

# 625 W Factory Rd

ADDISON, IL



## OFFERING MEMORANDUM

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Glen Ellyn, IL 60137

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# Property Summary



### PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Chicago's industrial hub. This remarkable property at 625 W Factory Rd, Addison, IL, boasts a 25,320 SF building, perfect for Industrial/Warehouse/Distribution purposes. With a single unit and constructed in 1962, this strategically located property offers immense potential. Zoned M2, it provides the flexibility and space that investors seek. Don't miss the chance to be part of this dynamic industrial landscape with this prime investment opportunity.

### PROPERTY HIGHLIGHTS

- 25,320 SF industrial building
- Single unit
- Built in 1962
- Zoned M2
- Prime Chicago area location
- Month to Month Tenant - Delivered Vacant

### OFFERING SUMMARY

Sale Price:	\$3,400,000
Number of Units:	1
Lot Size:	1.2 Acres
Building Size:	25,320 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,660	110,793	414,169
Total Population	7,852	289,507	1,061,734
Average HH Income	\$82,490	\$106,891	\$105,944



# Property Details

Sale Price

**\$3,400,000**

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	M2
Lot Size	1.2 Acres
APN #	03-32-206-004
Lot Depth	0 ft
Corner Property	No
Traffic Count	6909
Traffic Count Street	Grace / Factory

## LOCATION INFORMATION

Street Address	625 W Factory Rd
City, State, Zip	Addison, IL 60101
County	DuPage
Market	Chicago
Sub-market	West Suburbs
Cross-Streets	Grace / Factory
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	I-355, I-290
Nearest Airport	O'Hare International Airport

## BUILDING INFORMATION

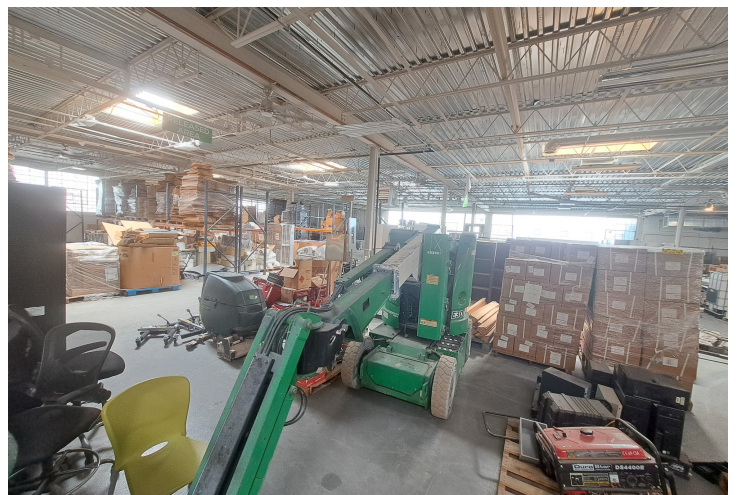
Building Size	25,320 SF
Tenancy	Multiple
Number of Grade Level Doors	2
Number of Dock High Doors	1
Minimum Ceiling Height	14 ft
Year Built	1962
Number of Buildings	0



