



WEST PULLMAN INDUSTRIAL CENTER

±411,874 SF AVAILABLE FOR LEASE

SHOVEL READY AND SUITES
FROM ±100,000 SF

ONE OF CHICAGO'S ORIGINAL INDUSTRIAL
CORRIDORS – REIMAGINED FOR TODAY

- * ±411,874 SF TROPHY CLASS A INDUSTRIAL
- * Q4 2027 ESTIMATED DELIVERY
- * FULLY ENTITLED INFILL DEVELOPMENT SITE
- * 6B TAX ABATEMENT



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Developed By



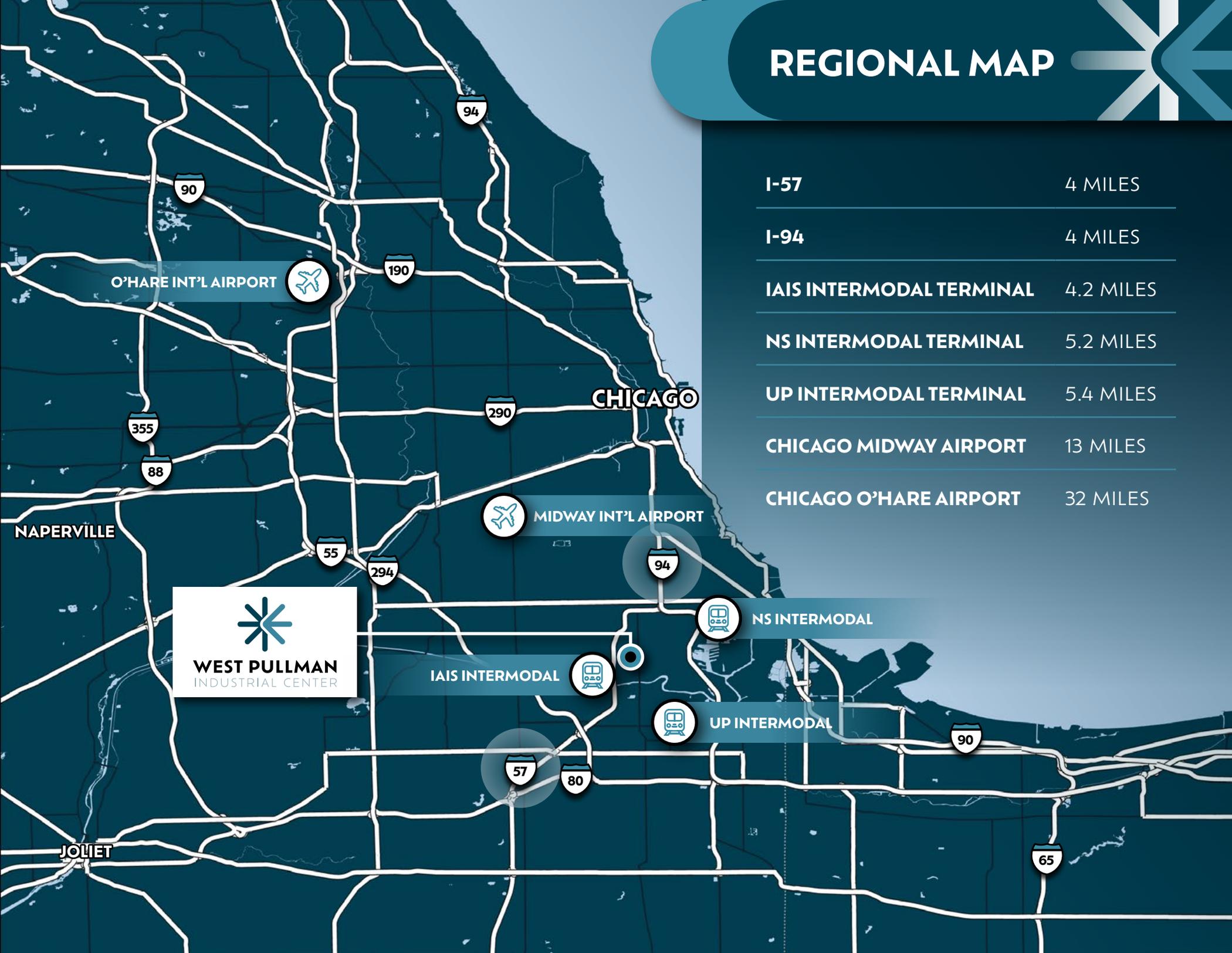
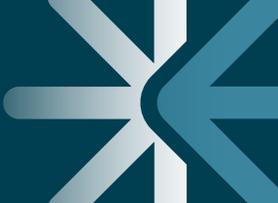
Design & Build



