

FOR SALE

Truck Repair Outdoor Storage

25,700 SF Industrial Building

1579 Valencia Court, Calumet City, Illinois



PROPERTY INFORMATION

Built: 1976
Construction: Metal Panel Steel Frame
Zoned: SU—Special Use
Office: 5,000 SF
Warehouse: 25,700 SF
Ceiling: 16' Clear Warehouse
Electric: 800 amp, 3 Phase, 240 V
HVAC: 100% AC GFA Heat in Office
Hanging Units in the Warehouse
Dock: 2 Exterior Docks
6 Drive in Doors
Land: 8 Acres, 4 Paved
2024 RE Taxes: 29-24-400-022 \$134,000
29-24-400-023 \$ 33,000

PROPERTY HIGHLIGHTS

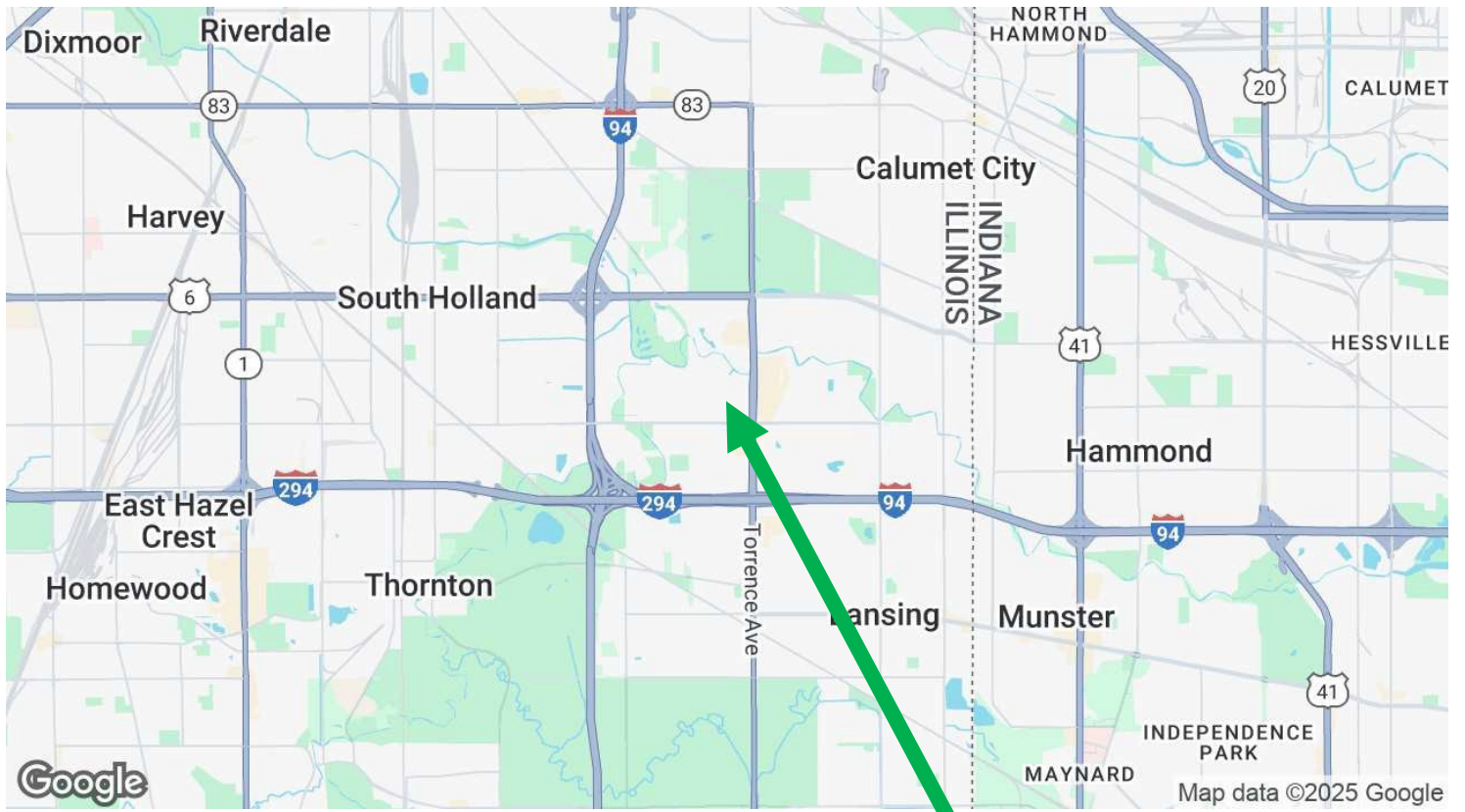
- One-story building on a large land site
- Four (4) acres of land (fenced and paved) plus 4 Acres unimproved.
- Located less than one mile from I-80/I-294/I-94
- Fully sprinklered
- Compressor Room
- Office space includes seven (7) private offices, dispatch room, HR office, kitchen and conference room
- Ideal for outside truck, vehicle and equipment storage
- Building is currently vacant, potential Class 6B tax incentive



