

FOR SALE

2733 W HARRISON ST, CHICAGO

+/- 30,269 Industrial Warehouse Space



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HIGHLIGHT SQF + COLD STORAGE

- ✓ **Global Standard of Safety & Quality – SQF** is a GFSI-recognized program, meaning it meets one of the highest global benchmarks for food safety and quality assurance.
- ✓ **Buyer & Retailer Confidence** – Many national retailers, distributors, and food service companies require SQF certification from their suppliers, making it a prerequisite for doing business with major buyers.
- ✓ **Market Differentiation** – turn key, certified operations
- ✓ **Future-Proofing** – With growing regulatory pressure and consumer demand for transparency, SQF certification ensures alignment with evolving food safety expectations.
- ✓ **Rare Offering in Chicago** – Limited availability of plug-and-play cold storage makes this an attractive and hard-to-find asset.
- ✓ **Prime Infill Location** – Proximity to I-290, downtown Chicago, and the Illinois Medical District provides easy access to major distribution corridors.
- ✓ **High Demand Asset Class** – Cold storage continues to outperform traditional industrial in rent growth and investor demand due to strong food, pharmaceutical, and logistics sectors.
- ✓ **Flexible End-Use Potential** – Suitable for owner-operators, food processors, wholesalers, or investors seeking a specialty property with stable long-term demand.
- ✓ **Strong Market Fundamentals** – Chicago's industrial vacancy remains below historical averages, and cold storage trades at a premium compared to standard warehouse space.

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INDUSTRIAL WAREHOUSE SPACE

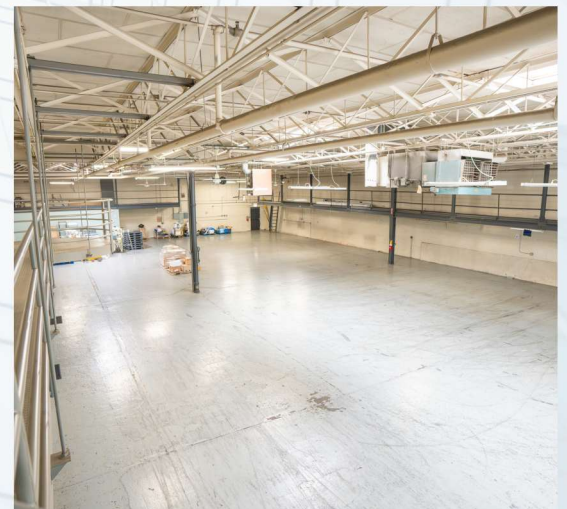
*+/- 30,269 total sqft of dry warehouse,
cold storage, and office space*

SALE PRICE: SUBJECT TO OFFER

Specs

Total Buidling:	+/- 30,269
Total Site:	0.84 AC
Office:	+/- 4,000
Clear Height:	16'
Cold Storage:	+/- 9,000
Sprinklers:	Yes
Parking:	Opportunity with lot across street
Loading:	2 active DID/ 14' h
Power:	400a/ 3p
Zoning:	M1-2 (Bldg FAR 0.83)

