



7300 W 100TH PL BRIDGEVIEW

INDUSTRIAL/WAREHOUSE/OFFICE WITH YARD SPACE FOR SUBLEASE

SOUTHWEST CHICAGO SUBURBS

PROPERTY DETAILS

SIZE

- ▶ Total Building: Approximately 12,500 square feet
 - ▶ Total Warehouse: Approx. 4,100 square feet
 - ▶ Total Office: Approx. 8,400 square feet
 - ▶ Approx. 4,200 square feet of executive/sales office
 - ▶ Approx. 4,200 square feet of construction management office. This section of the office has 9 foot ceilings connected to the warehouse/shop area and access to the yard space.
- ▶ Total Lot: Approximately 69,871 square feet
 - ▶ Yard: 43,371 square feet (1 acre)
 - ▶ Parking: 26,500 square feet

RENTAL RATE

- ▶ Negotiable
- ▶ 7 years remaining on the lease with NNN (3) 5 year options to extend

HIGHLIGHTS

- ▶ Approximately 12,500 square foot industrial warehouse/office building for sublease
- ▶ Building is made up of approximately 8,400 square feet of nicely built out office space with approximately 4,100 square feet of warehouse space
- ▶ Large lot, with approximately 26,500 square feet of parking with two driveways into 1 acre of rare, gated, fenced, and paved yard space
- ▶ Warehouse has one lift and triple basin
- ▶ Parking lot has 47 spaces and 1 ADA stall
- ▶ Property has current monument sign that can be refaced for new company
- ▶ Located in Bridgeview, right off of Harlem
- ▶ One mile from the 294 expressway US-12/US 20 exit
- ▶ Warehouse ceiling height: 20 feet
- ▶ 4 overhead drive-in doors, ceiling height: 14 feet
- ▶ Zoning: I2 - General Industrial
- ▶ 2022 Taxes: \$84,300.69
- ▶ PIN: 23-12-402-010-0000

DEMOGRAPHICS

	1 MI	3 MI
TOTAL HOUSEHOLDS	5,044	49,844
MEDIAN HH INCOME	\$49,463	\$65,693
TOTAL POPULATION	13,365	133,676
DAYTIME EMPLOYEES	9,891	46,075



