

PRICE REDUCTION!
\$9.50 GROSS PSF



±14,750 SF

Warehouse / Distribution
Facility Available

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

Packy Doyle

+1 630 691 0601
pdoyle@hiffman.com

Pat Clifford

+1 630 317 0753
pclifford@hiffman.com

One Oakbrook Terrace
Suite 400

Oakbrook Terrace, Illinois 60181
+1 630 932 1234

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

hiffman.com

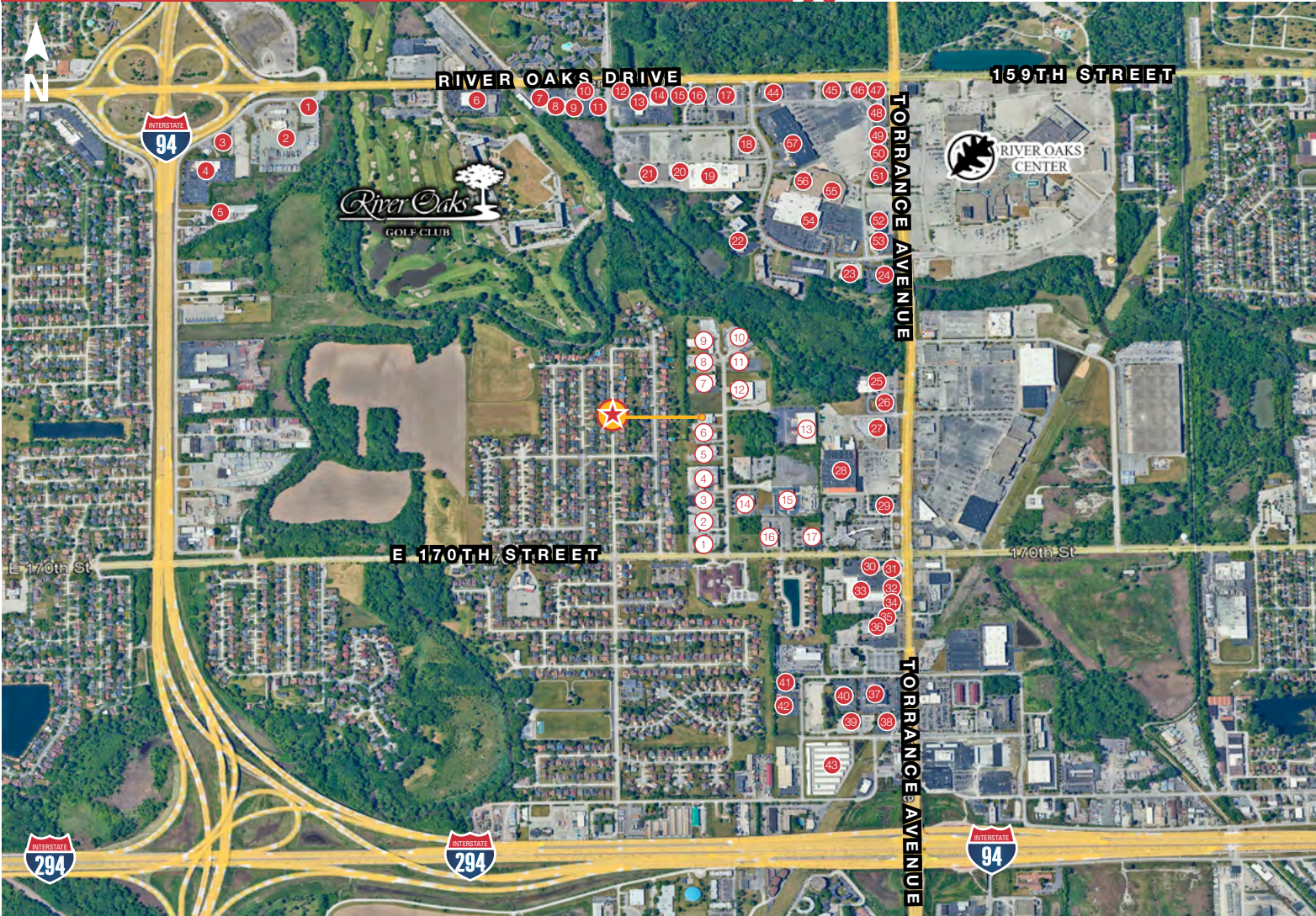
PROPERTY SPECIFICATIONS

BUILDING SIZE: ±14,750 SF	CLEAR HEIGHT: 15'6"	POWER SERVICE: 400A @ 480V, 3P-3W	PARCEL NUMBER: 29-24-400-036-0000