Turn Key SQF
Cold Storage
Production
Facility

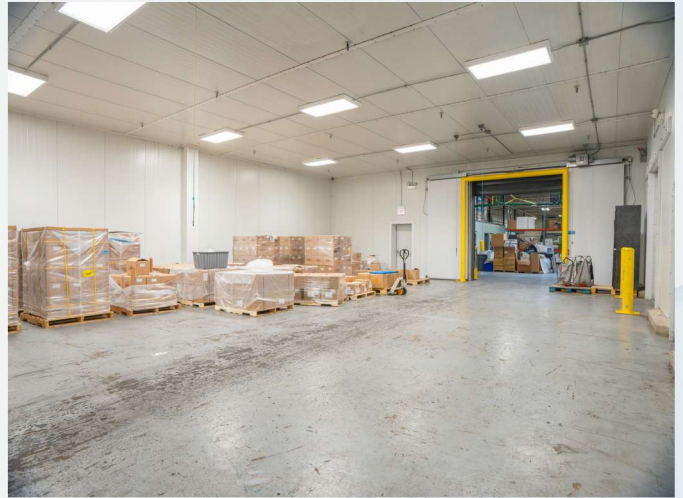


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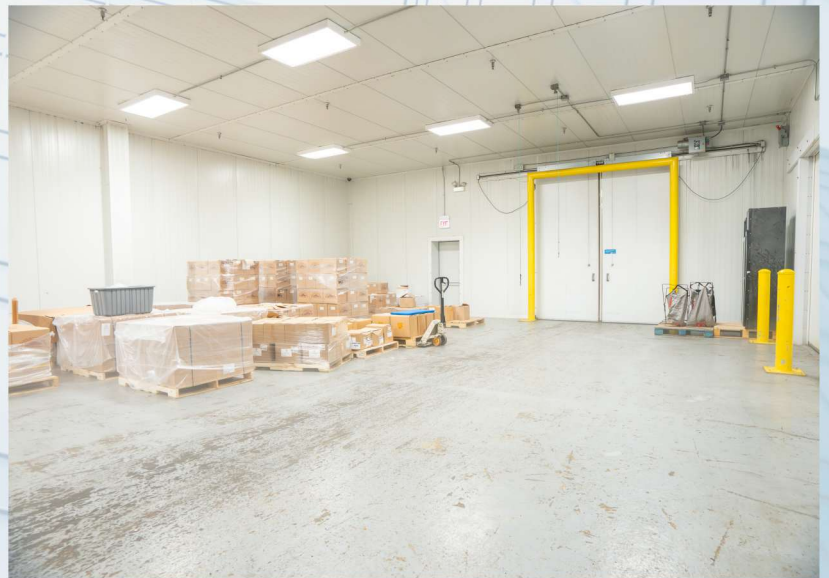
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Link to Vitual Tour

SCAN ME

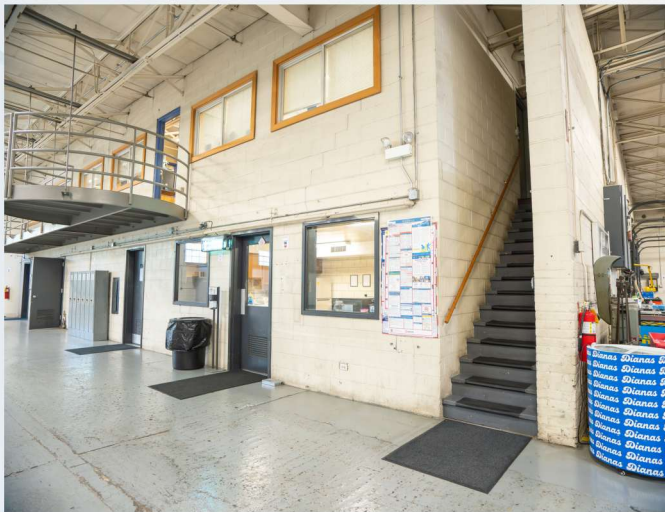


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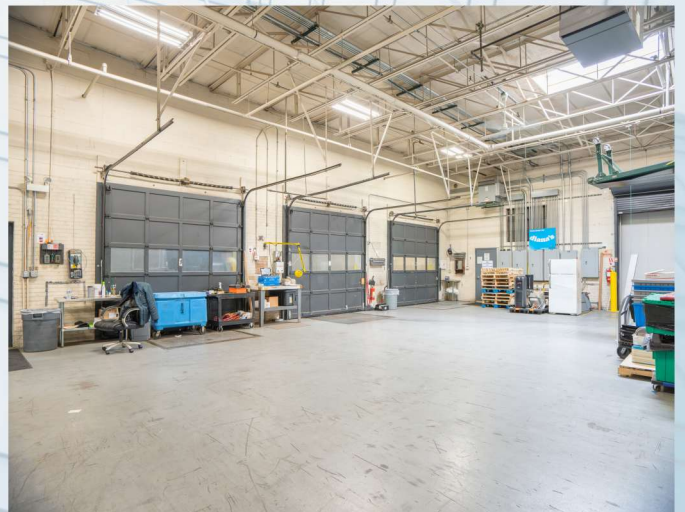
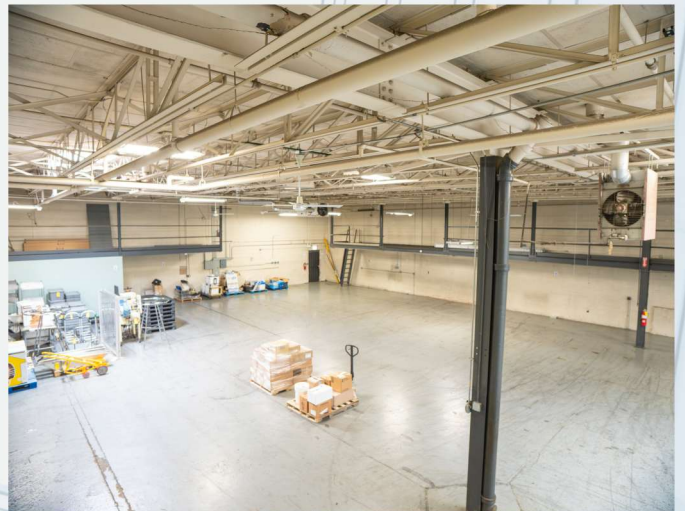
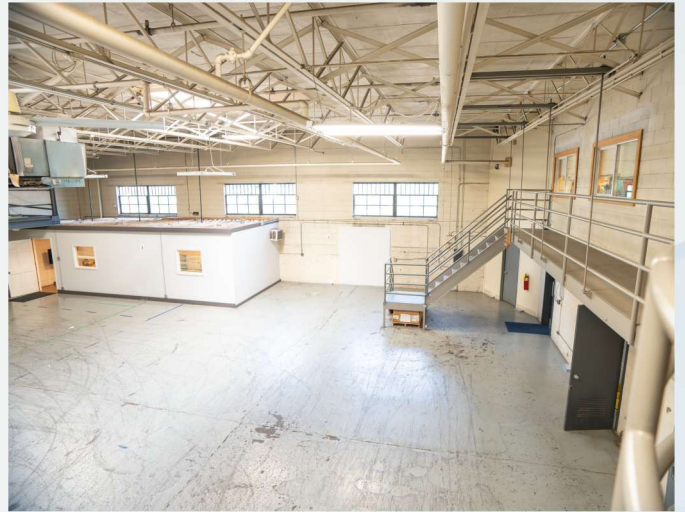
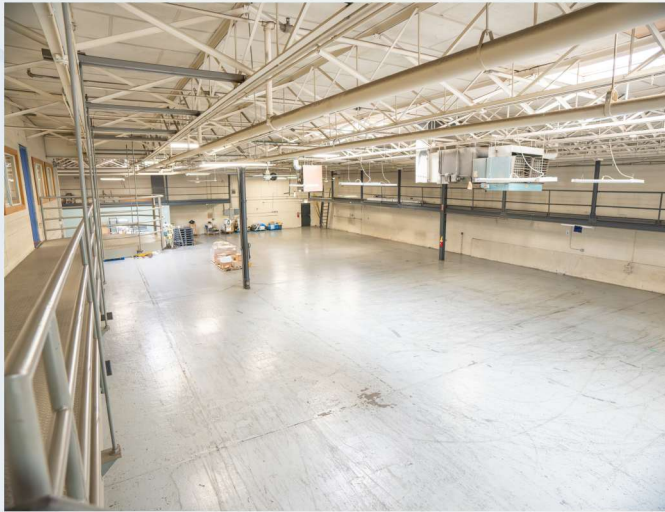


