

AI-edited image for marketing purposes

LEASE

Stand-Alone Warehouse Space Available

9600 W OGDEN AVE

La Grange, IL 60525

PRESENTED BY:

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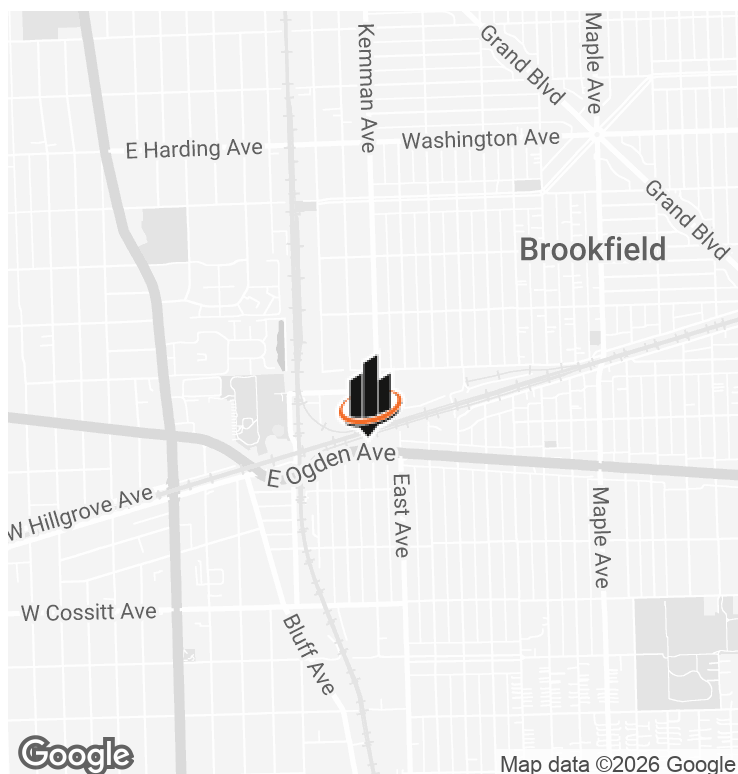
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	23,980 SF
AVAILABLE SF:	17,250 SF
LOT SIZE:	24,661 SF
YEAR BUILT:	1934
RENOVATED:	2023
ZONING:	I-1
MARKET:	Chicago
SUBMARKET:	Southwest Cook
APN:	18042130020000

PROPERTY OVERVIEW

Rare stand-alone warehouse opportunity in the Village of La Grange. This hard-to-find industrial facility features ample on-site parking, excellent functionality, and a flexible layout ideal for a wide range of light manufacturing, warehousing, distribution, contractor, storage, and assembly. Conveniently located near I-55, I-290, and I-294, the property offers outstanding access to the greater Chicagoland market.

PROPERTY HIGHLIGHTS

- ±17,250 SF Warehouse Space Available for Lease
- Stand-alone Building
- Great Visibility on Ogden Ave
- Close proximity to I-294, I-55, & I-290
- Ample Parking
- 16' Clear
- Drive-in Door (14' x 14')
- Interior Dock
- Heavy Power

