

MILLENNIUM
PROPERTIES R/E



130 State Street
Calumet City, IL
\$749,000

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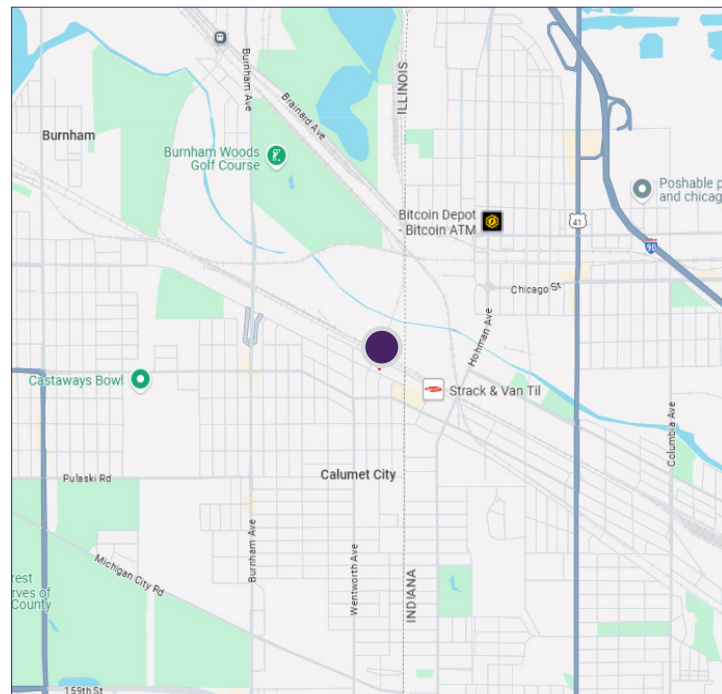
PROPERTY OVERVIEW



- 7,200 SF warehouse/flex building - 1,700+ SF production room and refrigeration (3 walk-in freezers and 2 coolers), private offices and break room
- USDA approved and inspected
- Handicap accessible
- Ample parking and security system
- Perfect owner/user opportunity
- Traffic count: 17,132 vehicles daily
- Land area: 47,916 SF
- Zoning: B2
- Taxes (2023): \$20,545.55

Rarely available USDA-approved 7,200 square foot warehouse/flex building along State Street in Calumet City is available for sale. Recently renovated, the building is uniquely built out for food distribution/processing. The building includes 2 walk-in coolers, 3 walk-in freezers, heated dry food storage, commercial hood, security systems, private offices, a breakroom plus many other high-end amenities. Situated on 1.1 acres, this property has a dock in the rear of the building for shipping and receiving and ample parking. Perfect owner/user opportunity.

State Street is a commercial corridor within a largely residential section of Calumet City. This corridor attracts local and national businesses including Family Dollar, MB Financial Bank and CTA station with the easy access to Lake Shore Drive. Excellent opportunity for a developer.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	15,478	100,698	240,294
Households	5,459	37,866	89,919
Median Income	\$46,319	\$47,724	\$52,625



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