

6166 S. Sayre Avenue, Chicago, IL 60638

# 20,800 Sf Industrial Space



## OFFERING SUMMARY

Available SF:	20,800 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Lot Size:	1.38 Acres
Year Built:	1980
Building Size:	27,200
Renovated:	2023
Zoning:	PMD
Market:	Chicago

## PROPERTY OVERVIEW

**Approximately 20,800 SF warehouse available for lease at the corner of 62nd Street and Sayre Avenue in Chicago's Clearing Industrial Park. The building features approximately 1,600 SF of newly built office space, with the balance dedicated to functional warehouse operations.**

## PROPERTY HIGHLIGHTS

- One drive-in overhead door
- Double-wide recessed loading dock
- 16-20 ft clear ceiling height
- Two 3-ton overhead cranes
- Ample on-site parking
- Easy street access for deliveries and pick-ups
- 5 minutes to Midway International Airport
- 7 minutes to I-55
- Convenient access to I-294, I-90/94,
- video link:
- <https://youtube.com/shorts/TkKept5TshE?si=Fso-J5unMYCcd3bS>

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An outstanding opportunity to lease a 20,800 SF industrial warehouse positioned at the corner of 62nd Street and Sayre Avenue in Chicago's well-established Clearing Industrial Area, a submarket recognized for its strong industrial base and strategic proximity to major transportation corridors. Located within the sought-after Harlem Corridor, this property offers a rare combination of accessibility, functionality, and visibility—making it an excellent fit for companies seeking to optimize their operational footprint in the Chicago metropolitan area.

The site's location provides exceptional logistical advantages for businesses that depend on efficient movement of goods, materials, and personnel. Situated just east of 63rd & Harlem Avenue, the property is only 5 minutes from Midway International Airport, offering immediate access to air cargo services and national travel routes. Additionally, the building is just 7 minutes from I-55 (Stevenson Expressway) via Harlem Avenue, creating a direct link to Chicago's central business district, the southwest suburbs, and major interstate systems. The property also benefits from convenient access to I-294 (Tri-State Tollway) and I-90/94, enabling seamless regional and multi-state distribution. This connectivity positions the facility as a highly efficient hub for companies with local, regional, or national logistics requirements.

Inside, the building features approximately 1,600 SF of newly constructed office space, thoughtfully designed to support a variety of administrative and operational needs. This modern office area can comfortably accommodate management teams, dispatch operations, customer service functions, or collaborative workspaces. The new construction ensures a clean, professional environment that complements the industrial capabilities of the property.

The remaining square footage is dedicated to versatile warehouse and industrial space, offering a flexible layout that can be adapted to a wide range of uses—including distribution, manufacturing, assembly, fabrication, logistics, storage, or specialized industrial processes. The building's infrastructure is designed to support efficient workflow and high-volume throughput, with features that accommodate modern material-handling systems, racking configurations, and equipment-intensive operations. The combination of clear ceiling heights, loading capabilities, and open floor space allows tenants to maximize operational efficiency while maintaining the ability to scale or reconfigure as business needs evolve.

Beyond the interior, the property offers significant advantages for companies requiring outdoor functionality and secure exterior storage. The fenced lot provides ample room for vehicle parking and trailer staging. The site layout supports smooth truck circulation, making it easy for semis, box trucks, and delivery vehicles to maneuver, load, and unload without congestion. This ease of access is especially valuable for businesses with frequent inbound and outbound shipments or time-sensitive logistics operations.

The building's structural features further enhance its utility. With 16–20 ft clear ceiling heights, the warehouse can accommodate tall racking systems, mezzanine installations, or large-scale equipment. The presence of two overhead cranes provides a significant operational advantage for companies involved in heavy manufacturing, metal fabrication, equipment repair, or any process requiring efficient lifting and movement of materials.

The property's loading infrastructure includes both a drive-in overhead door and a double-wide recessed loading dock, offering flexibility for a variety of shipping and receiving needs. Whether a business relies on dock-high loading, drive-in access, or a combination of both, the facility is equipped to support efficient logistics operations. The recessed dock accommodates multiple truck sizes and allows for smooth, weather-protected loading activity.

