



13850 COTTAGE GROVE AVE DOLTON, IL 60419

INDUSTRIAL PROPERTY
OWNER USER

Ryan Jenkins
VP of Dispositions
rjenkins@ironhornenterprises.com

OFFERING MEMORANDUM



EXCLUSIVELY *PRESENTED BY*




Ryan Jenkins

VP of Dispositions


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 5912 N Burdick St,
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PROPERTY OVERVIEW

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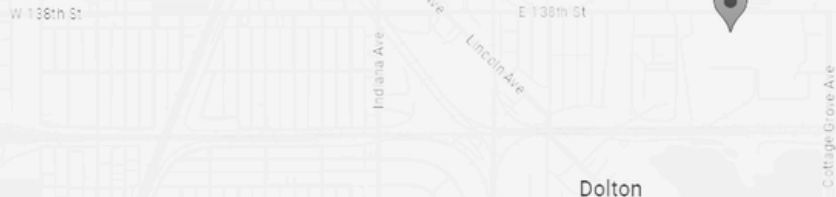
LOCATION OVERVIEW

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EXECUTIVE SUMMARY

113850 Cottage Grove Avenue in Dolton, Illinois presents a rare large-scale vacant industrial opportunity totaling 632,886 square feet on 36.31 acres. The facility features clear heights ranging from 20' to 40', offering exceptional flexibility for warehousing, manufacturing, cold storage, or high-density distribution. The building is supported by 3 drive ins, 28 dock doors, including 12 truck wells, allowing for efficient loading and high-volume logistics operations. With robust utility infrastructure delivering 18 megawatts of existing power and 100 MMBTU/hr of gas capacity, the property is well-suited for heavy manufacturing, food processing, data, or other power-intensive users, with the potential to scale significantly—estimated gas capacity could support approximately 82–110 MW of electrical generation, depending on final pressure and system design.

Strategically located just south of Chicago, the property offers immediate access to I-94 (Bishop Ford Freeway), I-80, and I-294, positioning it within one of the nation's most critical logistics hubs. Its proximity to downtown Chicago, the Chicago Skyway, major rail lines, and regional intermodal facilities provides unparalleled connectivity for local, regional, and national distribution—making this an exceptional opportunity for users seeking scale, infrastructure, and premier Chicagoland access.



THE OFFERING

Building SF	632,886
Year Built	1965
Lot Size (Acres)	36.31
Parcel IDs	29032000450000 29032000550000
Zoning Type	Industrial
Clear Height	20'-40'
Docks/Drive Ins	28/3
Power	18 Megawatts - gas 100m BTU's per hour

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Direct access to I-94 with seamless connectivity to I-80, I-294, and the greater Chicagoland freight network positions the property within one of the nation's most critical distribution corridors.



Expansive Space: 632,886 SF on 36.31 acres offers rare large-block availability in an infill market, with clear heights ranging from 20'-40' to accommodate high-density storage or specialized operations.



Strategic Features: 3 drive ins, 28 dock doors, including 12 truck wells, support high-volume throughput, cross-dock functionality, and efficient fleet movement.



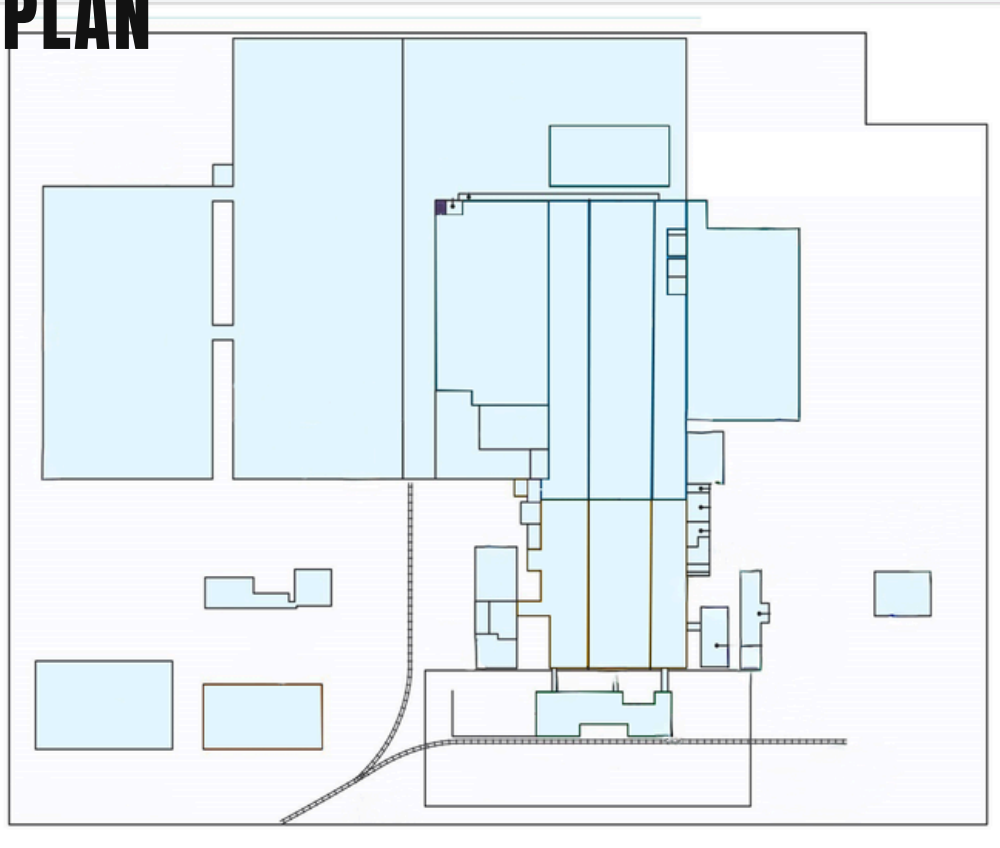
Industrial Infrastructure: With 18 megawatts of power and 100MM BTUs/hour of gas capacity, the facility is equipped to handle heavy manufacturing and energy-intensive industrial users.