MCKAY INVESTMENT REALTY, INC.
REAL ESTATE BROKERAGE & MANAGEMENT

2021 Midwest Road, Suite 106 Phone: 630-990-2000
Oak Brook, IL 60523

E-mail: d@miri.show
www.mckayrealtyinc.com



All information is subject to verification or change without notice, and no liability for errors or omissions is assumed. This is not a prospectus.

R.H. GRANATH
SURVEYING SERVICE, P.C.
PH: (708) 371-4478
FAX (708) 371-3922

ALTA/NSPS LAND TITLE SURVEY

R.H. GRANATH
SURVEYING SERVICE, P.C.
6006 W. 159th. STREET BLDG. B
OAK FOREST, IL. 60452

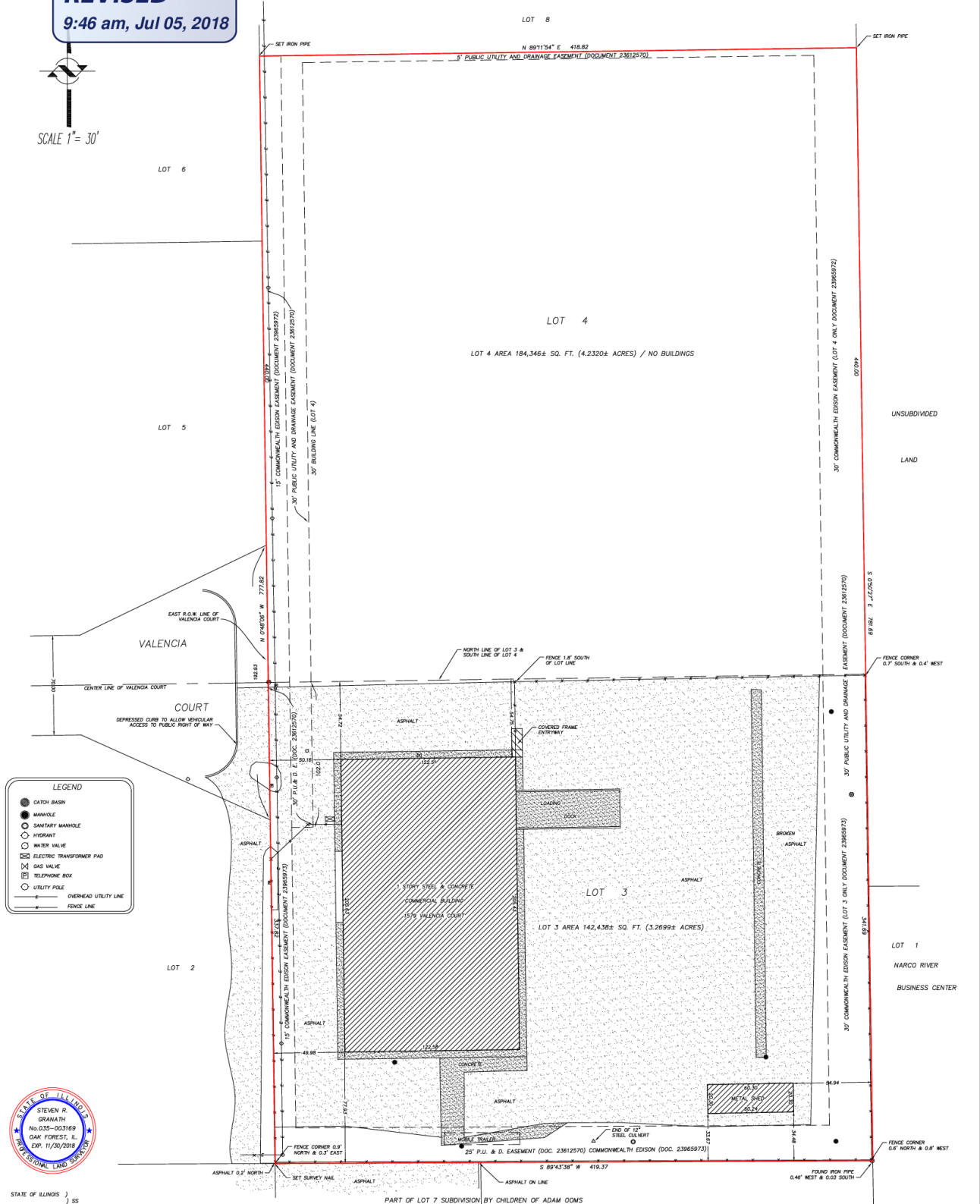
REVISED

9:46 am, Jul 05, 2018



SCALE 1" = 30'

LOTS 3 AND 4 IN RIVER OAKS WEST BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



- LEGEND**
- CATCH BASIN
 - MANHOLE
 - SANITARY MANHOLE
 - HYDRANT
 - WATER VALVE
 - ELECTRIC TRANSFORMER PAD
 - GAS VALVE
 - TELEPHONE BOX
 - UTILITY POLE
 - OVERHEAD UTILITY LINE
 - FENCE LINE



STATE OF ILLINOIS }
COUNTY OF COOK } SS

TO: DLG INVESTMENTS LLC AND BURNETT TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 11, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 29, 2018.

DATE OF PLAT OR MAP: JUNE 29, 2018

DRAFT

STEVEN R. GRANATH (P.L.S. No. 3169)
VALID ONLY IF EMBOSSED SEAL IS AFFIXED

NOTE: THIS PLAT WAS PREPARED IN CONJUNCTION WITH TITLE COMMITMENT NUMBER 17-03641, DATED NOVEMBER 17, 2017, BY BURNETT TITLE INSURANCE COMPANY.
