

WAREHOUSE SPACE

400 Earl Rd Unit F. Shorewood IL, 69404



FOR SUBLEASE | \$7.95/sf Gross

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
708.257.3947 Mobile
mmondo@commercialrealestatellc.com

PROPERTY OVERVIEW

- Great chance to sublet a spacious warehouse conveniently located near I-55 & I-80.
- This space boasts 24/7 shared access and is equipped with 2 loading docks, 1 ground level dock an expansive open floor plan, tall ceilings, heating, and security cameras.
- Moreover, it offers ample parking with expansive lots, facilitating easy maneuverability for trailers.
- The property also host a small office space for lease as well.



PRICE	\$7.95/sf Gross
SIZE	Up to 12,500 sf
BUILDING TYPE	Warehouse
ACREAGE	11.66 ac
TRAFFIC COUNT	17,000 ADT Jefferson Street
YEAR BUILT	1920
ZONING	I-2

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
708.257.3947 Mobile
mmondo@commercialrealestatellc.com

DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	8,566	1 Mile	\$95,480	1 Mile	38.10
3 Mile	131,255	3 Mile	\$120,167	3 Mile	41.80
5 Mile	341,241	5 Mile	\$121,403	5 Mile	42.90

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	8,637	1 Mile	\$84,590	1 Mile	40
3 Mile	133,423	3 Mile	\$104,068	3 Mile	43
5 Mile	345,763	5 Mile	\$105,080	5 Mile	44

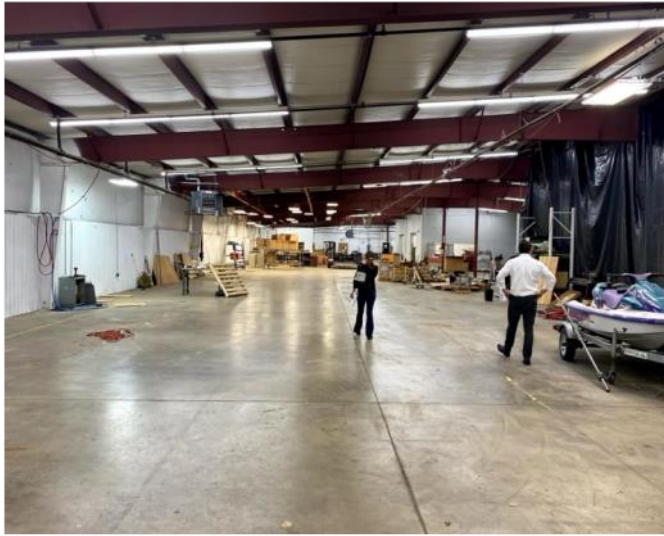
**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
708.257.3947 Mobile
mmondo@commercialrealestatellc.com

PHOTOS



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
708.257.3947 Mobile
mmondo@commercialrealestatellc.com

ZONING INFORMATION

10-7B-2: PERMITTED USES:

No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than 1 of the following uses:

Abrasive manufacture.

Adult oriented businesses, subject to the restrictions set forth in title 3, chapter 17 of this code.

Banks and financial institutions.

Boot and shoe manufacture.

Bottling companies.

Building materials and products sales and storage.

Business, professional, medical and dental offices.

Cartage and express facilities.

Civic buildings.

Commercial kitchens.

Contractor and construction offices, shops and yards.

Dairy products processing.

Dry cleaning establishments and laundries employing more than 10 persons.

Electronic and scientific precision instruments manufacture.

Electroplating.

Food manufacture, packaging and processing.

Freight terminals, including air, motor and railroad.

Furniture, bedding and carpet manufacture.

General manufacturing.

Glass products production and sales.

Health and fitness uses, maximum floor area of 7,500 SF.

Instructional uses, maximum floor area of 7,500 SF.

Light machinery production.

Lithographing.

Machine shops.

Massage uses, when accessory to personal care or health and fitness uses.

Paper products manufacture.

Personal Care Uses, when accessory to health and fitness uses.

Plastics processing.

Pottery and ceramics manufacture.

Printing and publishing establishments.

Radio and television stations and studios.

Schools, trade or vocational.

Tattoo uses, when accessory to personal care uses.

Warehouses, storage and distribution facilities, but excluding miniwarehouses and self-storage facilities.

Wearing apparel manufacture.

Woodworking.

