



# 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

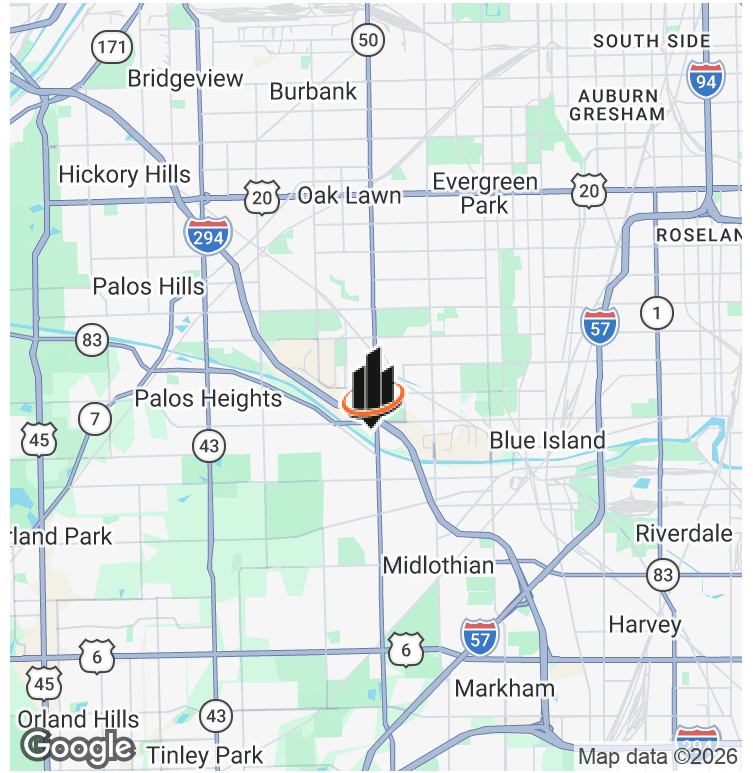
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$15 SF/yr (NNN)
<b>TAXES/CAM:</b>	\$6.84
<b>BUILDING SIZE:</b>	42,616 SF
<b>AVAILABLE SF:</b>	1,755 - 3,465 SF
<b>DRIVE IN DOOR:</b>	12' W X 12' H
<b>CLEAR HEIGHT:</b>	16'
<b>PARKING:</b>	Shared Lot

## 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

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,755 - 3,465 SF	<b>LEASE RATE:</b>	\$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	\$15.00 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	\$15.00 SF/yr	Available Now

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## ADDITIONAL PHOTOS



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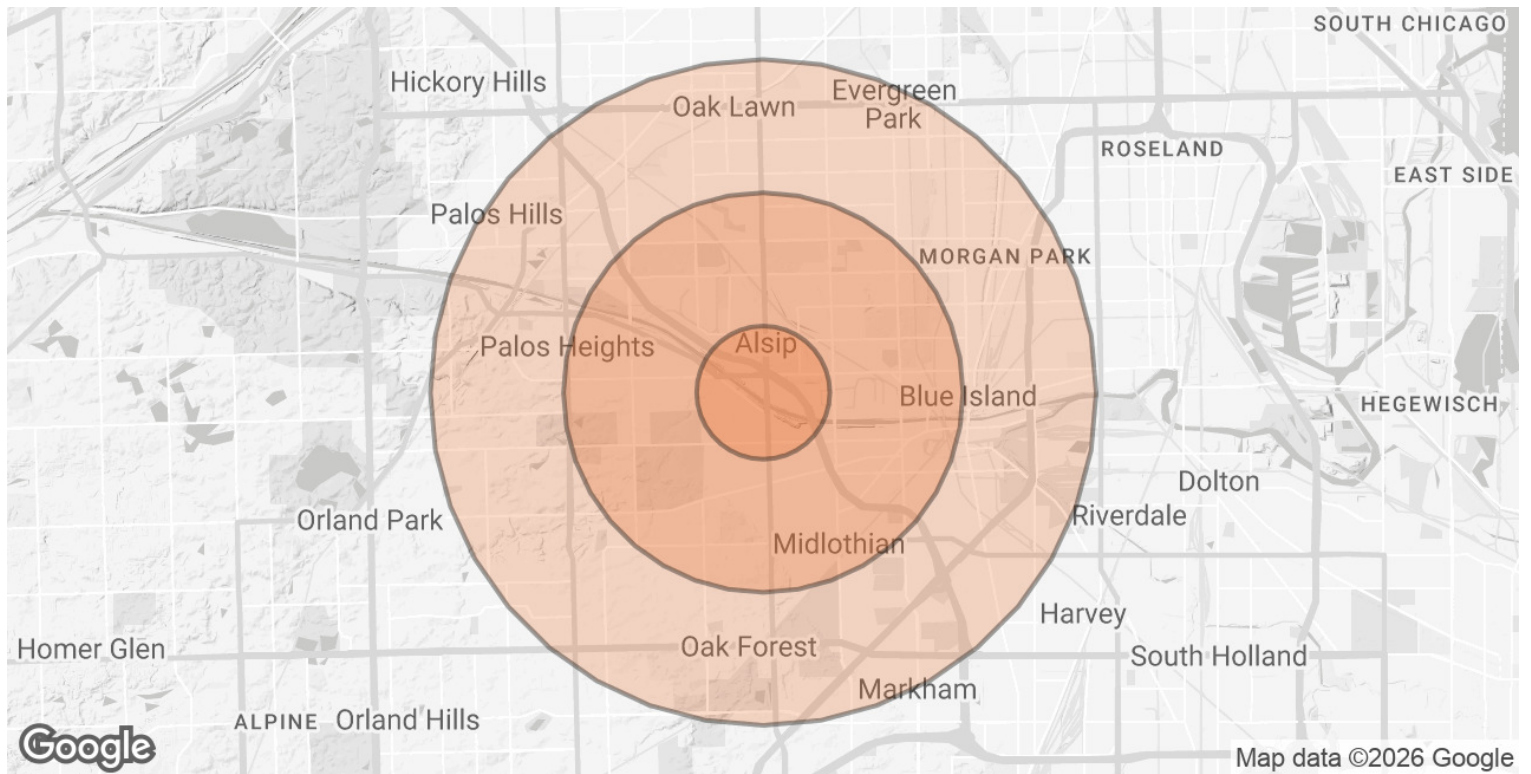
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	8,467	90,643	299,235
<b>AVERAGE AGE</b>	43.6	41.6	40.8
<b>AVERAGE AGE (MALE)</b>	39.5	39.6	38.6
<b>AVERAGE AGE (FEMALE)</b>	51.2	44.7	42.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	3,806	36,736	116,988
<b># OF PERSONS PER HH</b>	2.2	2.5	2.6
<b>AVERAGE HH INCOME</b>	\$79,110	\$94,872	\$99,439
<b>AVERAGE HOUSE VALUE</b>	\$190,349	\$238,865	\$255,786

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