
| 6 JOHNSON CONTROLS                                     | 6 NAPLETON RIVER OAKS HYUNDAI   | 24 US BANK  | 43 PUBLIC STORAGE  |
| 7 KNUDSEN CONSTRUCTION                                 | 7 CASH AMERICA PAWN   | 25 ALDI'S   | 44 BIG LOTS  |
| 8 VACANT   | 8 KONCRETE JUNGLE MID-K BEAUTY SUPPLY VICTORY PHARMACY  | 26 SPARKLE EXPRESS CAR WASH                           | 45 WHITE CASTLE  |
| 9 RICHARDS BUILDING SUPPLY                             | 9 BEX FURNITURE OUTLET  | 27 DENTAL WORKS U-HAUL MOVING & STORAGE               | 46 TACO BELL   |
| 10 TECHNATRIX, INC. WOW INTERNET + TV + PHONE          | 10 CHASE BANK   | 28 THE HOME DEPOT                                     | 47 MOBIL   |
| 11 VACANT  | 11 DA'S DELI & DINING WINGZ IT IZ   | 29 CHILI'S  | 48 BUFFALO WILD WINGS                                    |
| 12 CENTERSTAGE SCENIC WAREHOUSE URBAN MINISTRIES       | 12 CITIBANK   | 30 CULVER'S   | 49 PANDA EXPRESS   |
| 13 MIDLAND TOOL & SUPPLY SUPERIOR TOOL RENTAL & REPAIR | 13 NAPLETON RIVER OAKS CADILLAC   | 31 PLASMA CENTER                                      | 50 LENS-CRAFTERS   |
| 14 C&G CONSTRUCTION SUPPLY PALATINE ELECTRICAL REPAIR  | 14 NAPLETON RIVER OAKS LINCOLN  | 32 DUNKIN' LIANG'S GARDEN RESTAURANT                  | 51 METRO BY T-MOBILE                                     |
| 15 VACANT  | 15 BOGEY'S SLOTS & POKER CLASSY KIDS SALON CUTEY-LOOPS LUXOR HAIR SALOND T-MOBILE WIRELESS VISION | 33 EFFIN EGG BLACKEYED SUSAN DOLLAR GENERAL           | 52 MEN'S WAREHOUSE                                       |
| 16 AMERICAN SCHOOL                                     | 16 79 BBQ SMOKED MEATS  | 34 HOOTER'S   | 53 DENNY'S   |
| 17 IRONWORKERS MID AMER PENSION                        | 17 BANK OF AMERICA  | 35 WENDY'S  | 54 SAM'S CLUB / SAM'S CLUB GAS                           |
|  | 18 US POSTAL SERVICE  | 36 BOOST MOBILE RHOYAL BISTRO LIVE CARLA'S SUPER CLUB | 55 SHOE CARNIVAL   |
|  |   | 37 NAPLETON'S RIVER OAKS HONDA                        | 56 SHOPPER'S WORLD                                       |
|  |   |   | 57 MARSHALLS FALLAS ROSS DD'S DISCOUNTS PETCO PARTY CITY |



### LOCATION HIGHLIGHTS

- Less than 1 mile to 167th Street, 170th Street, and to Torrence Avenue
- 24.1 miles to Midway International Airport
- 44.4 miles to O'Hare International Airport
- 2.1 Miles to I-94, IL-394
- 7.2 Miles to I-80, I-294
- 10.4 Miles to I-57

### DEMOGRAPHICS (BASED ON A 5-MILE RADIUS)



**245,448**  
TOTAL  
POPULATION



**\$67,839**  
AVG. HOUSEHOLD  
INCOME



**80,958**  
LABOR  
FORCE



**20%**  
BACHELOR'S  
DEGREE & HIGHER



### Contact

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