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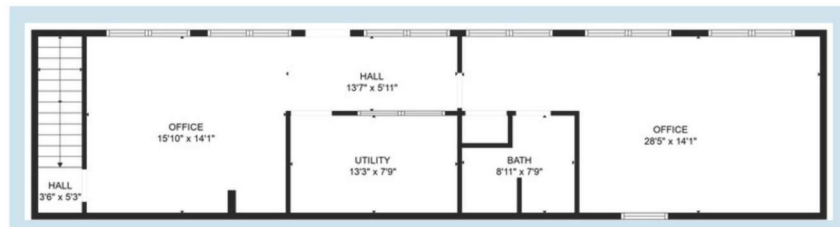
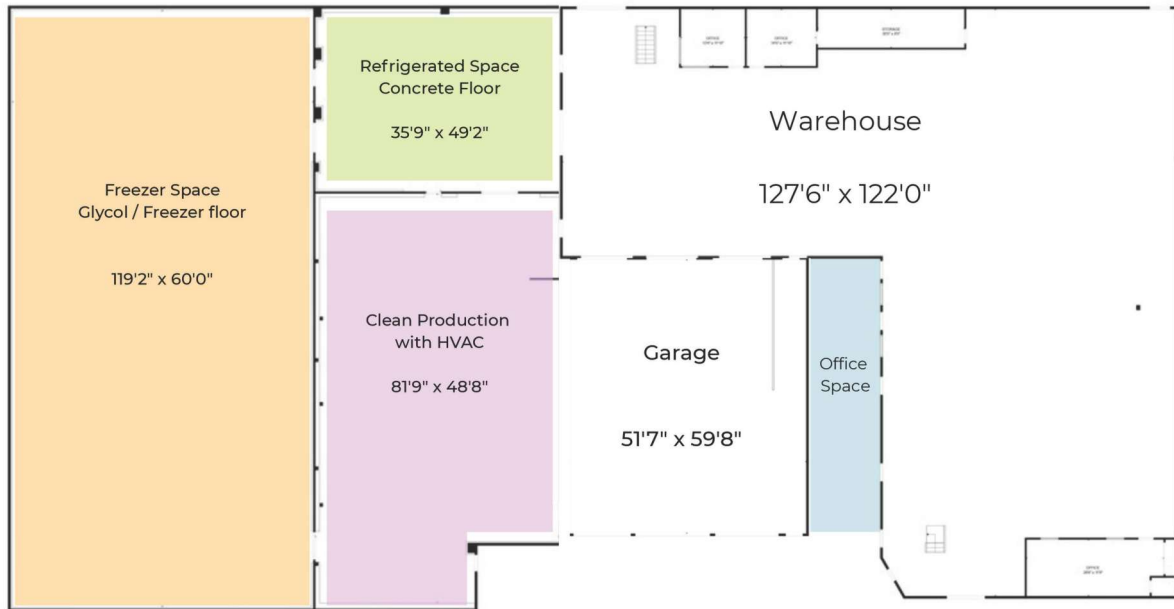


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Total : WORKSHOP: 13442 sq. ft, WALLS: 234 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Plans, materials and specifications are based on availability and subject to change without notice. Architectural, structural, mechanical, electrical and other assemblies may be revised, as deemed necessary by the developer, architect or as may be required by law. Floor plans are approximate and are for marketing purposes only. All information provided herein deemed reliable.

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WEST HARRISON STREET