Other uses which are of the same general character as the other permitted uses as determined by the zoning officer. (Ord. 93-695, 6-15-1993; amd. Ord. 02-1129, 10-8-2002; Ord. 06-1373, 7-25-2006; Ord. 09-1549, 9-22-2009; Ord. 20-1988, 9-22-2020)

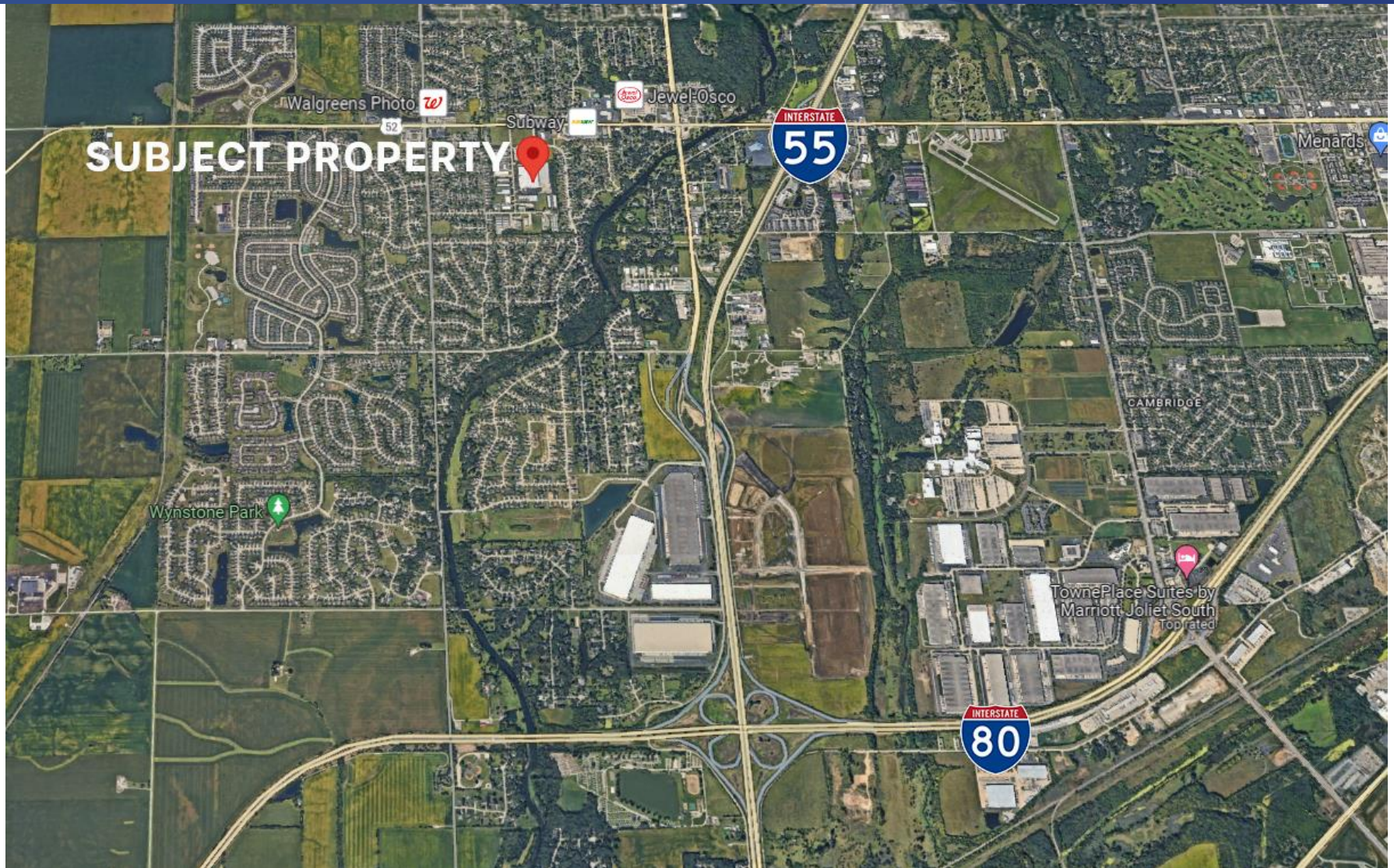
**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
708.257.3947 Mobile
mmondo@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
708.257.3947 Mobile
mmondo@commercialrealestatellc.com