

FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER



Steven Rapoport, CCIM

Senior Director

(847) 863-2707 StevenR@CRER.com

CRER

Chicago Real Estate Resources, Inc.

800 W. Diversey Pky, Chicago IL 60614 (773) 327-9300 www.crer.com



FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

DISCLOSURE

All materials and information received or derived from CRER (Chicago Real Estate Resources, Inc.), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither CRER (Chicago Real Estate Resources, Inc.), its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

CRER (Chicago Real Estate Resources, Inc.) will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CRER (Chicago Real Estate Resources, Inc.) makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CRER (Chicago Real Estate Resources, Inc.) does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CRER (Chicago Real Estate Resources, Inc.) in compliance with all applicable fair housing and equal opportunity laws.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

PROPERTY OVERVIEW

PROPERTY ADDRESS:

2348-2358 N. Seeley Ave. Chicago, IL 60647

ASKING PRICE:

\$2,500,000

PIN:

14-31-109-048-0000

ZONING:

M3-3*

SITE SIZE:

17,386 Sq. Ft.

BUILDING SIZE:

15,800 Sq. Ft.

CEILING CLARENCE:

15' - 18'

HEAT:

4 ceiling hung heaters

DRIVE IN-DOOR:

13-foot drive-in door

TAXES (2020):

\$16,715.62

* Seller will consider a zoning change contingency.

PROPERTY DESCRIPTION

CRER (Chicago Real Estate Resources, Inc.) is proud to offer this unique opportunity situated in Bucktown just off the Fullerton I(94) exit. The building is ideal of owner users in need of a warehouse or alternatively the property offers developers an opportunity to build in this central location. Seller will consider a zoning change contingency.

Easy access to I(94) offers incredible accessibility to the city. Within just a 10-minute drive you can get to downtown Chicago heading south or to the outer limits of Chicago heading north. The property is centrally located between some of Chicago's most affluent neighborhoods: Buckton, Lincoln Park, Wicker Park, Logan Square, West Town Roscoe Village, North Center, Lincoln Yards, West Town, Avondale & more. Public transportation is easy from this location with buses running along both Fullerton Ave and Damen Ave offering connections to the Fullerton Red Line, California Blue Line & Damen blue line, additionally the Clybourn Metra (Lincoln Yards) is only one mile away from the property.



FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

PROPERTY PHOTOS AND AERIALS



FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

AERIAL VIEW SOUTH WEST



FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

AERIAL VIEW SOUTH



FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

AERIAL VIEW EAST



FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

AERIAL VIEW NORTH

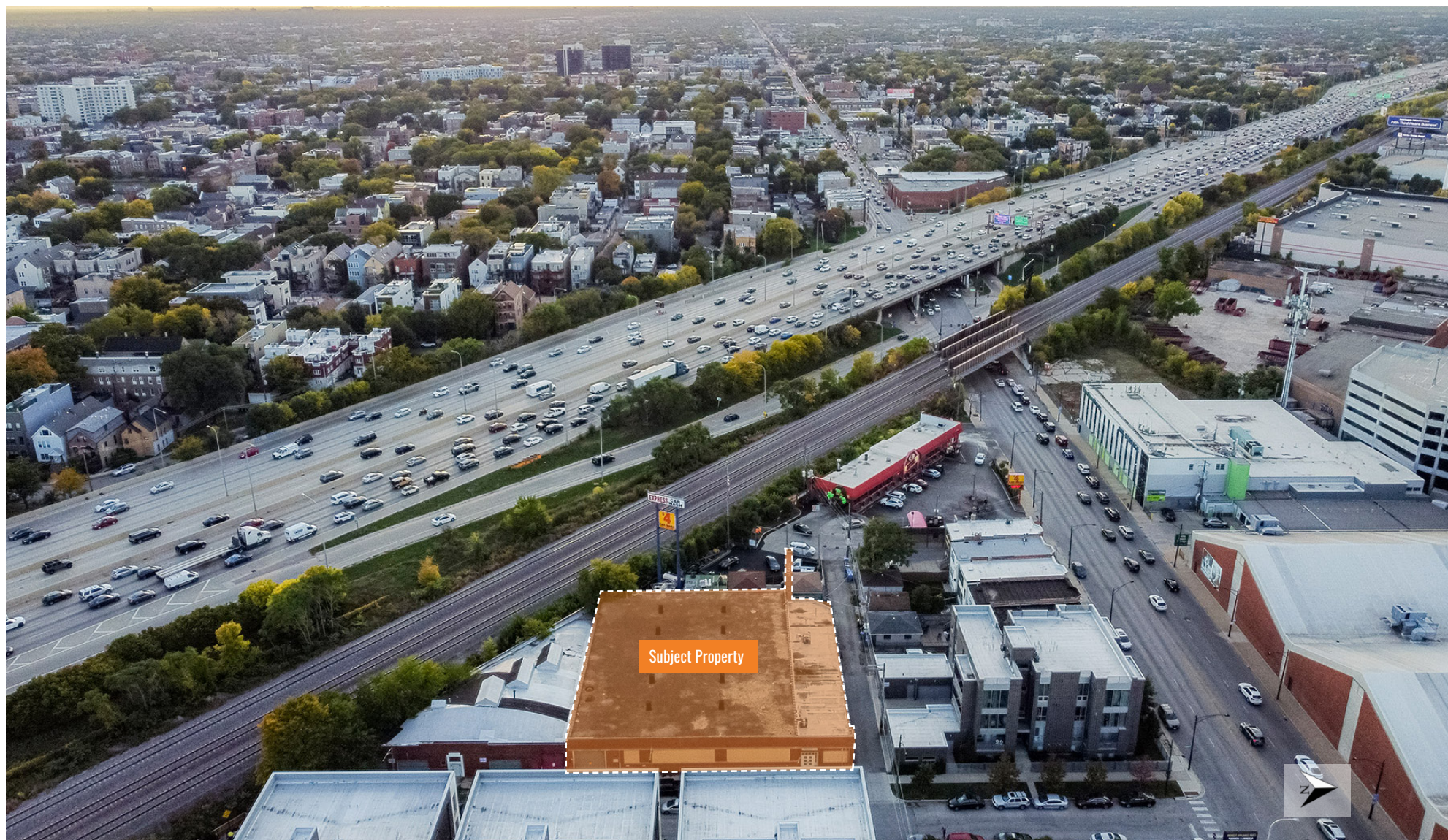


FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

AERIAL VIEW WEST

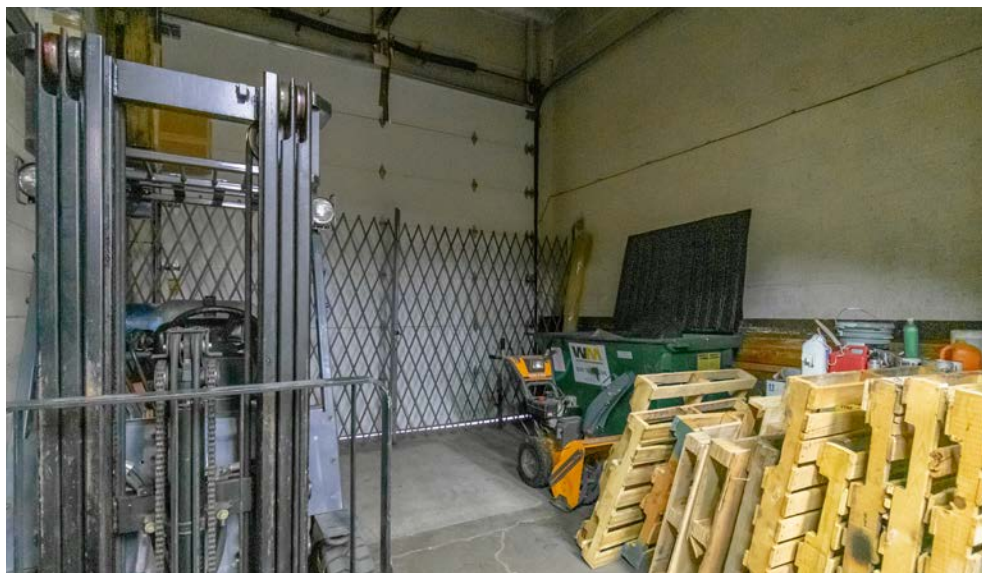


FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

INTERIOR PHOTOS

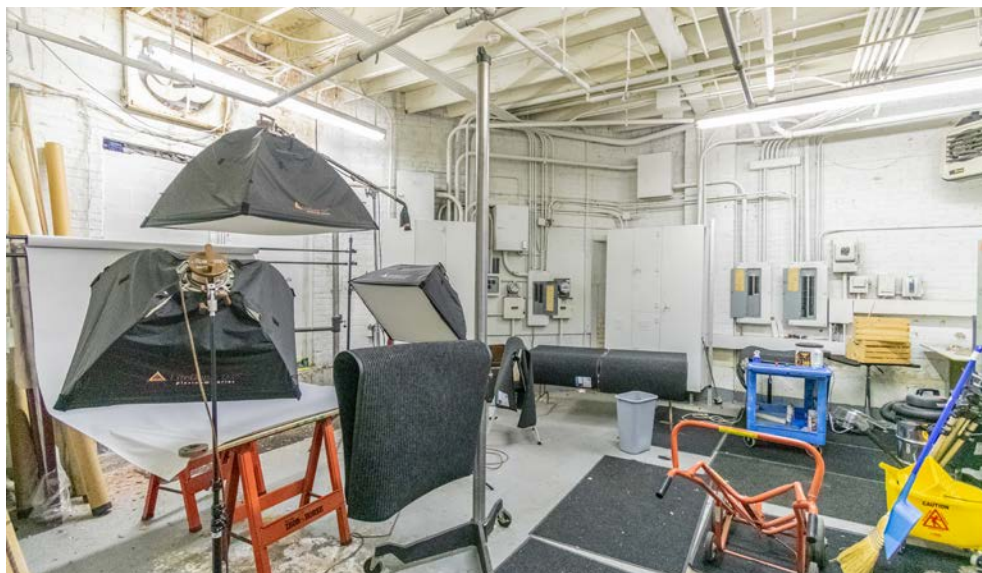


FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

INTERIOR PHOTOS



FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

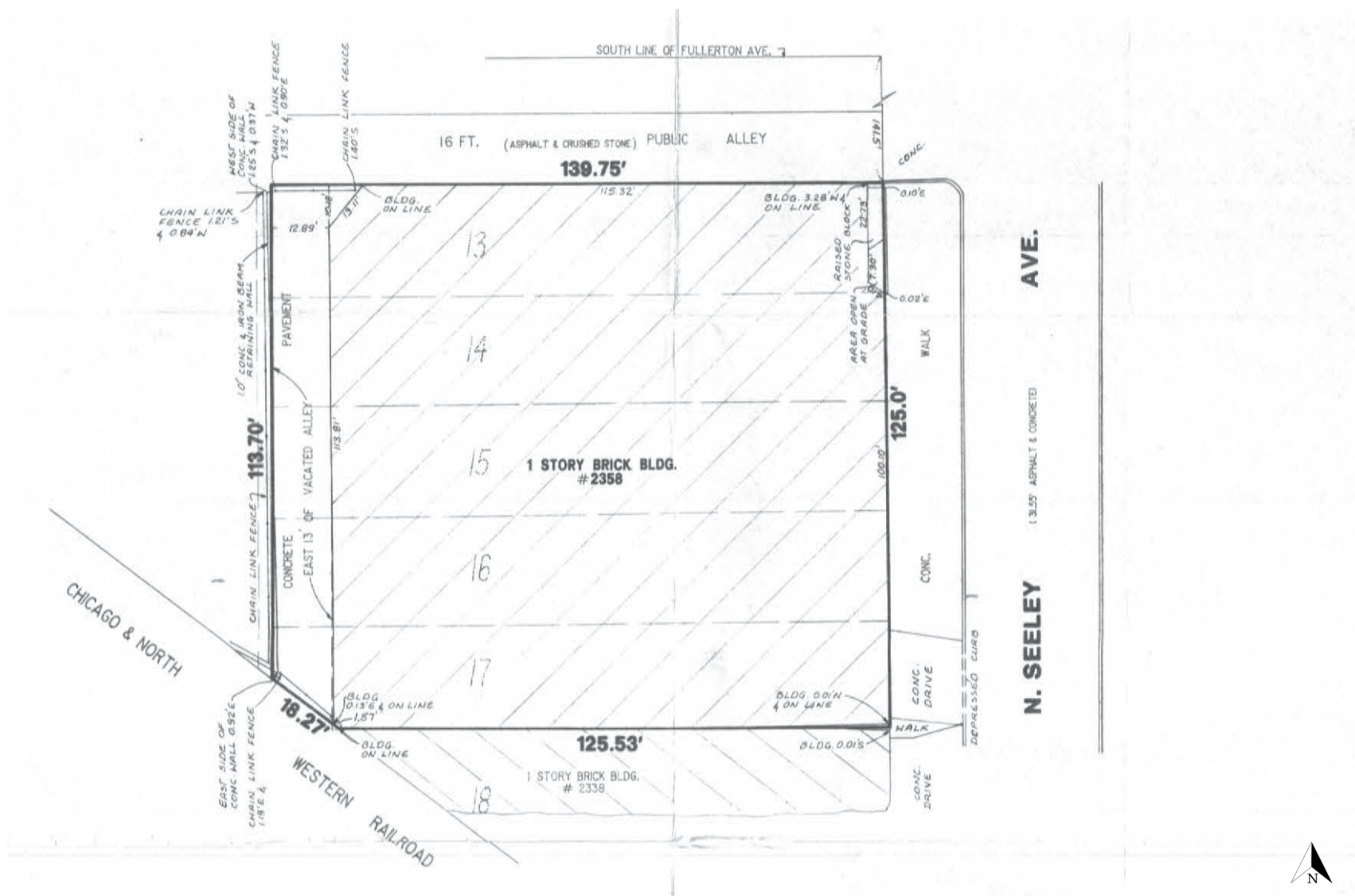
INTERIOR PHOTOS



2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

SURVEY



FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

AREA MAP



FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

TRANSPORTATION



TRANSIT / SUBWAY



CTA Wester Ave (Blue Line)

6 min drive

23 min walk

1.1 mi



CTA Damen Ave (Blue Line)

8 min drive

22 min walk

1.1 mi



COMMUTER RAIL



Clybourn Station Commuter Rail (Union Pacific North)

3 min drive

0.9 mi



Western Avenue Station (MD-N/MD-W/NCS)