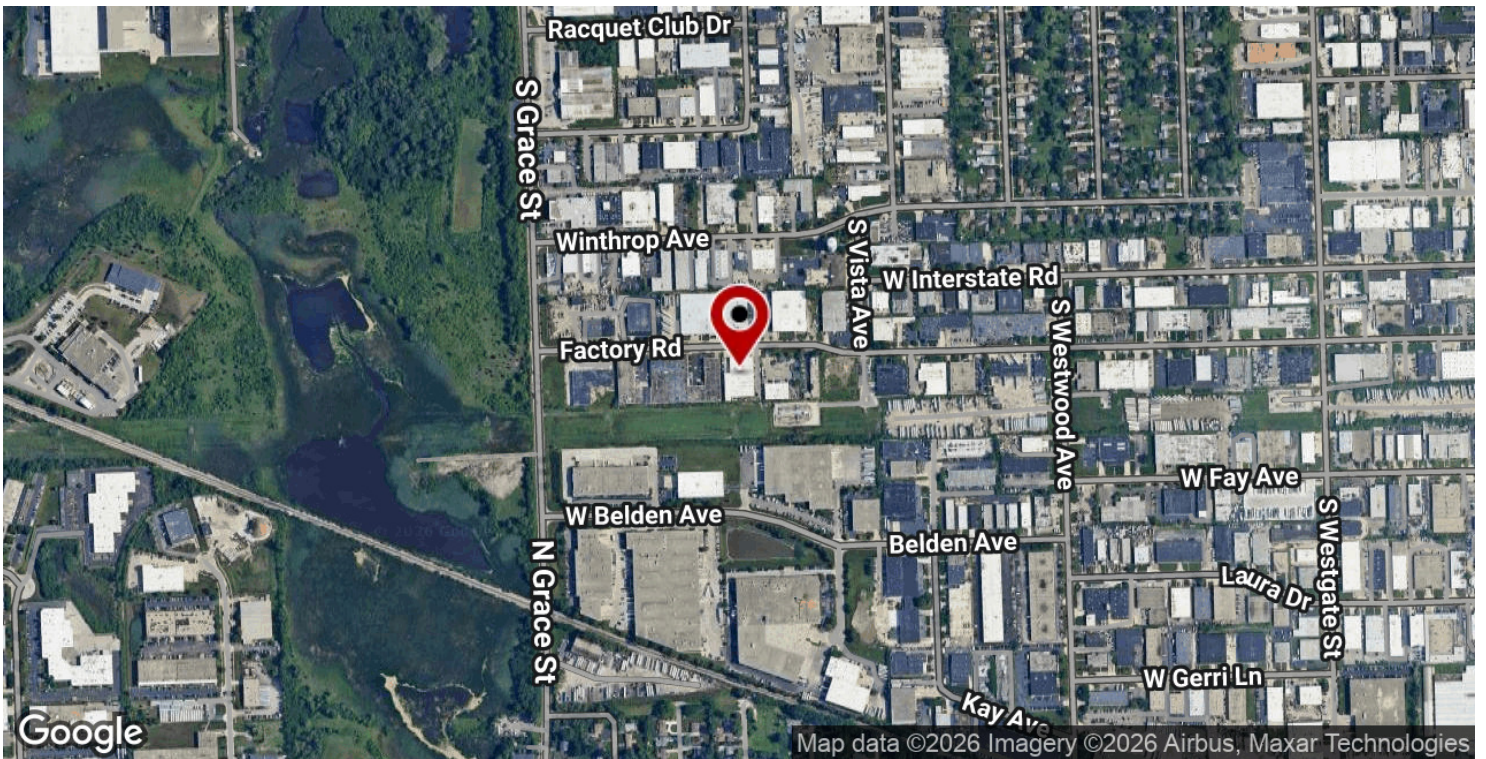
# Exterior Photos



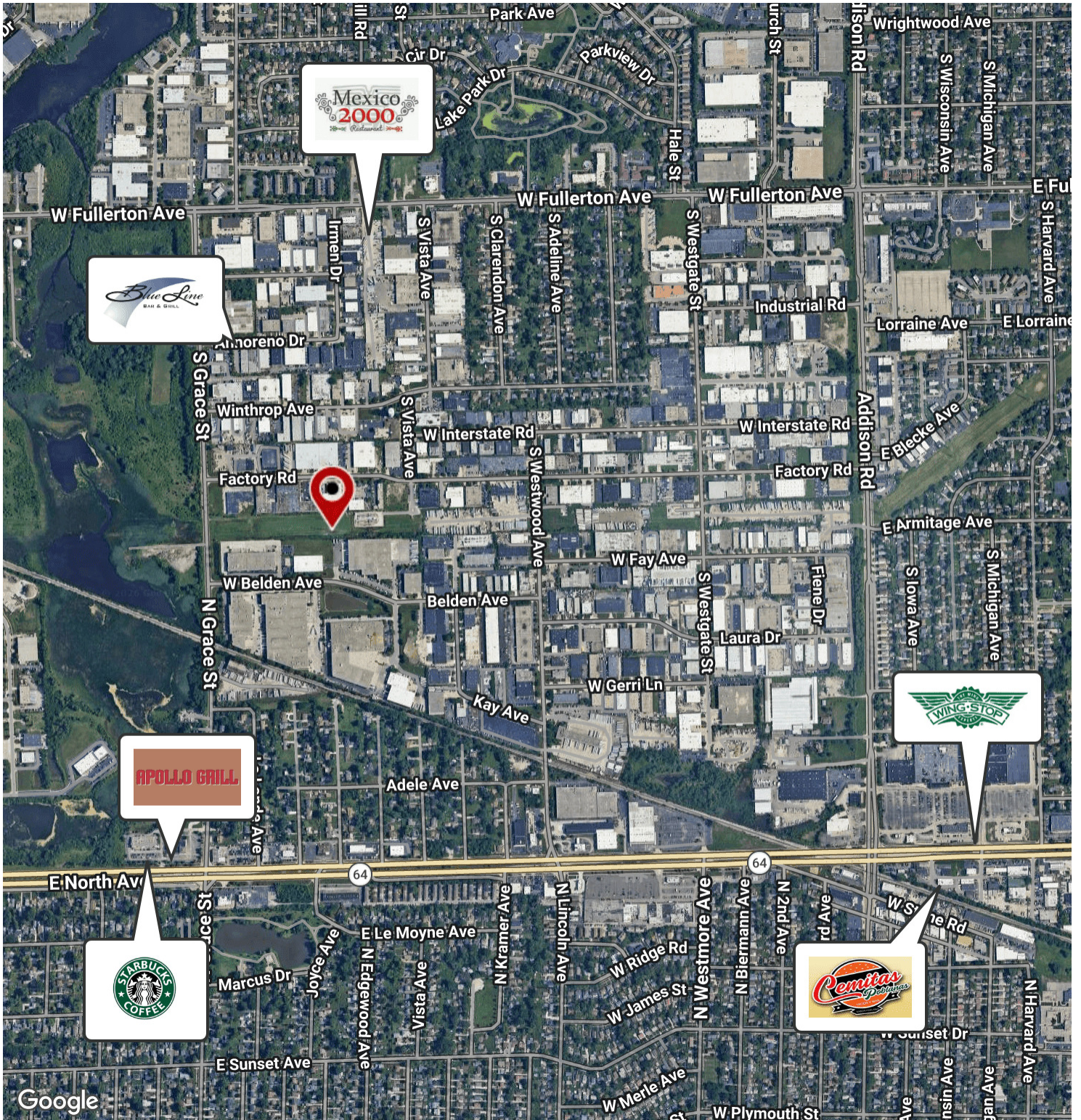
# Interior Photos



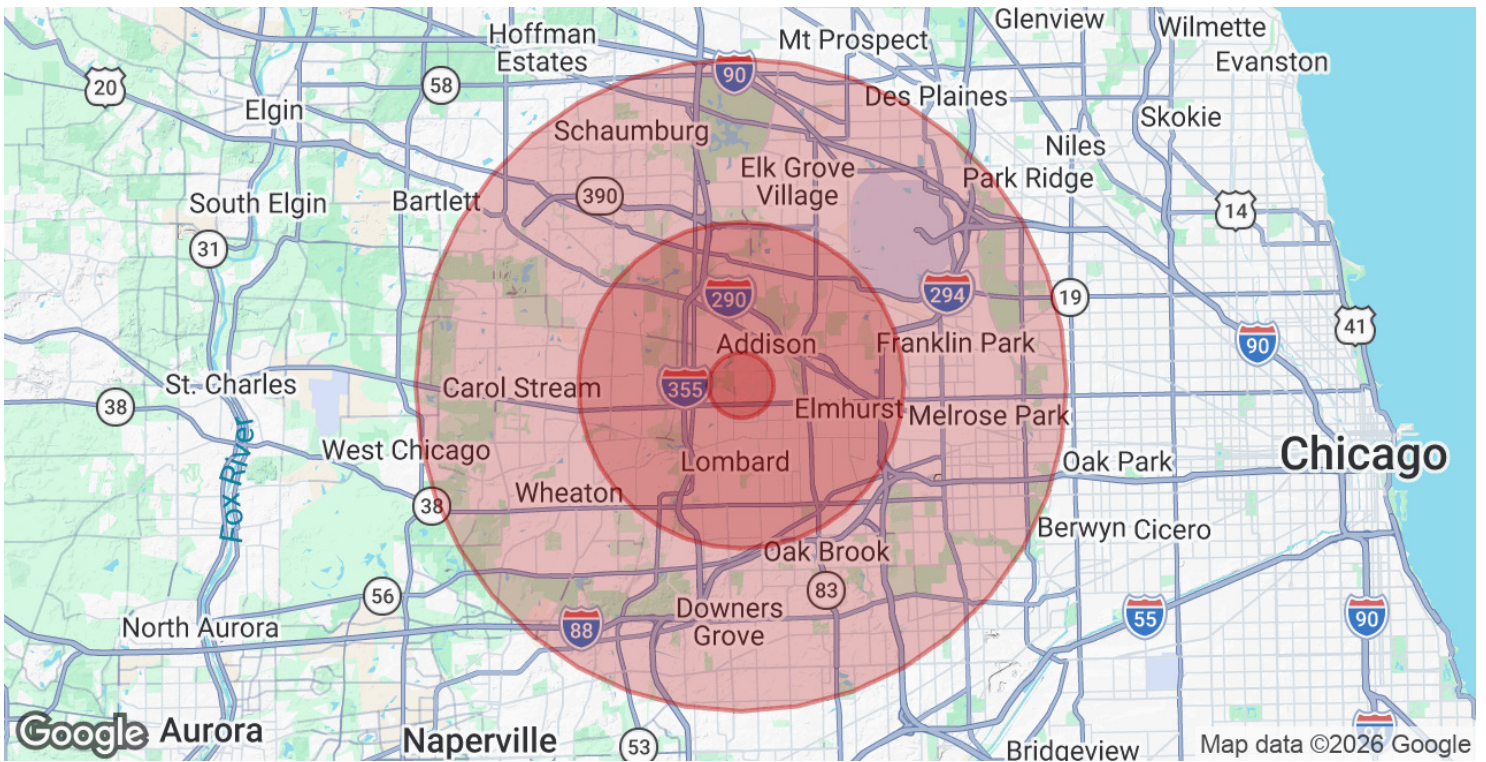
# Location Map



# Retailer Map



# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	7,852	289,507	1,061,734
Average Age	34.3	39.5	40.6
Average Age (Male)	32.6	38.8	39.3
Average Age (Female)	36.6	40.6	41.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,660	110,793	414,169
# of Persons per HH	3.0	2.6	2.6
Average HH Income	\$82,490	\$106,891	\$105,944
Average House Value	\$225,499	\$305,316	\$305,608

2020 American Community Survey (ACS)

