

2444 NORTH PULASKI ROAD  
CHICAGO, IL 60639

JAMESON.

FOR SALE

\$2,995,000

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## 2444 NORTH PULASKI ROAD



### PROPERTY DESCRIPTION

Brick construction, one-story office/warehouse industrial bow truss building containing approximately 32,495 SF. The warehouse features 12 to 18 feet clean ceiling heights, 14x14-foot drive in door, mix of wood and concrete floors, brick and concrete block walls, and exposed wood truss ceilings. The entire building is sprinklered, and contains approximately 8% office space that includes a small vestibule, general office area, four private offices, an employee lunchroom, a kitchenette, copy room, two washrooms, storage room, and a production control office. Zoned M2-2, Light Industrial District. The improved site is an irregular-shaped of approximately 0.9866 acres (42,976 SF). The land-to-building (LTB) ratio is 1.32:1. There is approximately 12 on-site parking spaces in the rear of the property.

### OFFERING SUMMARY

Sale Price:	\$2,995,000
Lease Rate:	\$18 SF/month (NNN)
Available SF:	32,495 SF
Lot Size:	0.987 Acres
Building Size:	32,495 SF

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,342	4,980	24,611
Total Population	3,541	13,776	65,551
Average HH Income	\$94,780	\$95,745	\$94,756

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### PROPERTY HIGHLIGHTS

- 32,495 SF industrial building
- Modern industrial building
- Zoned M2-2
- Ideal for manufacturing and distribution
- Zoned for various industrial uses
- Flexible layout options
- Convenient Chicago location
- Ample parking and loading docks
- High ceilings for efficient storage and production
- Close to major transportation routes
- Strong industrial community presence
- Potential for customization and expansion