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ADDITIONAL PHOTOS



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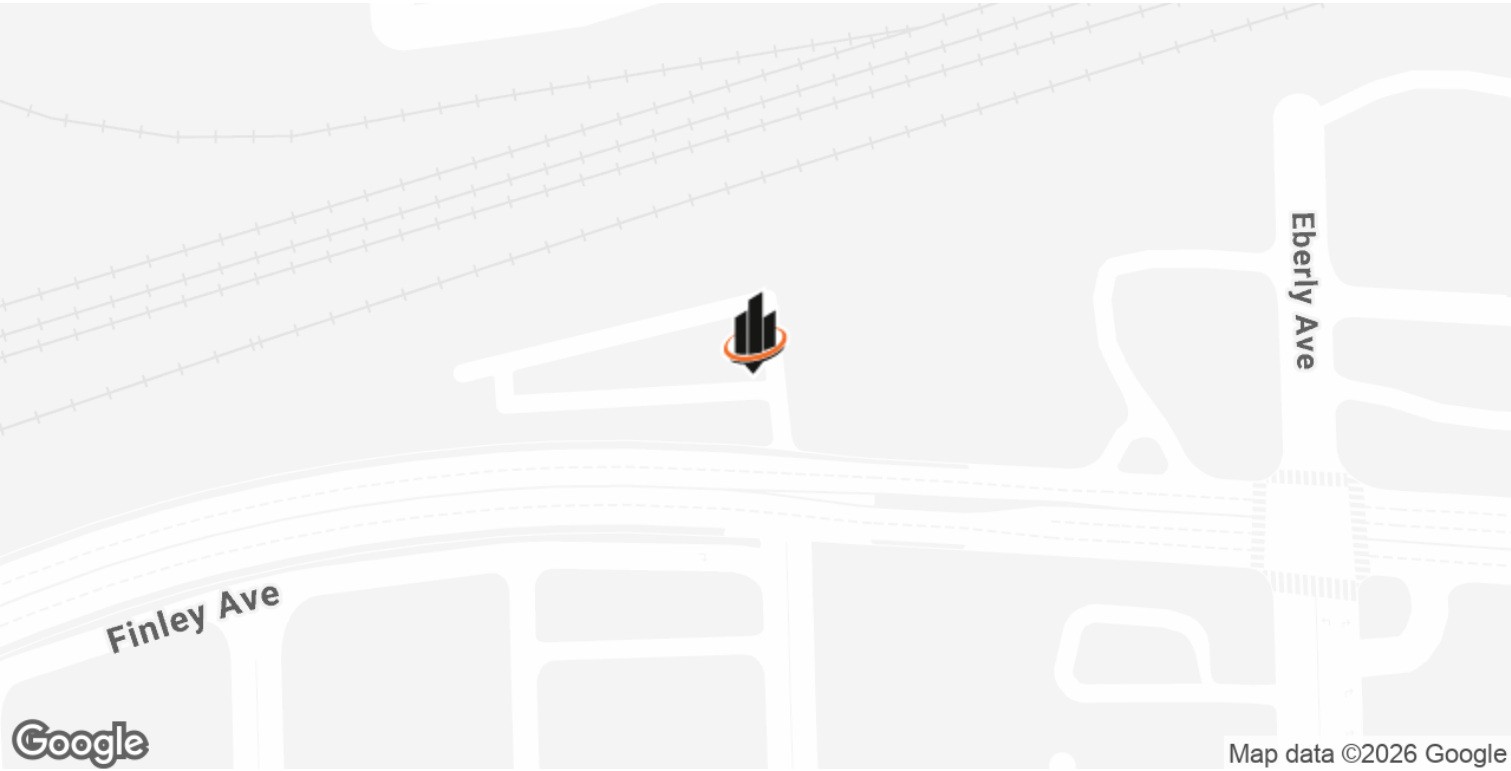
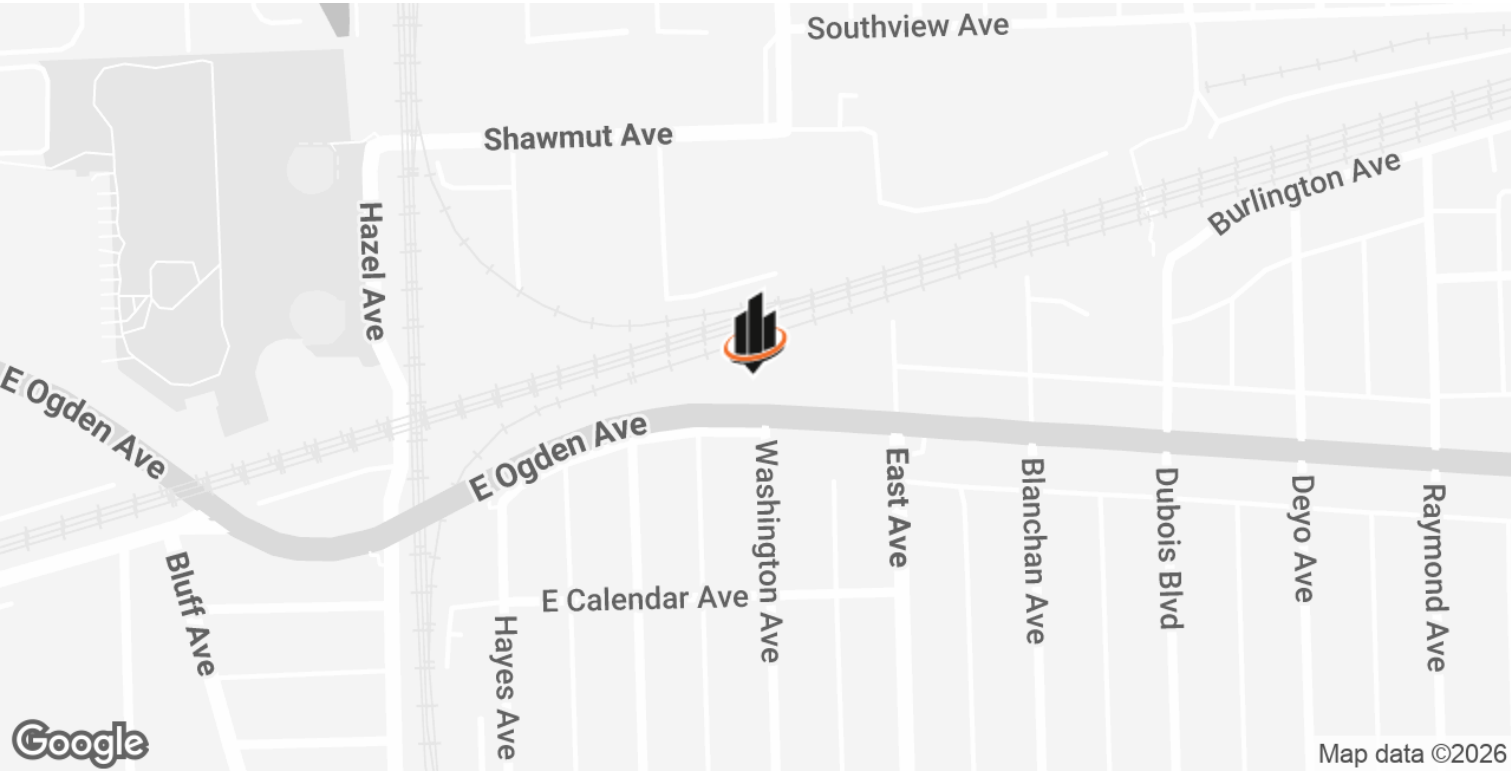
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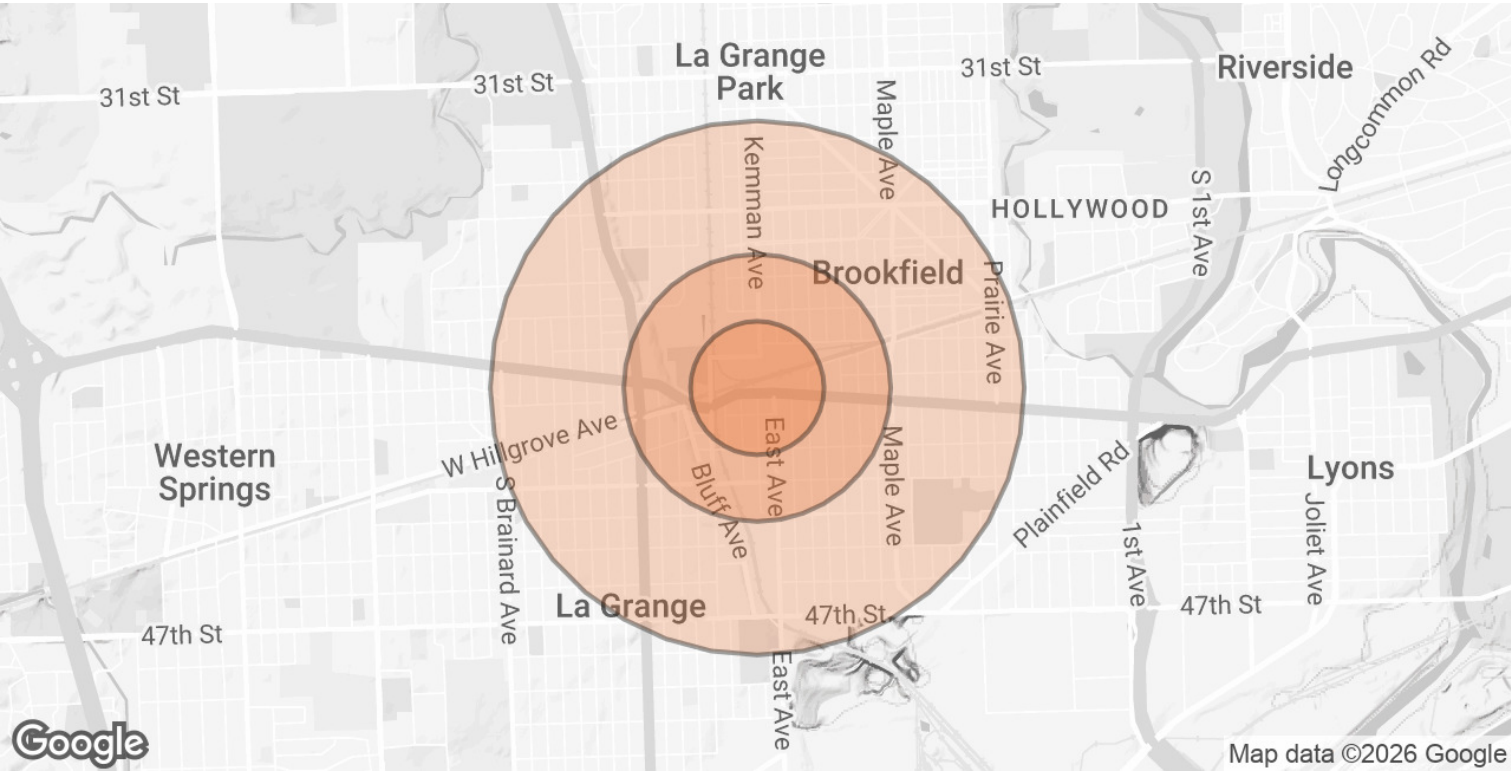
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,145	5,495	21,866
AVERAGE AGE	48.1	46.7	43.3
AVERAGE AGE (MALE)	44.3	43.2	41.4
AVERAGE AGE (FEMALE)	48.7	47.1	44.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	507	2,217	8,747
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$114,735	\$125,836	\$144,779
AVERAGE HOUSE VALUE	\$319,572	\$329,894	\$407,646

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