7 min drive

3.0 mi



AIRPORT



Chicago O'Hare International Airport

21 min drive

13.5 mi



Chicago Midway International Airport

22 min drive

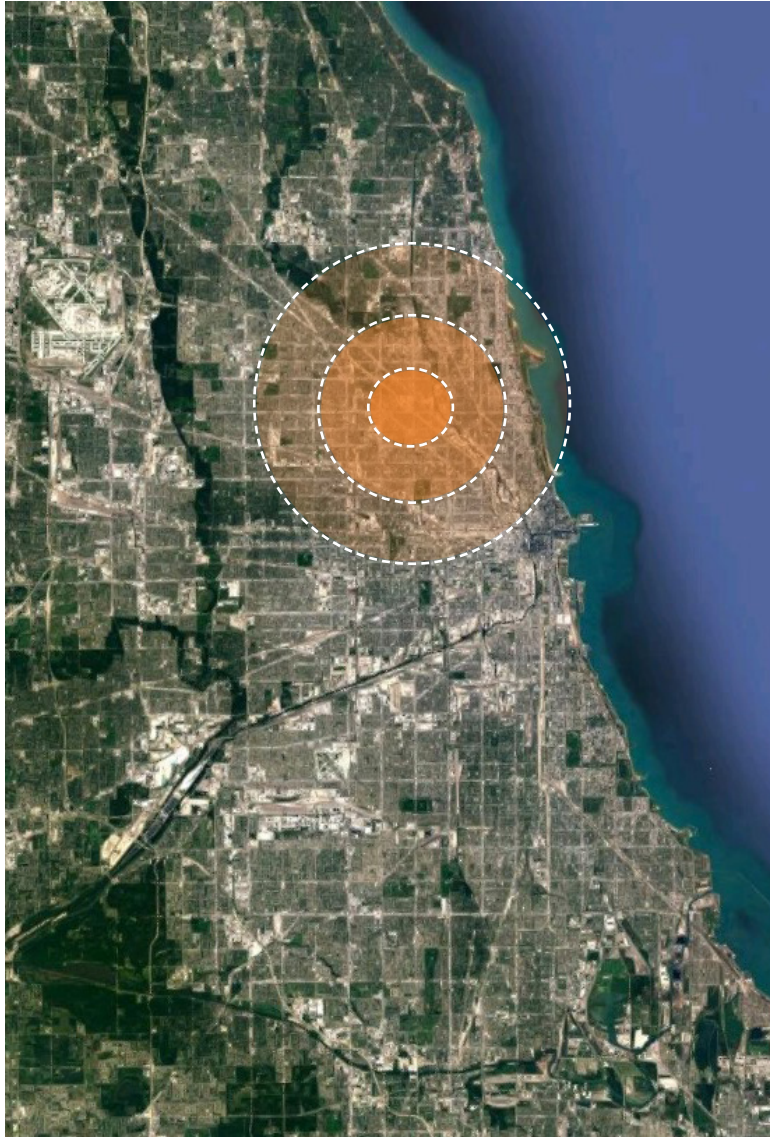
12.0 mi

FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

DEMOGRAPHICS



CHICAGO POPULATION	WARDS	COMMUNITY AREAS	NEIGHBORHOODS
2,716,450	50	77	100

	1 MILE	3 MILE	5 MILE
2022 Total Population	50,495	537,256	1,186,331
2027 Population	50,155	528,143	1,174,159
Pop Growth 2022-2027	(0.67%)	(1.70%)	(1.03%)
Average Age	36	36	37
2022 Total Households	22,261	247,494	518,708
HH Growth 2022-2027	(1.43%)	(1.88%)	(0.84%)
Median Household Inc	\$129,316	\$95,336	\$83,726
Avg Household Size	2.20	2.00	2.10
2022 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$576,941	\$445,029	\$383,385
Median Year Built	1948	1949	1953

FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

ABOUT STEVEN RAPOPORT



Steven Rapoport, CCIM

Senior Director

(847) 863-2707

StevenR@CRER.com

Chicago Real Estate Resources, Inc.
800 W. Diversey Pkwy., #300
Chicago, IL 60614
www.CRER.com

As a broker with Chicago Real Estate Resources and lifelong resident of the Chicago area, Steven has completed over 375 real estate sales and leasing transactions over the past 14 years. His primary focus is listing mid-market investment properties in the City of Chicago ranging in value from \$500,000 to \$5,000,000.

Steven earned recognition as a designated Certified Commercial Investment Member (CCIM). The CCIM designation is the industry's most prestigious Commercial Real Estate certification with a high caliber curriculum and experience requirement that has been met by only 6% of commercial practitioners nationwide. As a testament to the exclusivity of this designation within a 20-mile radius of downtown Chicago, there are currently only 55 commercial Real Estate Brokers holding the CCIM designation. CCIM members successfully complete thousands of transactions annually, representing more than \$200 billion in value.

For the past six consecutive years Steven was recognized amongst an elite few as a top producer by CommercialForum a division of the Chicago Association of Realtors. There are over 2,700 members eligible for these awards and only 2% are able to produce the high volume of sales to rank as one of the best Chicagoland Commercial Brokers for the year.

Early in his career, Steven worked as a licensed Real Estate Appraiser where he appraised multi-family, commercial, industrial, office, mixed-use, retail, vacant land, and residential properties throughout the Chicago area. The insight and connections obtained by his time working as a real estate appraiser have proven to be a valuable resource for helping his commercial brokerage clients achieve goals.

FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER

ABOUT CRER

Chicago Real Estate Resources (CRER) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need. From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



TCN Worldwide, provides complete integrated real estate solutions locally and internationally. An extensive range of real estate services coupled with a personal commitment to exceed expectations is what allows TCN Worldwide to be a leader in this competitive industry. Comprised of leading independent brokerage firms, TCN combines an entrepreneurial approach with years of local experience. TCN's more than 1,500 brokers have a well-earned reputation for providing straightforward expert advice.

Company Achievements

- 96% Satisfaction rate among our clients
- 16 Years - Average CRER broker experience
- 30% of CRER brokers are CCIM designees
- \$2.5 Billion sold by CRER brokers
- 75% of CRER listings sell within 90 days
- 17 Years of continuous company growth

Company Mission

CRER is dedicated to providing the finest commercial real estate services; maintaining a reputation for honesty and ethical behavior, and keeping the client's needs as the top priority.

Our goal is to consistently exceed your expectations and facilitate a lucrative transaction. We value the long-term alliances we have forged with our clients, and the strong business results they have achieved.

Professional Associations



FOR SALE | INDUSTRIAL BUILDING / DEVELOPMENT SITE

2348-2358 N. Seeley Ave. Chicago, IL 60647

CRER



Steven Rapoport, CCIM

Senior Director

(847) 863-2707 StevenR@CRER.com

CRER

Chicago Real Estate Resources, Inc.

800 W. Diversey Pky, Chicago IL 60614 (773) 327-9300 www.crer.com