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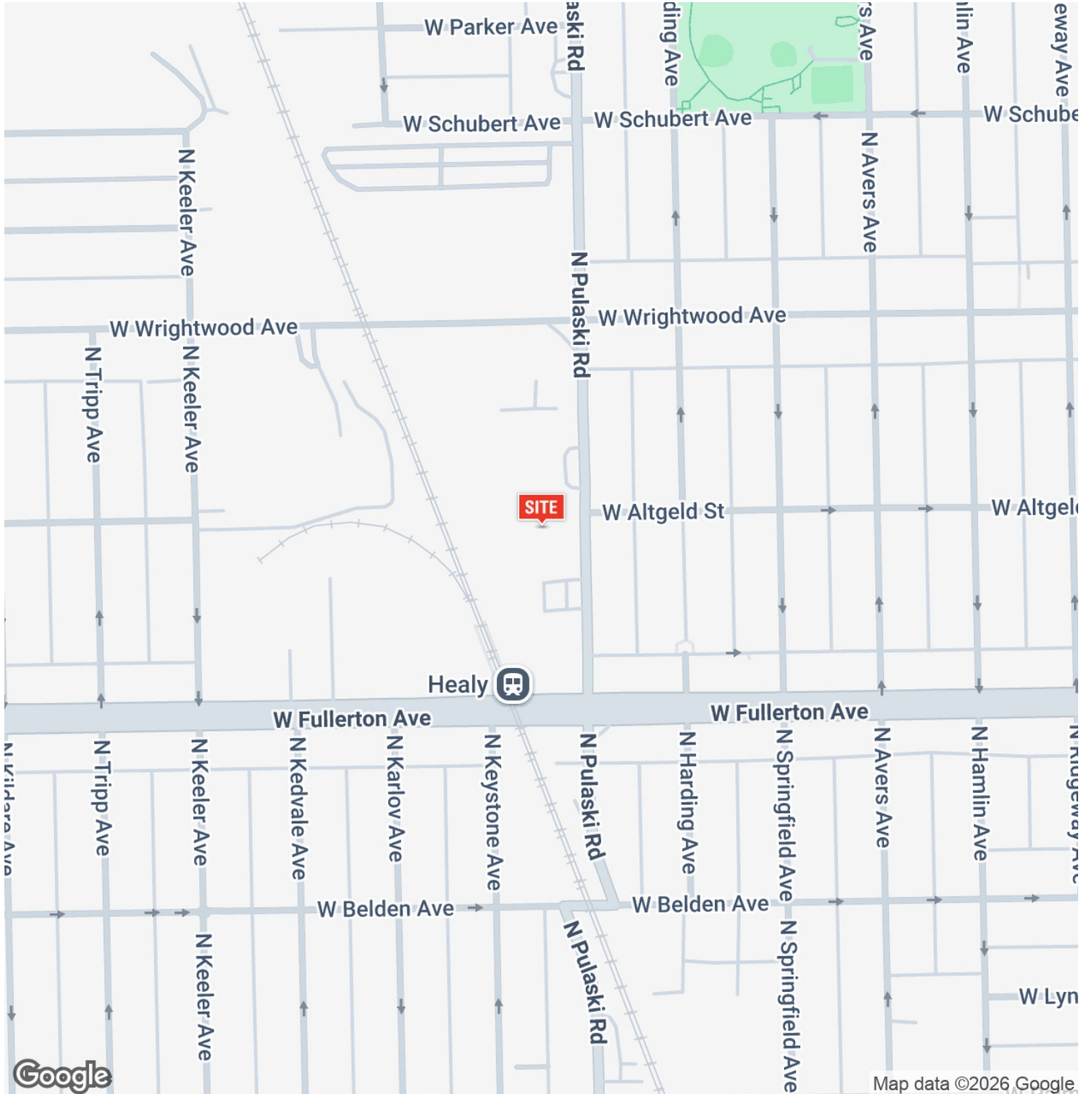
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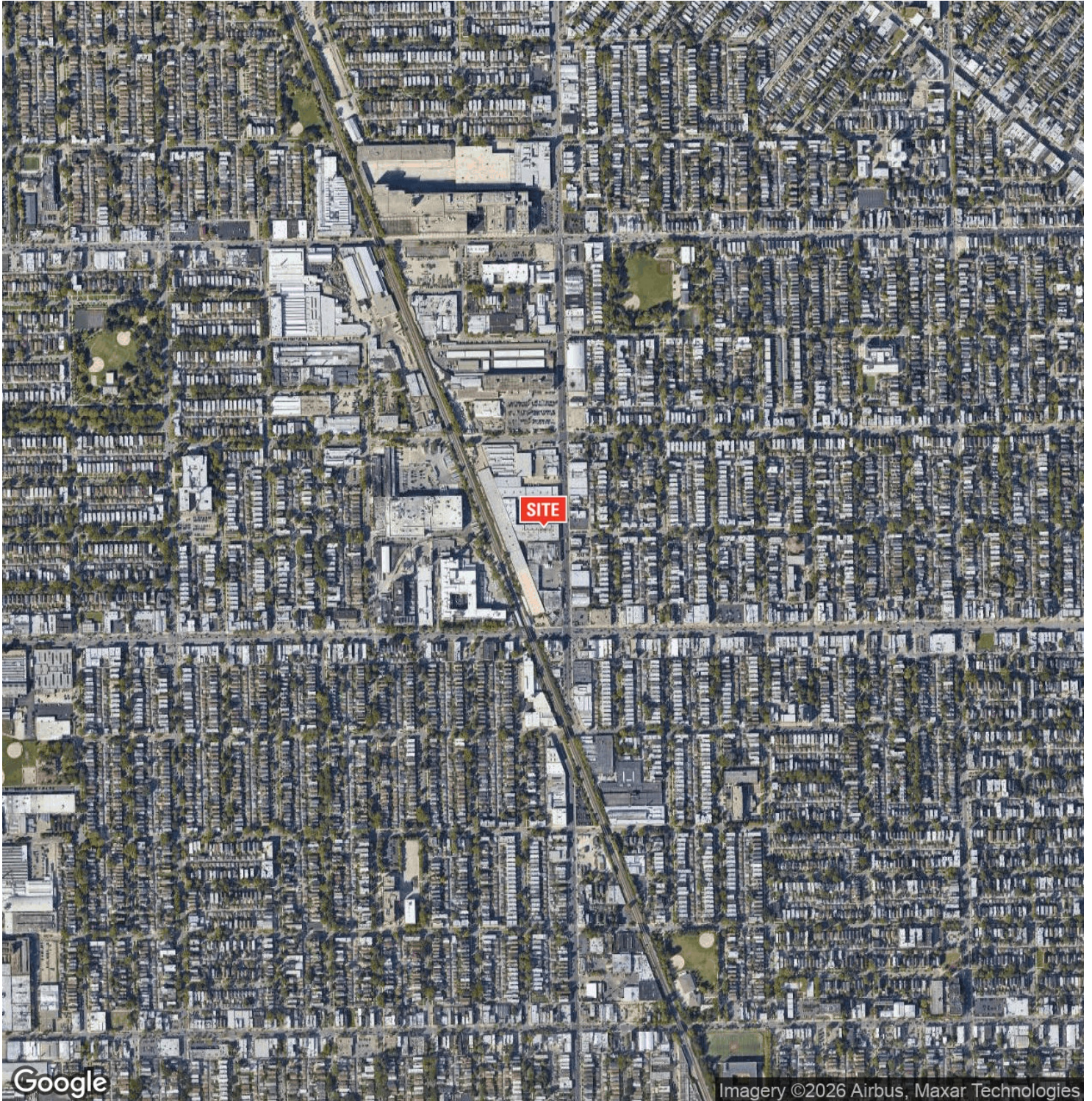
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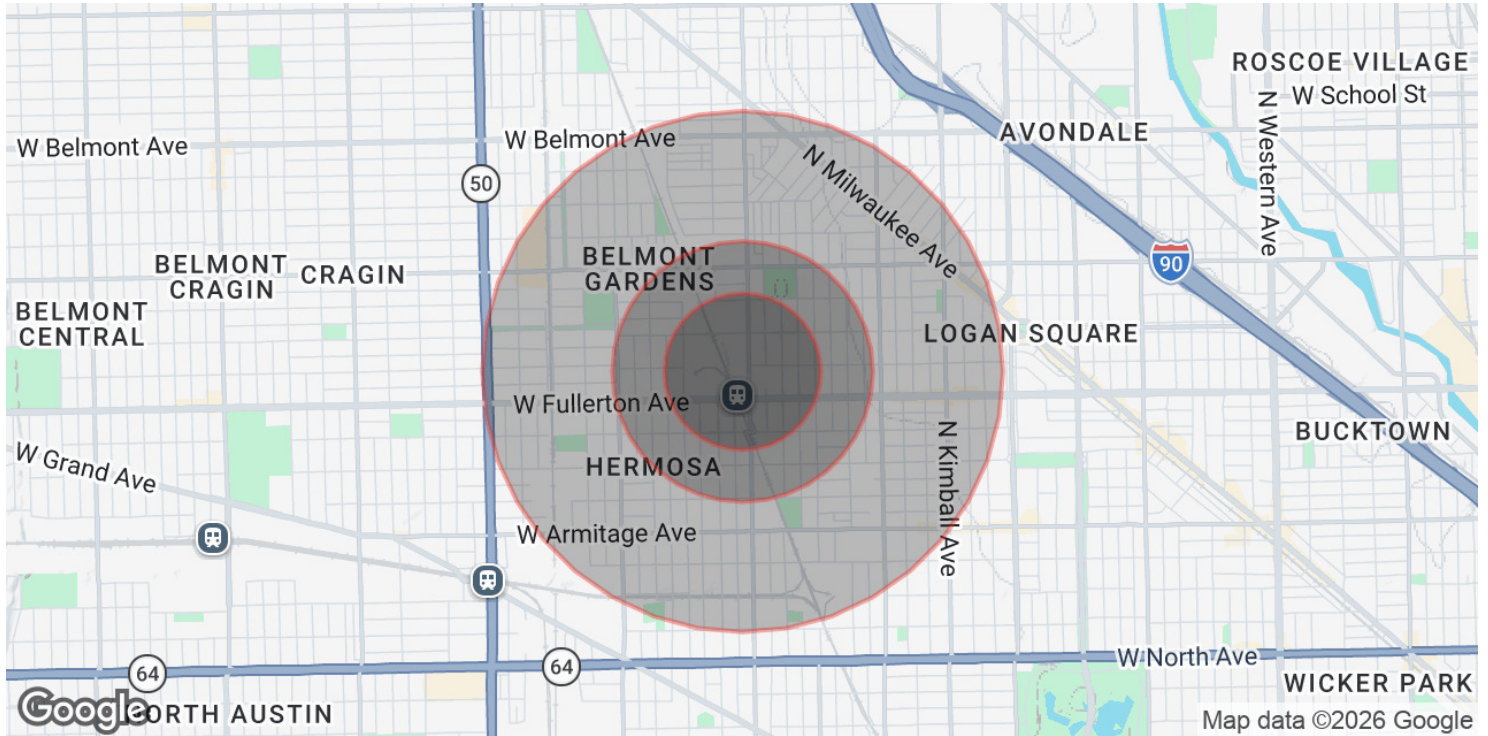
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,541	13,776	65,551
Average Age	37	36	37
Average Age (Male)	36	36	36
Average Age (Female)	37	37	37