Zoning Advantage: Heavy industrial zoning supports large-scale manufacturing, warehousing, logistics, and power-intensive uses—providing flexibility for both immediate occupancy and long-term repositioning.



FLOOR PLAN



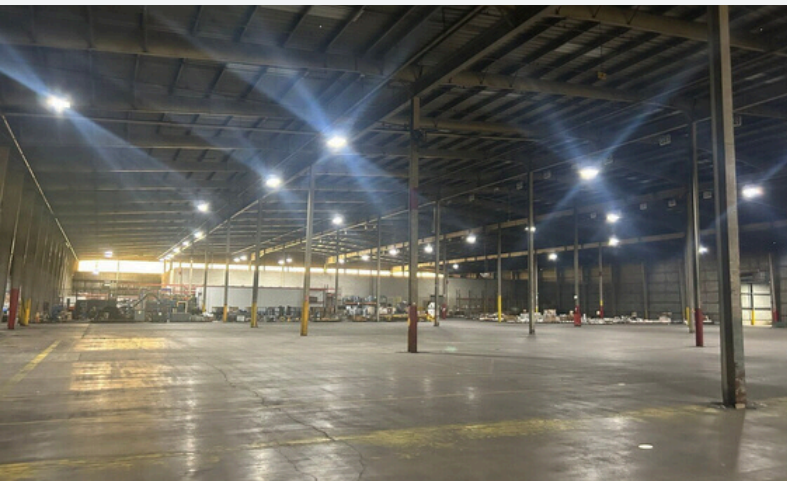
FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$428,669	\$437,242	\$445,987	\$454,907	\$464,005	\$473,285
INSURANCE	\$221,503	\$225,933	\$230,452	\$235,061	\$239,762	\$244,557
TOTAL OPERATING EXPENSES	\$650,172	\$663,176	\$676,439	\$689,968	\$703,767	\$717,843
NET OPERATING INCOME	-\$650,172	-\$663,176	-\$676,439	\$689,968	\$703,767	\$717,843

