

For Sale  
+/- 5,300 SF Industrial/Flex Space  
+/- 22,200 SF Site

16530 S Halsted | Harvey, IL 60426





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## HIGHLIGHTS

### ROBUST INFRASTRUCTURE

700-amp three-phase electrical service, two furnaces serving the office areas, and a dedicated RTU servicing the warehouse — supporting power-intensive uses and providing immediate operational readiness for incoming tenants or owner-users.

### PRIME LOCATION

Situated along high-traffic Halsted Avenue in Harvey, Illinois — a well-established commercial corridor with strong daily traffic and visibility, ideal for end users seeking a strategic South Suburban presence.

### FUNCTIONAL CONSTRUCTION

Single-story layout with a steel bar joist roof, 9'6" clear warehouse height, rear delivery ramp leading to a six-foot-wide delivery door, and a large on-site parking lot — designed for easy navigation, efficient logistics, and ample accommodation for staff and visitors.

### INTERSTATE CONNECTIVITY

Immediate access to I-80 with quick connections to I-90, I-94, and I-294 — placing customers, staff, and logistics partners within easy reach of the entire Chicago metropolitan area and positioning the site as a regional hub.

### VERSATILE BUILDING

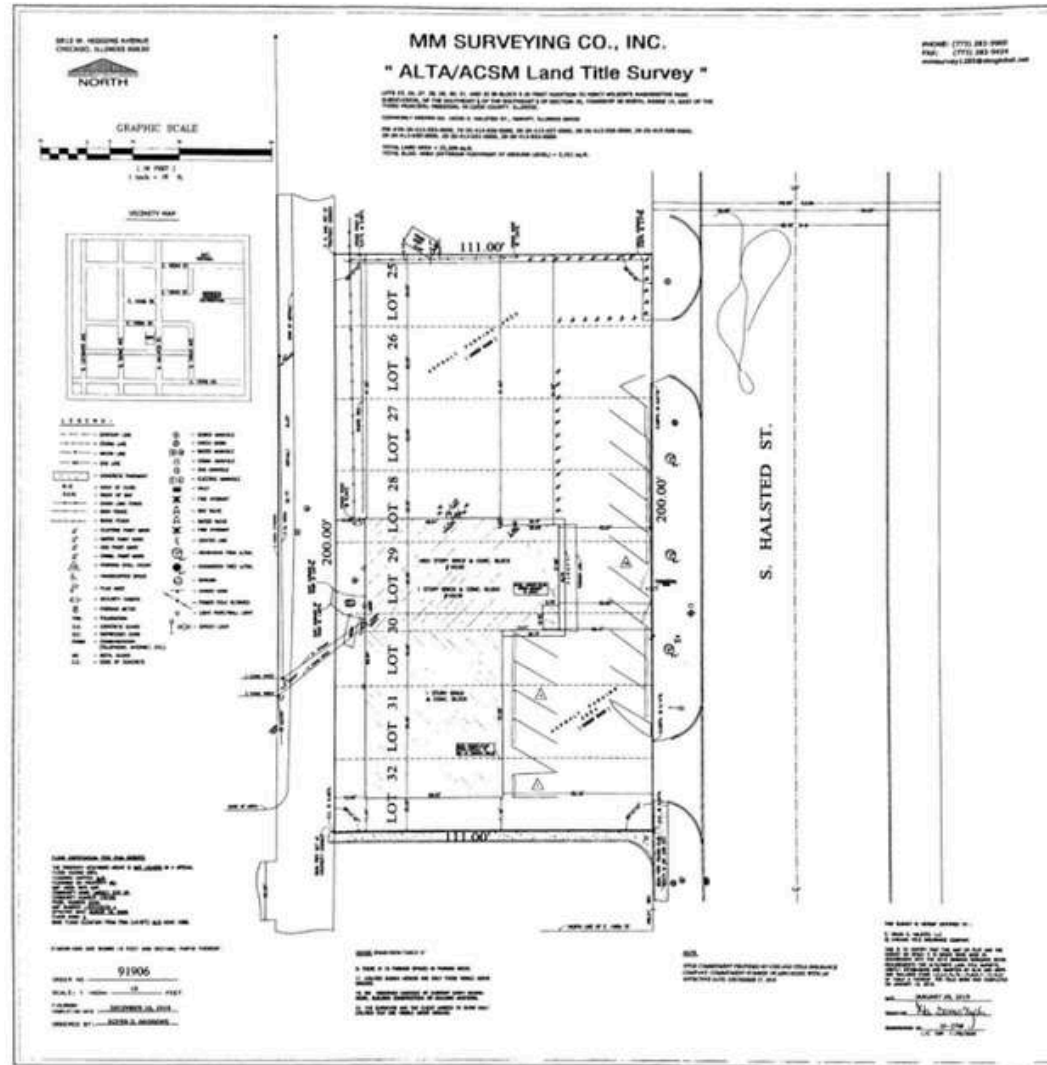
Formerly used for industrial purposes, the property is ideally suited for industrial, medical, retail, or flex space — adaptable to a wide range of operational needs with minimal reconfiguration.