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,342	4,980	24,611
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$94,780	\$95,745	\$94,756
Average House Value	\$437,295	\$439,132	\$453,954

2020 American Community Survey (ACS)

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### JASON P. HILLER

Real Estate Sales & Development

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### PROFESSIONAL BACKGROUND

Armed with seasoned market knowledge, a wealth of cutting edge technology and a vast industry network, Jason helps clients navigate the competitive bidding process and strategically positions and markets properties to maximize sales results. His relentless drive for innovation, creative solutions and complete client satisfaction empowers Jason to succeed in a constantly changing real estate environment.

Having successfully established and managed multiple businesses throughout several industries since 1998, Jason embodies the entrepreneurial spirit and has the skills to manage complex projects with great attention to detail while working under tight deadlines. With a history of partnering with customers from small business owners to CEOs of Fortune 500 companies, Jason knows what it takes to make sure each client gets the best service and experience possible, customized to their individual needs. His dedication to his clients is unparalleled, and is exemplified by the impressive track record of referrals and recommendations he receives.

Jason's sales and marketing background lends expertise to both the commercial and residential sides of his real estate business. His finely honed skills in communication, negotiation and analysis enable him to successfully navigate the market and close on prime opportunities. Calling on his extensive network of resources to ensure the gamut of financing, marketing and sale options, he can assess a client's situation along with current market conditions to find properties that, otherwise, would be difficult to attain. True to his full-service ethic, he offers practical and creative ideas to maximize his client's investment.

Jason lives in Old Town and has extensive knowledge of the distinct neighborhoods that make up Chicago's north side. He grew up in Glenview and Park Ridge and has his B.S. in Geology and Environmental Science with a minor in Photography from Northern Arizona University. Jason's other passions include the culinary arts, leading him to attend the Scottsdale Culinary Institute, a Le Cordon Bleu culinary program; snowboarding, which included a short stint as an instructor and a semi-professional; as well as his love for travel and exploration of the many prime real estate and architectural gems around the world.

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