*for more information*

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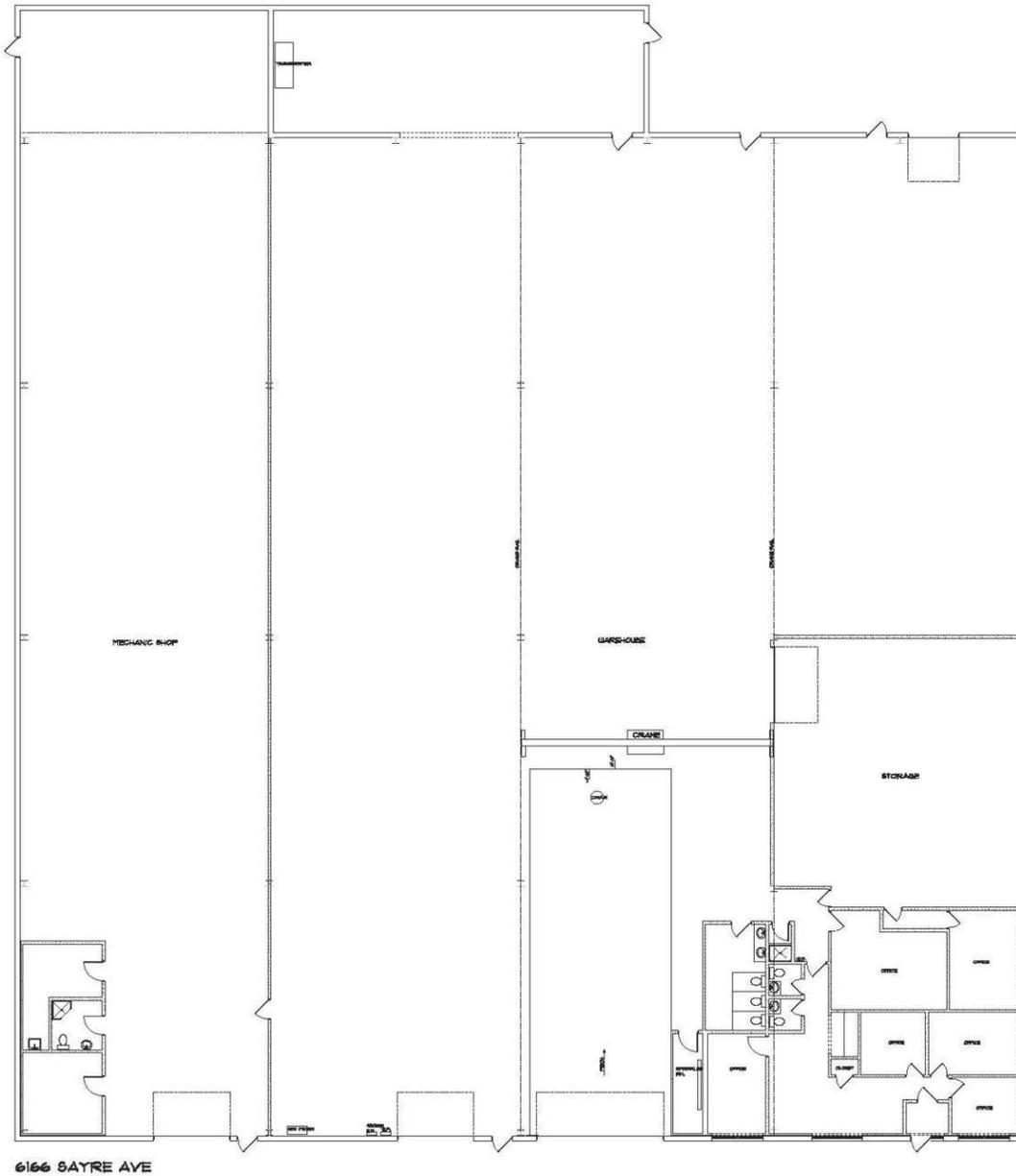
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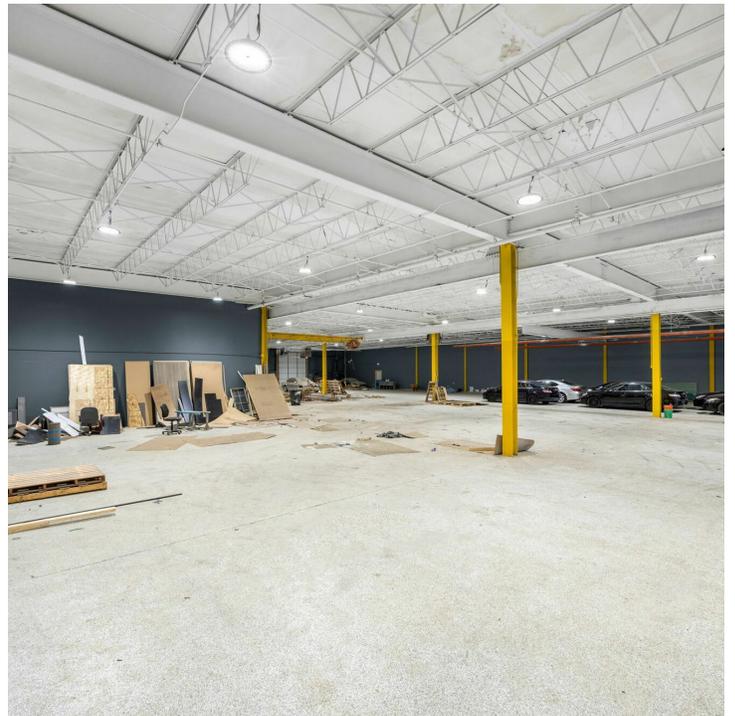