### BROAD END-USER APPEAL

Flexible layout and industrial-grade capabilities make the property an outstanding fit for medical practices, ABA therapy providers, fitness studios, therapy clinics, and a wide range of other turnkey end users — broadening the buyer and tenant pool.

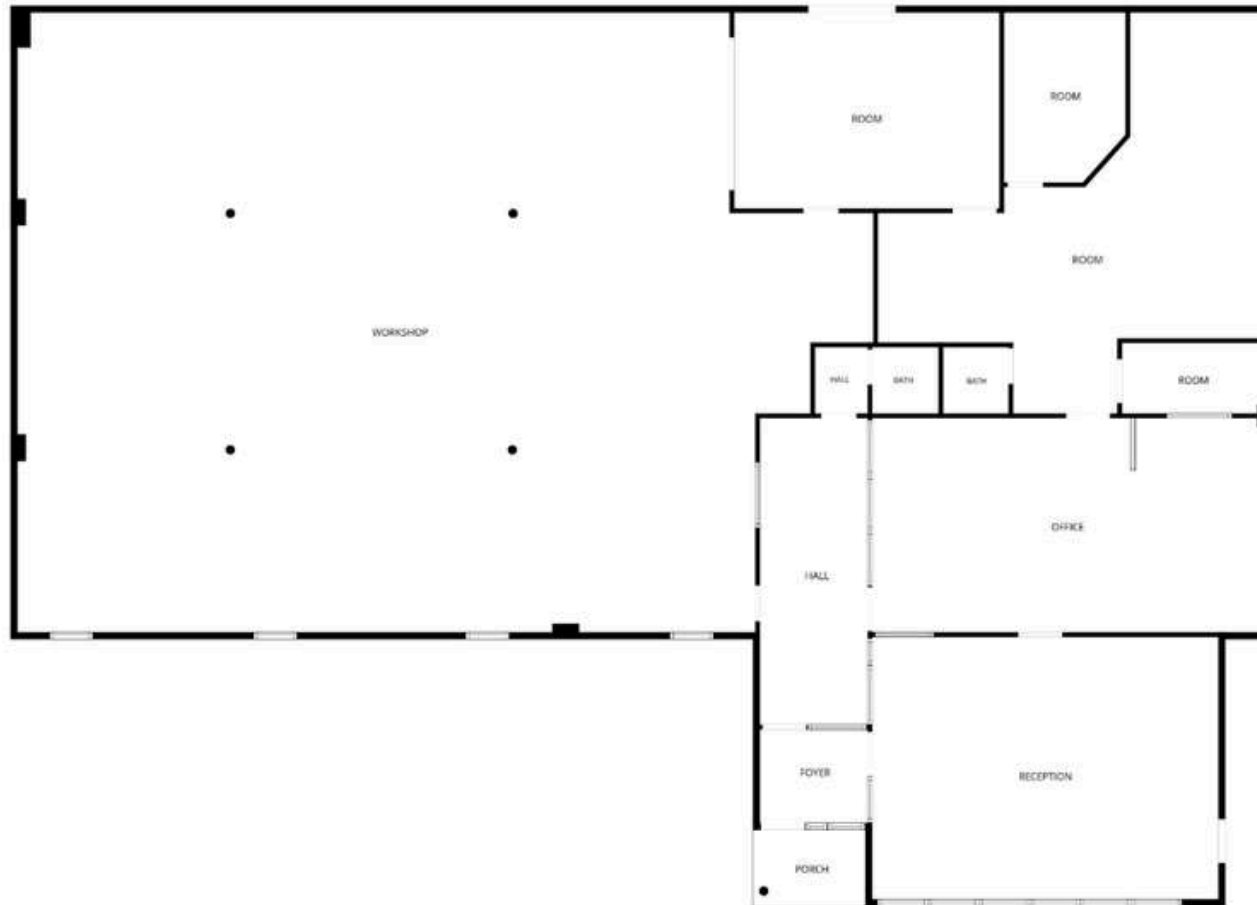
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# SITE PHOTOS