AVAILABLE SIZE: ±14,750 SF	LOADING DOCKS: 2 EXTERIOR	FIRE PROTECTION: WET SYSTEM	REAL ESTATE TAXES (2023 PAYABLE 2024) \$3.59 PSF
SITE SIZE: ±1.60 AC	DRIVE-IN DOORS: 1 (12' x 14")	ZONING: INDUSTRIAL SPECIAL USE	SALE PRICE: SUBJECT TO OFFER
OFFICE SPACE: ±1,200 SF	CAR PARKING: ± 40 SPACES	YEAR BUILT: 1993	SUBLEASE RATE: \$9.50 GROSS PSF

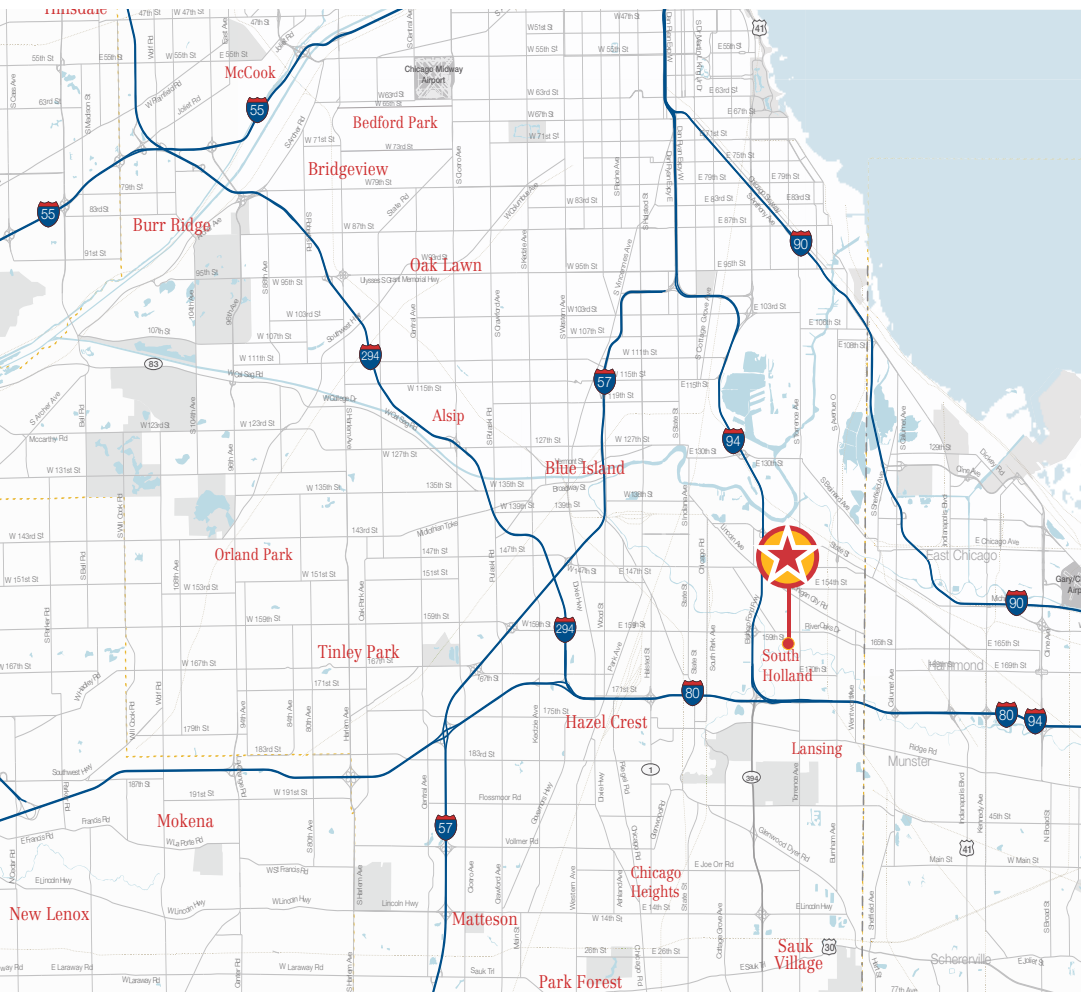
BUILDING PHOTOGRAPHS



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 TECHNOTRIX, 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

Packy Doyle
+1 630 691 0601
pdoyle@hiffman.com

Pat Clifford
+1 630 317 0753
pclifford@hiffman.com