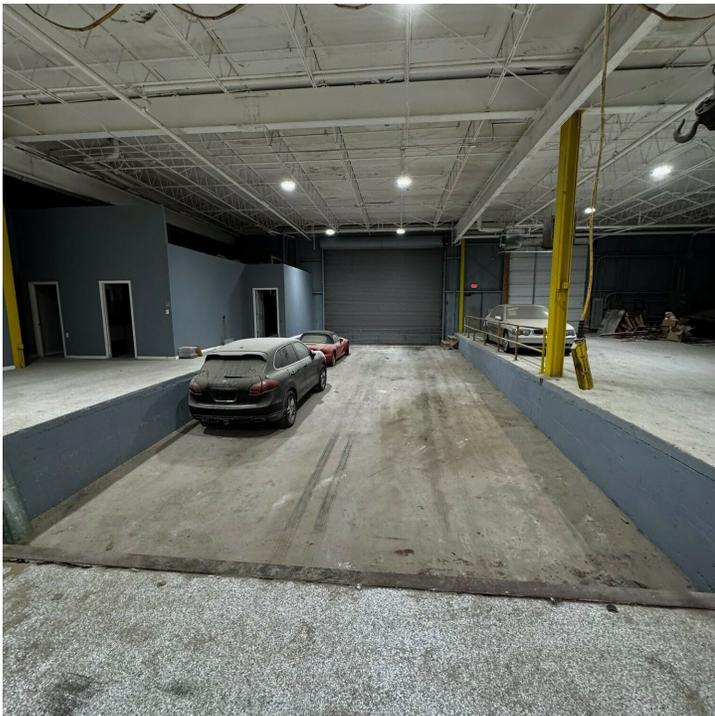
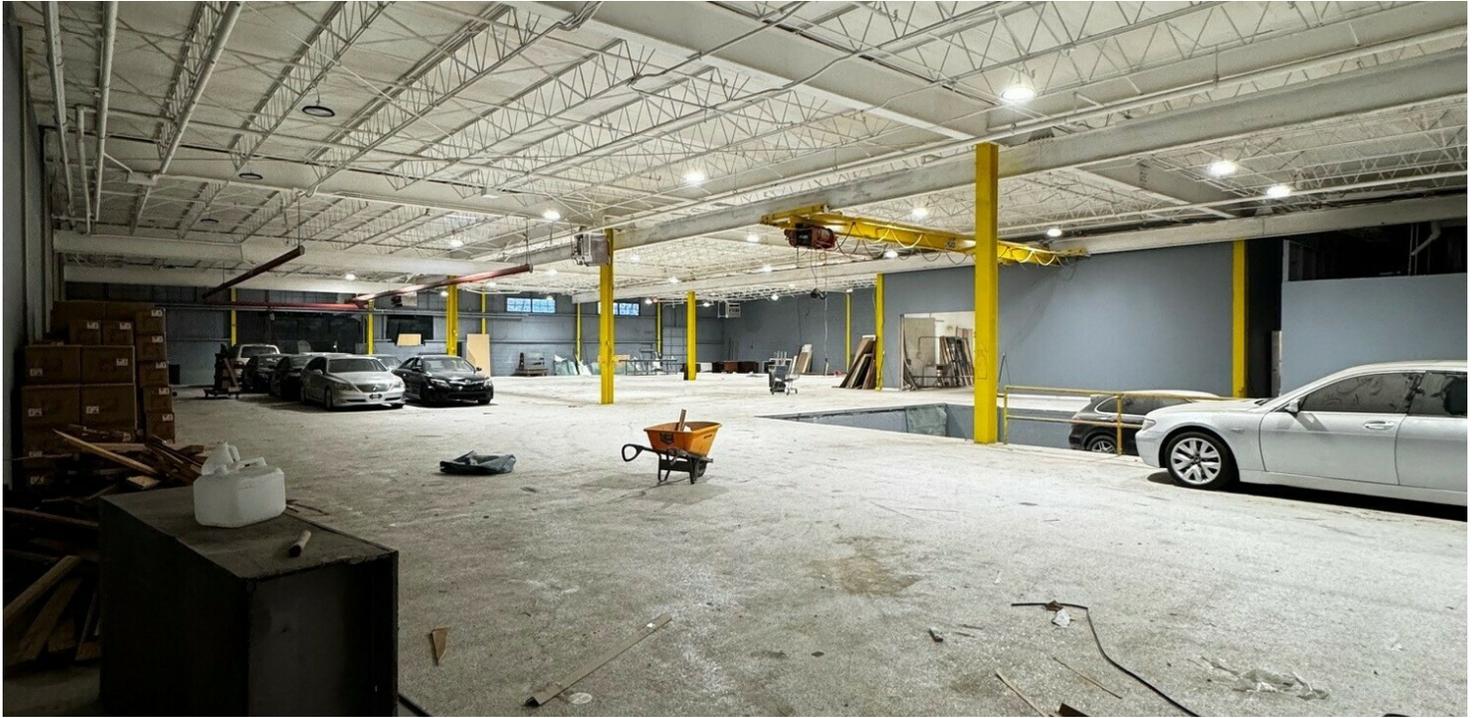
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Industrial Property For Lease January 30, 2026