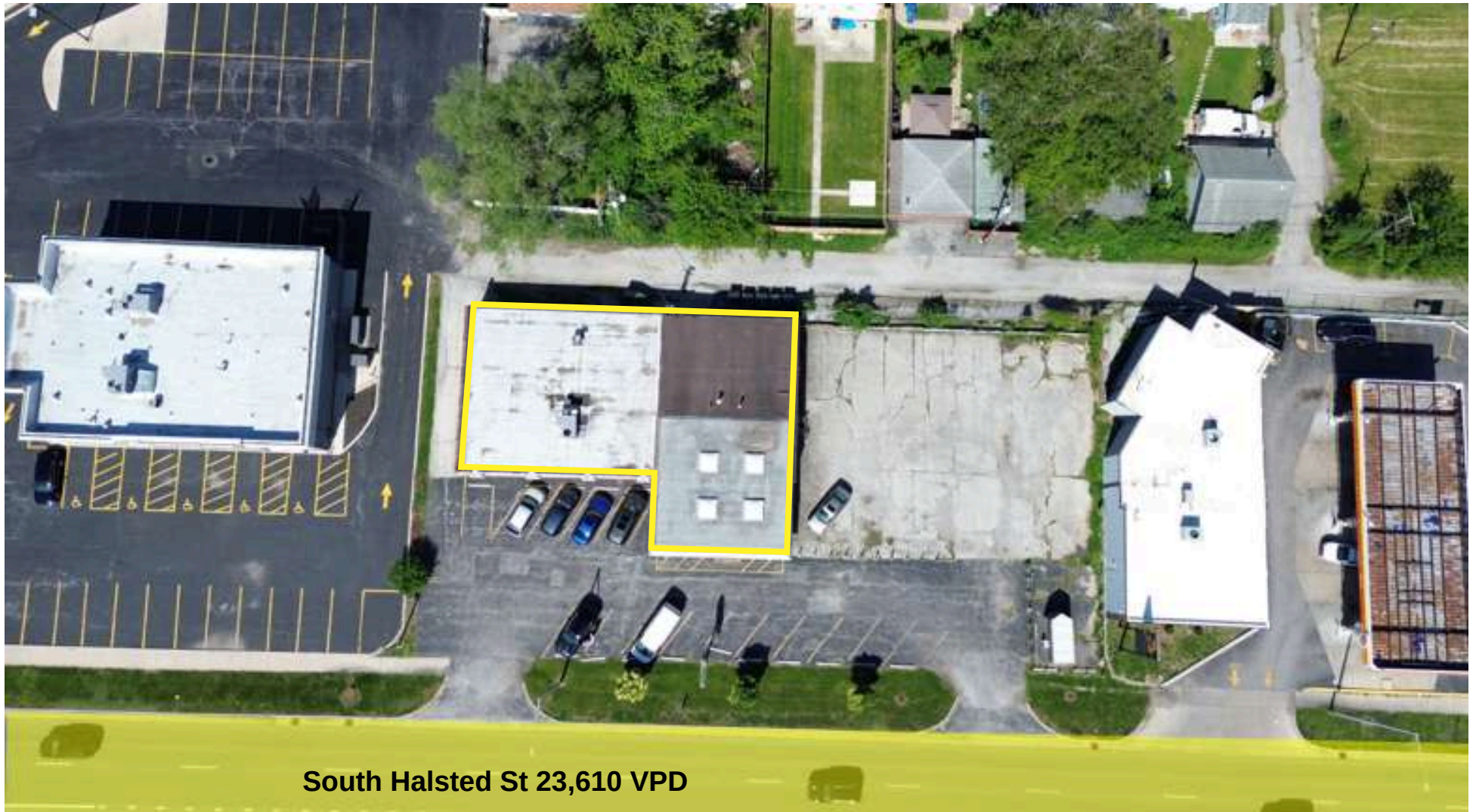


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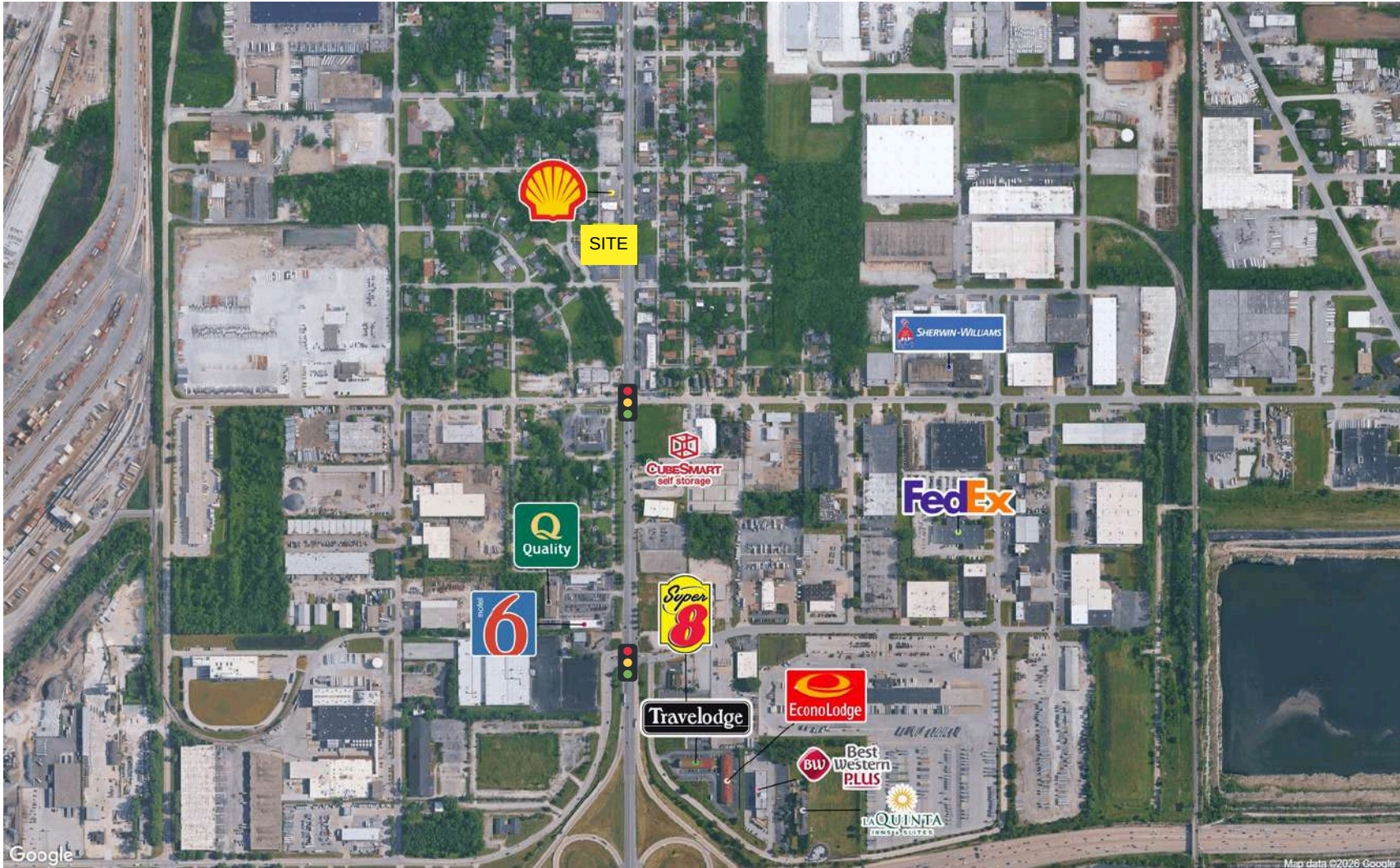
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# Neighborhood Overview

## Harvey, Illinois

Harvey is a historically industrial South Suburban community located approximately 20 miles south of downtown Chicago. The City sits at the convergence of Halsted Street (IL-1), 147th Street, and Sibley Boulevard – with immediate access to I-80 and quick connections to I-57, I-94, and I-294. A long-standing industrial base, established residential neighborhoods, and strong rail and bus connectivity make Harvey a strategic logistics and commercial hub for the southern Chicago metro.



### Economy

- Historic manufacturing and industrial corridor
- Top sectors: Transportation & Warehousing, Healthcare, and Retail
- Anchored by UChicago Medicine Ingalls Memorial Hospital
- Designated Illinois Enterprise Zone with tax incentives
- \$2,500 per-job state tax credit available