Leasing Team



REGIONAL MAP



I-57 4 MILES

I-94 4 MILES

IAIS INTERMODAL TERMINAL 4.2 MILES

NS INTERMODAL TERMINAL 5.2 MILES

UP INTERMODAL TERMINAL 5.4 MILES

CHICAGO MIDWAY AIRPORT 13 MILES

CHICAGO O'HARE AIRPORT 32 MILES

WEST PULLMAN
INDUSTRIAL CENTER

IAIS INTERMODAL

NS INTERMODAL

UP INTERMODAL

O'HARE INT'L AIRPORT

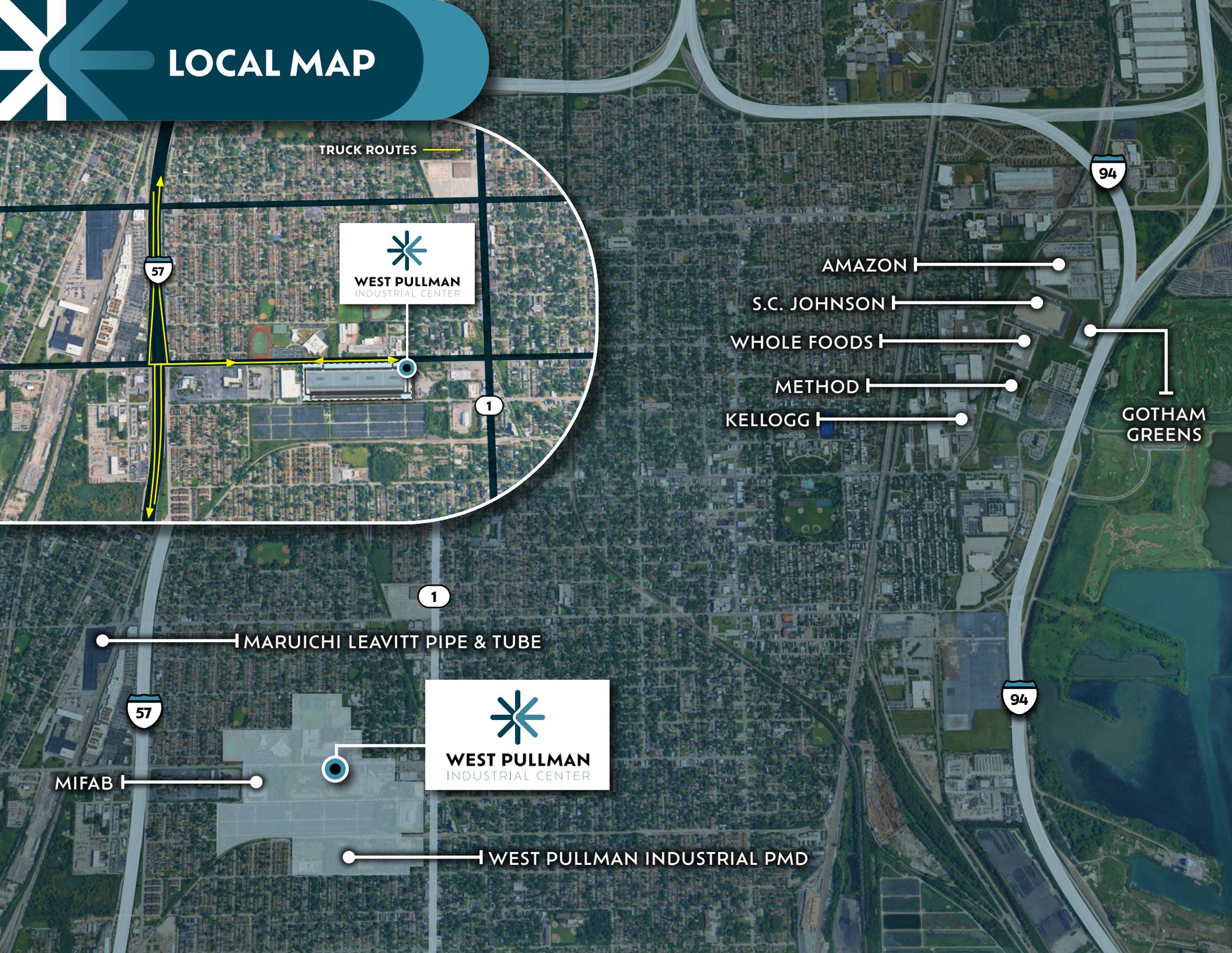
MIDWAY INT'L AIRPORT

CHICAGO

NAPERVILLE

JOLIET

LOCAL MAP



TRUCK ROUTES


WEST PULLMAN
INDUSTRIAL CENTER

AMAZON

S.C. JOHNSON

WHOLE FOODS

METHOD

KELLOGG

GOTHAM
GREENS

MARUICHI LEAVITT PIPE & TUBE


WEST PULLMAN
INDUSTRIAL CENTER

MIFAB

WEST PULLMAN INDUSTRIAL PMD