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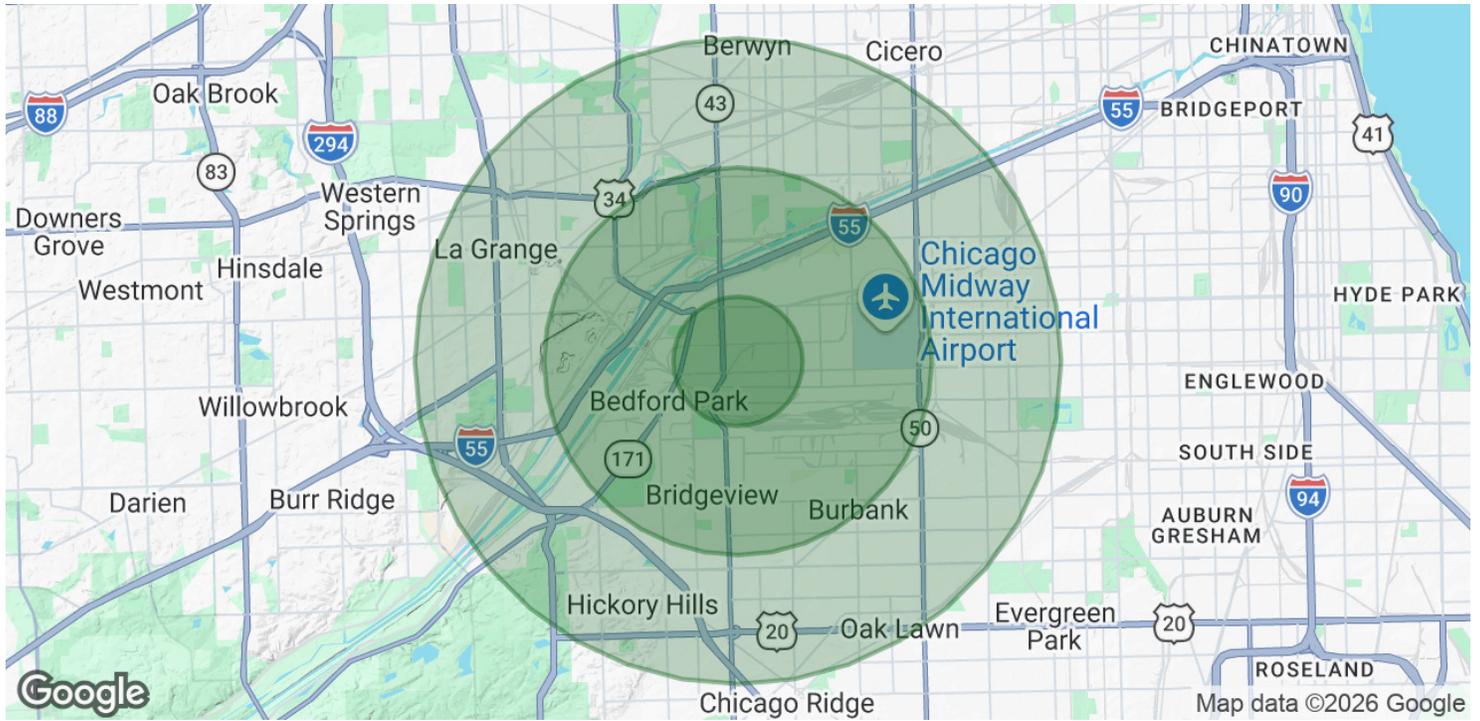
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	23,696	109,607	408,056
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	8,448	38,579	136,228
# of Persons per HH	2.8	2.8	3
Average HH Income	\$95,975	\$95,841	\$98,322
Average House Value	\$294,562	\$288,894	\$304,940

Demographics data derived from AlphaMap

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