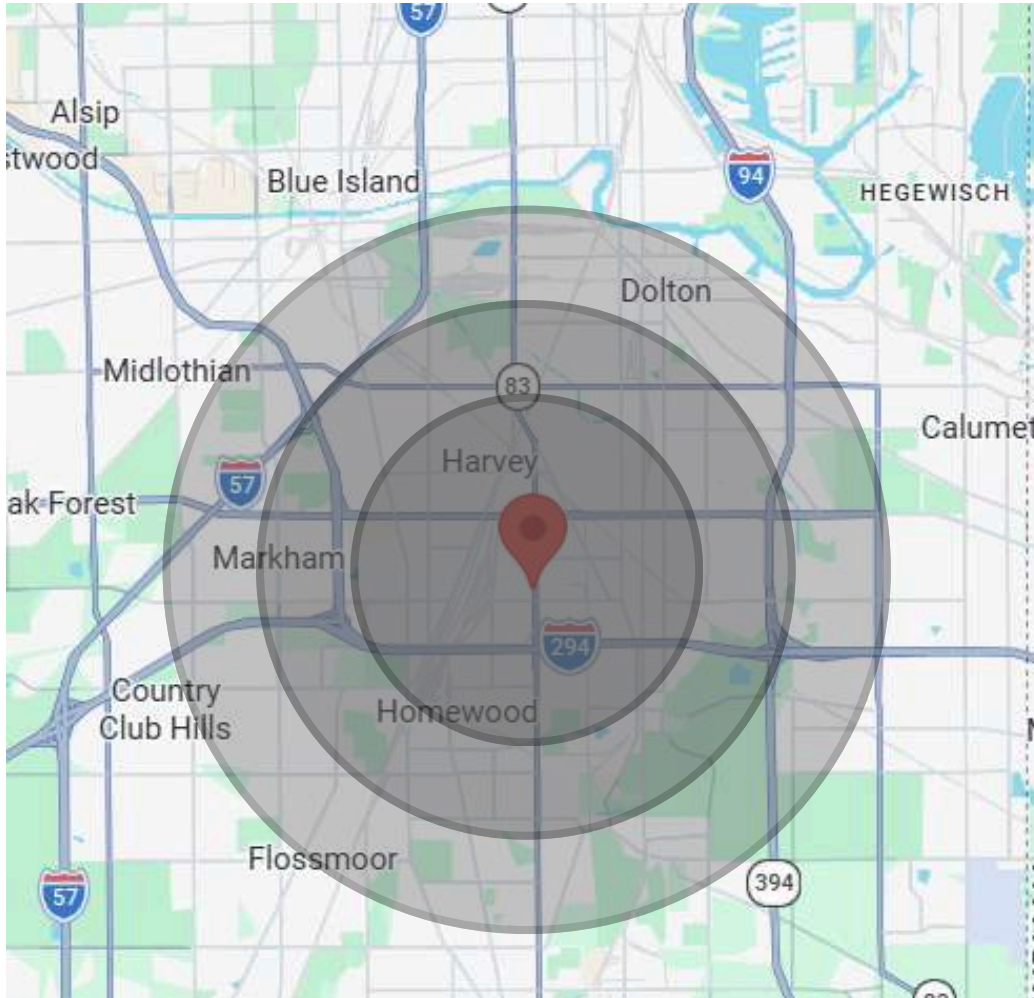
### Access & Transit

- Direct frontage on Halsted Street / IL-1
- Immediate access to I-80; connections to I-57, I-94, I-294
- Major north-south arterial through the south suburbs
- Served by Metra Electric and Pace bus
- ~20 miles to downtown Chicago; <25 miles to Midway

### Community & Amenities

- Established community with dense surrounding rooftops
- Population density of 4,017 per square mile
- National retail along Halsted, Sibley, and 159th
- Parks, schools, and municipal services nearby
- Strong daytime population from industrial and healthcare employers

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	<b><u>DEMOGRAPHICS</u></b>		
	<b><u>1 Mile</u></b>	<b><u>3 Mile</u></b>	<b><u>5 Mile</u></b>
2025 AHI:	\$69,827	\$69,807	\$71,156
2024 POP:	3,868	77,582	225,974
2024 #HHs:	1,275	28,705	84,573
	<b><u>Traffic Counts</u></b>		
	S Halsted St: +/- 23,610 VPD		
	I-294: +/- 184,369 VPD		



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# Building Features

**BUILDING SIZE**

**+/- 5,300 SF**

**SITE SIZE**

**+/- 22,220 SF**

**FLOOR PLAN**

**Office +/- 2,250 SF**  
**Warehouse +/- 3,050 SF**

**CONSTRUCTION**

**Ordinary block brick**

**ROOF**

**Steel bar joist**

**FLOOR**

**Concrete**

**ELECTRICAL**

**700 AMP, 3-phase**

**HVAC**

**2 furnaces**  
**1 RTU**

**WATER HEATER**

**40 gallon**

**PIN**

**RET (2024)**

29-20-413-025-0000	\$1,729.18
29-20-413-026-0000	\$1,730.00
29-20-413-027-0000	\$1,730.00
29-20-413-028-0000	\$9,548.07
29-20-413-029-0000	\$9,548.07
29-20-413-030-0000	\$9,548.07
29-20-413-031-0000	\$9,381.09
29-20-413-032-0000	\$1,747.13

**TOTAL ANNUAL TAXES**

**\$44,961.61**

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