INTERIOR PHOTOS



INTERIOR PHOTOS



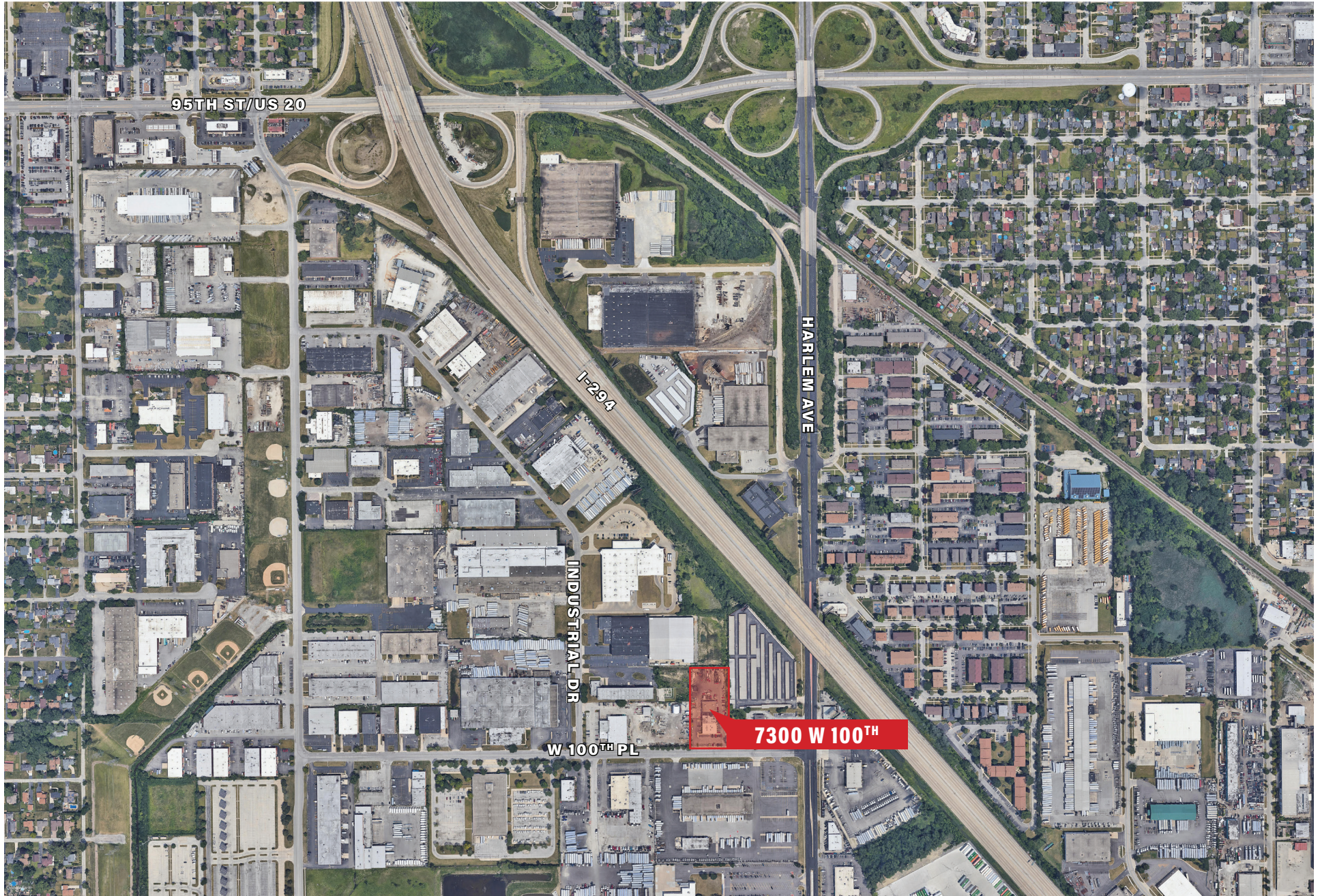
AREIAL PHOTO



AREIAL PHOTO



AREIAL MAP



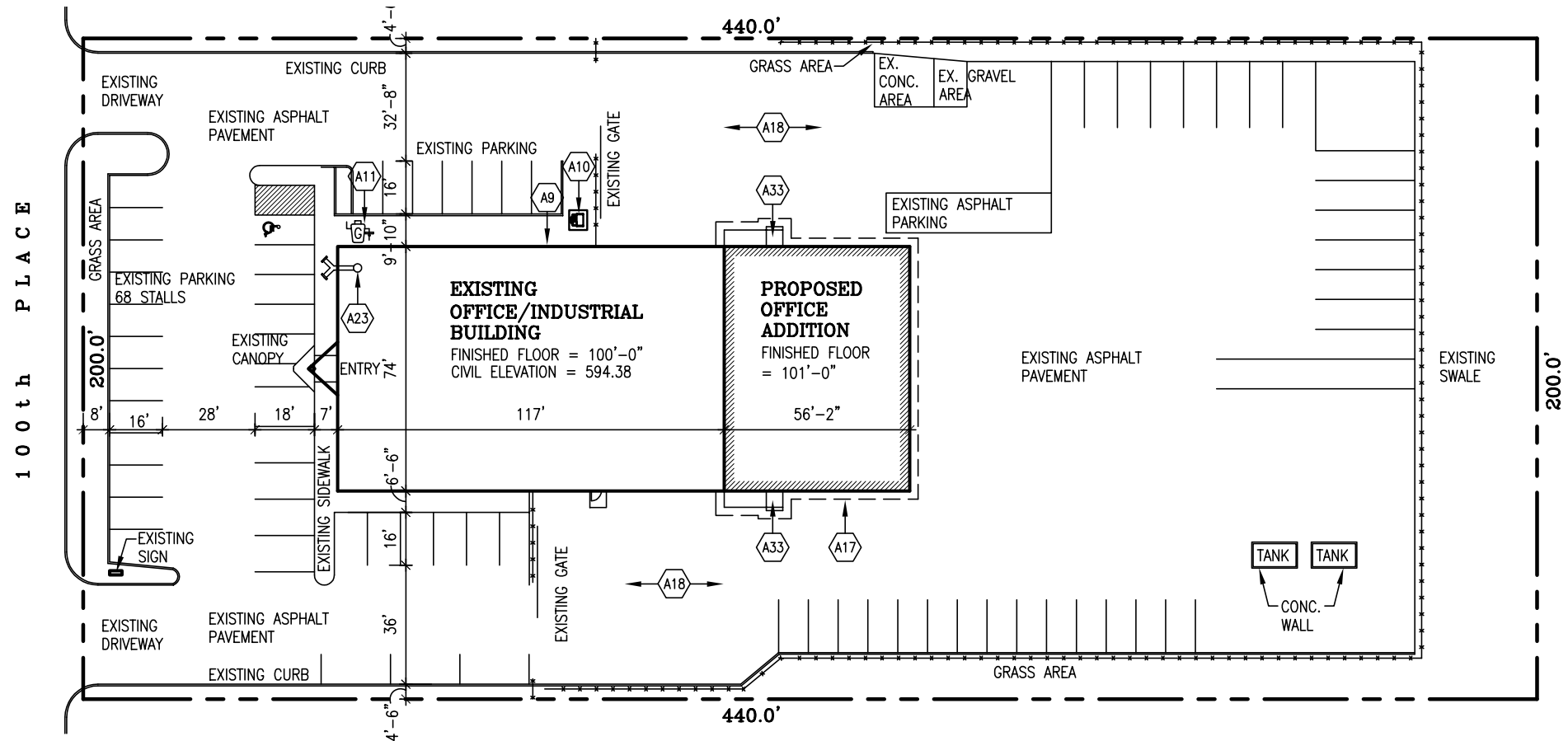
[illegible]

1 FLOOR PLAN 1/8"=1'-0"

* VERIFY WINDOW M.G. W/ WINDOW MFR

NORTH

SITE PLAN



 **SITE PLAN**
SCALE: 1"=40'



7300 WEST
100TH PLACE
BRIDGEVIEW, IL 60455

EXCLUSIVE AGENT

STEVE HORVATH
630.430.4300
Steve@creadvising.com

CRE ADVISING

401 WEST ONTARIO STREET, SUITE 205
CHICAGO, IL 60654

312.448.6401 www.creadvising.com