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PHOTOS

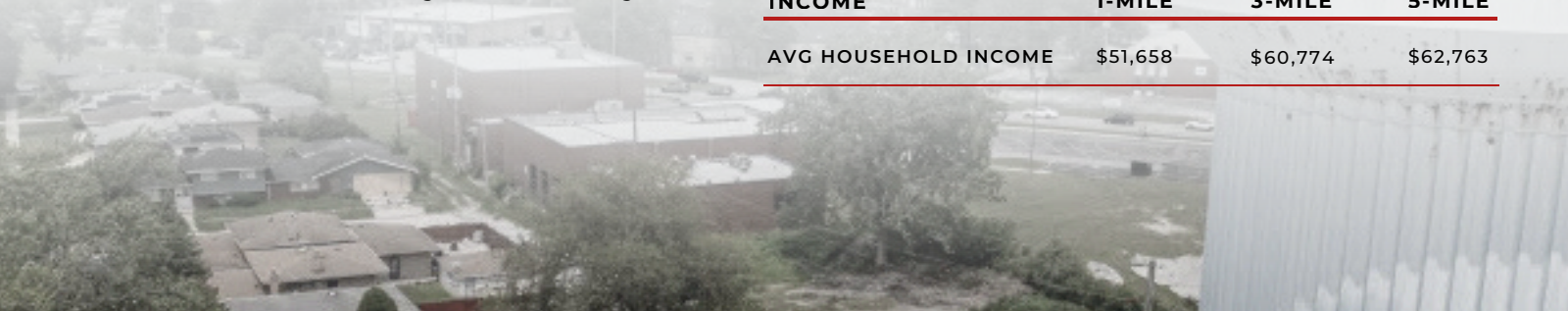


ABOUT DOLTON, IL

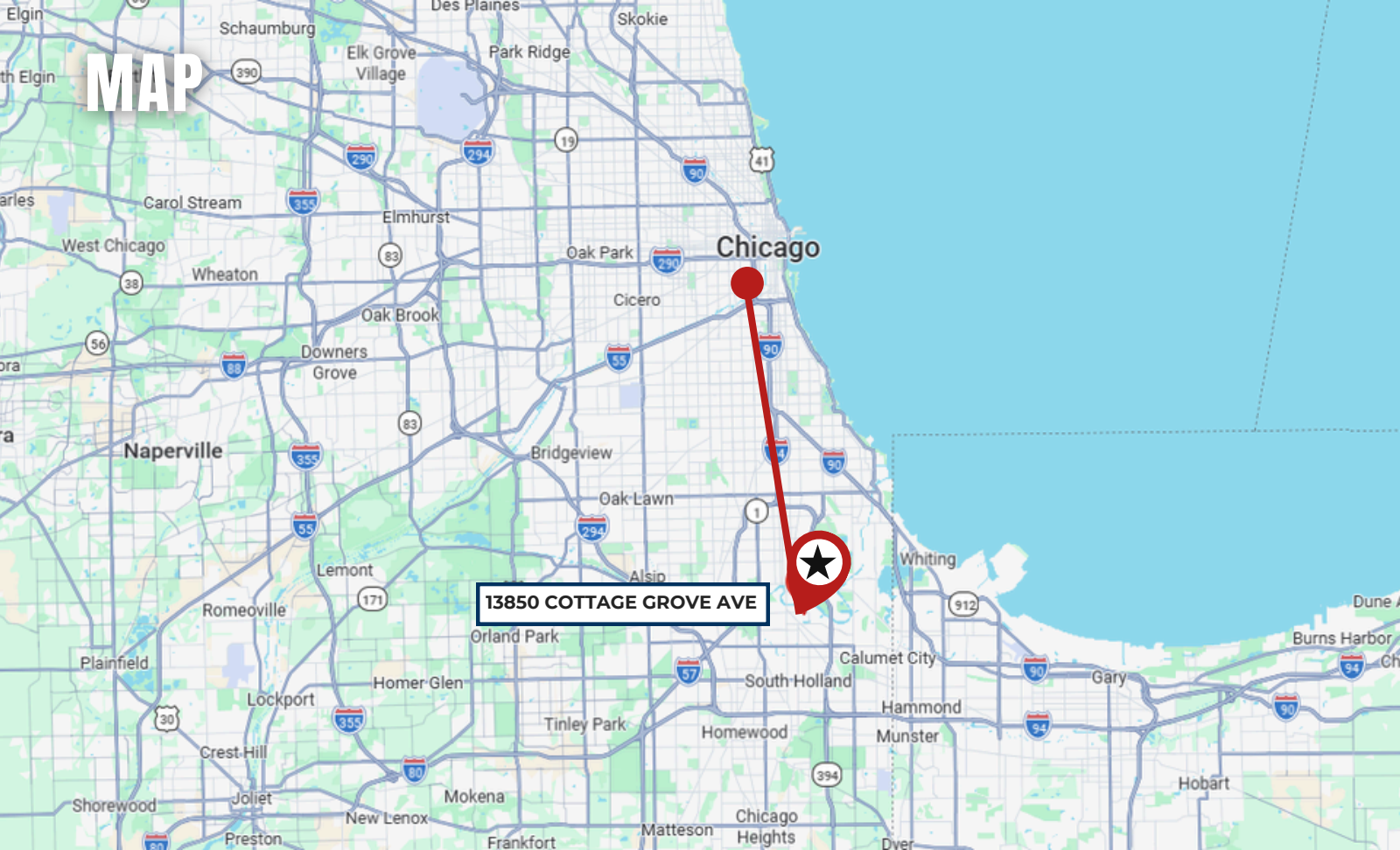
Dolton, Illinois is a strategically positioned industrial community in South Cook County, located just south of downtown Chicago and directly along the I-94 (Bishop Ford Freeway) corridor. Its proximity to I-80, I-294, and the Chicago Skyway places it within one of the most important freight and logistics networks in the United States, offering efficient access to regional, national, and Midwest distribution routes.

From a commercial and industrial real estate perspective, Dolton benefits from its infill Chicagoland location, access to a deep labor pool across both Illinois and Northwest Indiana, and connectivity to rail, intermodal, and port infrastructure throughout the Chicago Southland submarket. Larger parcel sizes and heavy industrial zoning in the area also make it attractive for manufacturing, distribution, outdoor storage, and power-intensive operations—particularly for users seeking scale and infrastructure without moving far from the Chicago core.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	12,250	97,062	271,338
2024 POPULATION	12,924	100,067	280,958
2029 PROJECTION	12,704	100,067	275,571
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	4,327	36,248	101,563
2024 HOUSEHOLDS	4,525	36,913	103,671
2029 PROJECTION	4,437	36,003	101,323
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$51,658	\$60,774	\$62,763



MAP



Chicago

13850 COTTAGE GROVE AVE



13850 COTTAGE GROVE AVE | DOLTON, IL 60419

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