NOTE: THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X AS IDENTIFIED ON FLOOD INSURANCE RATE MAPS 1703100754 J AND 1703100758 J, DATE OF ISSUE AUGUST 19, 2008, AND EXCEPT AS SPECIFICALLY NOTED ON THIS SURVEY, NO PART OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA DESIGNATED AS "FLOOD PRONE AREA", "STEADY FLOOD HAZARD AREA", OR "100 YEAR FLOOD PLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY."
NOTE: SURVEY MONUMENTS OR WITNESS POINTS ARE AS NOTED AT ALL PRINCIPAL PROPERTY CORNERS.
NOTE: THE SUBJECT PROPERTY HAS AN ADDRESS OF 1579 VALENCIA COURT AS SHOWN BY THE COOK COUNTY ASSESSOR'S PARCEL DATA WEBSITE.
NOTE: THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X AS IDENTIFIED ON FLOOD INSURANCE RATE MAPS 1703100754 J AND 1703100758 J, DATE OF ISSUE AUGUST 19, 2008, AND EXCEPT AS SPECIFICALLY NOTED ON THIS SURVEY, NO PART OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA DESIGNATED AS "FLOOD PRONE AREA", "STEADY FLOOD HAZARD AREA", OR "100 YEAR FLOOD PLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY."

NOTE: LAND AREA OF SUBJECT PROPERTY IS 326,7844 SQUARE FEET (7.50189 ACRES)
NOTE: THE SUBJECT PROPERTY ADJAINS AND HAS OPEN AND DIRECT ACCESS TO VALENCIA COURT, A RIGHT OF WAY DEDICATED TO THE PUBLIC.
NOTE: UTILITY LOCATIONS ARE LIMITED TO OBSERVED APPURTENANCES IN THE FIELD AT THE TIME OF THIS SURVEY.
NOTE: THE BASIS OF BEARINGS SHOWN HEREON IS ILLINOIS EAST ZONE NAD83-12 BY GPS OBSERVATION.
NOTE: UNLESS NOTED OTHERWISE, THE ADJOINING LOTS ARE LOCATED WITHIN THE RIVER OAKS WEST BUSINESS PARK SUBDIVISION.

R.H. GRANATH SURVEYING SERVICE	
DATE: JUNE 29, 2018	DRAWN BY:
DWG. NO. CAD 0018-06-013	CAD/SRG
PROJECT: 1579 VALENCIA COURT	LOCATION: CALUMET CITY, ILLINOIS
CLIENT: DLG INVESTMENTS LLC	