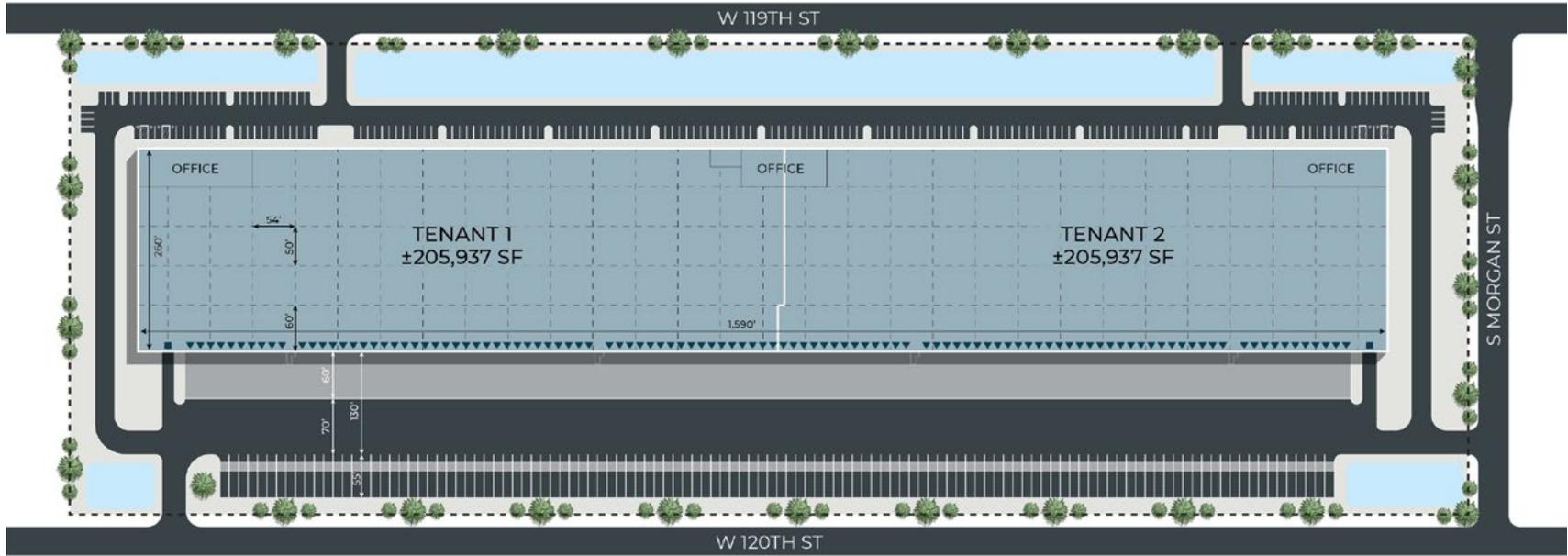
PROPERTY SPECS

DIVISIBLE TO $\pm 100,000$ SF



-  DOCK DOOR
-  DRIVE-IN DOOR

OPTION 1: 2 TENANTS



OPTION 2: 4 TENANTS

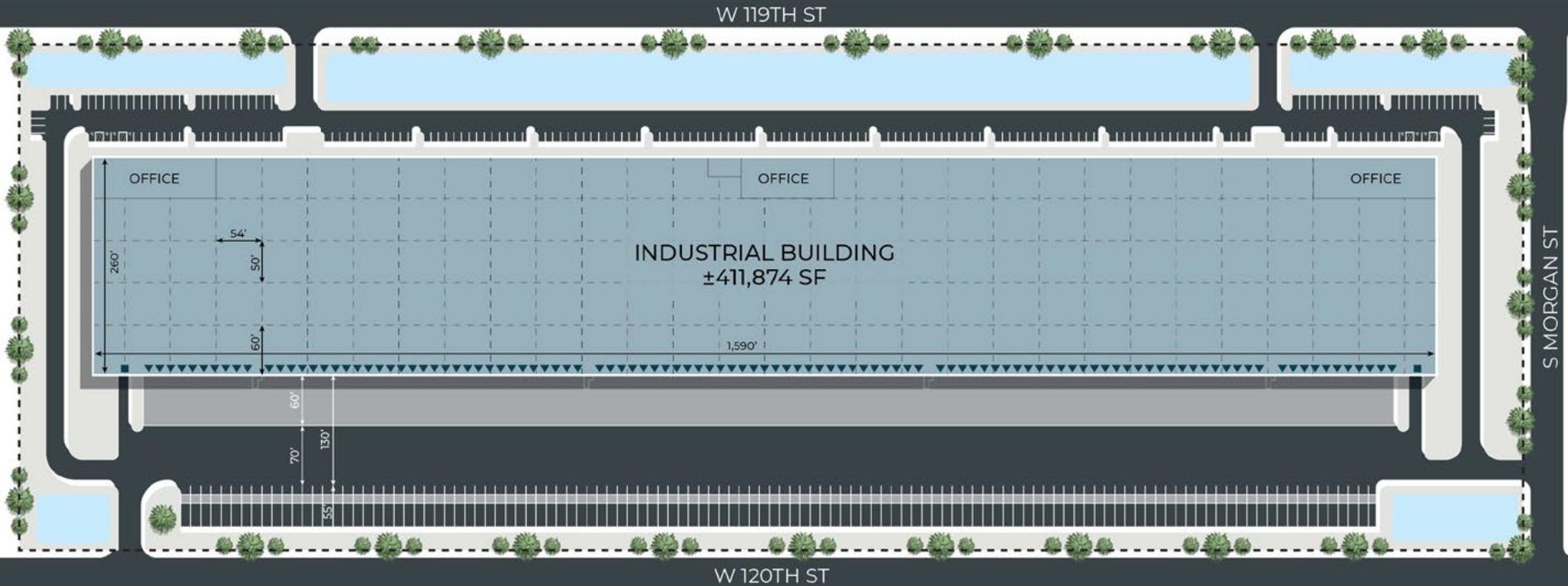


PROPERTY SPECS

DIVISIBLE TO ±100,000 SF



- DOCK DOOR
- DRIVE-IN DOOR



±411,874 SF TROPHY CLASS A INDUSTRIAL PRIME, ±25 AC SITE
15-MILES SOUTH OF CHICAGO'S CBD

ADJACENT TO I-57, CONNECTED TO I-94
PROXIMATE TO MAJOR INTERMODAL TERMINALS
CHICAGO SOUTH INDUSTRIAL SUBMARKET

AMENITY-RICH LOCATION WITH DENSE DEMOGRAPHICS
LEED SILVER CERTIFICATION

ADDRESS	1001 W. 119TH ST
LOCATION	CHICAGO, IL
BUILDING SIZE	±411,874 SF
OFFICE SIZE	±18,900 SF ±4,725 SF PER SUITE
SITE SIZE	±25 AC
CONSTRUCTION TYPE	LOAD BEARING PRECAST

CLEAR HEIGHT	36'
DOCK POSITIONS	55 DOCK DOORS (42 ADDITIONAL KNOCKOUTS AVAILABLE)
BAY SPACING	54'X50' (WAREHOUSE) 54'X60' (DOCK AREA)
PARKING	TRAILER: 119 STALLS CAR: 173 STALLS (43 EV READY)
TRUCK COURT DEPTH	130'

POWER	4,000A, 480/277 3PH
ROOF TYPE	60MIL TPO
SUSTAINABILITY	LEED SILVER CERTIFIED
ASKING RATE	SUBJECT TO OFFER (STO)
TAXES PSF	\$1.90 PSF (ESTIMATED)
CAM & INS PSF	\$0.60 PSF (ESTIMATED)

WHY CHICAGO



JOB CREATION

The West Pullman Industrial Center transforms a historically vacant site into a productive economic asset, positioned within a dense labor population in the immediate area.



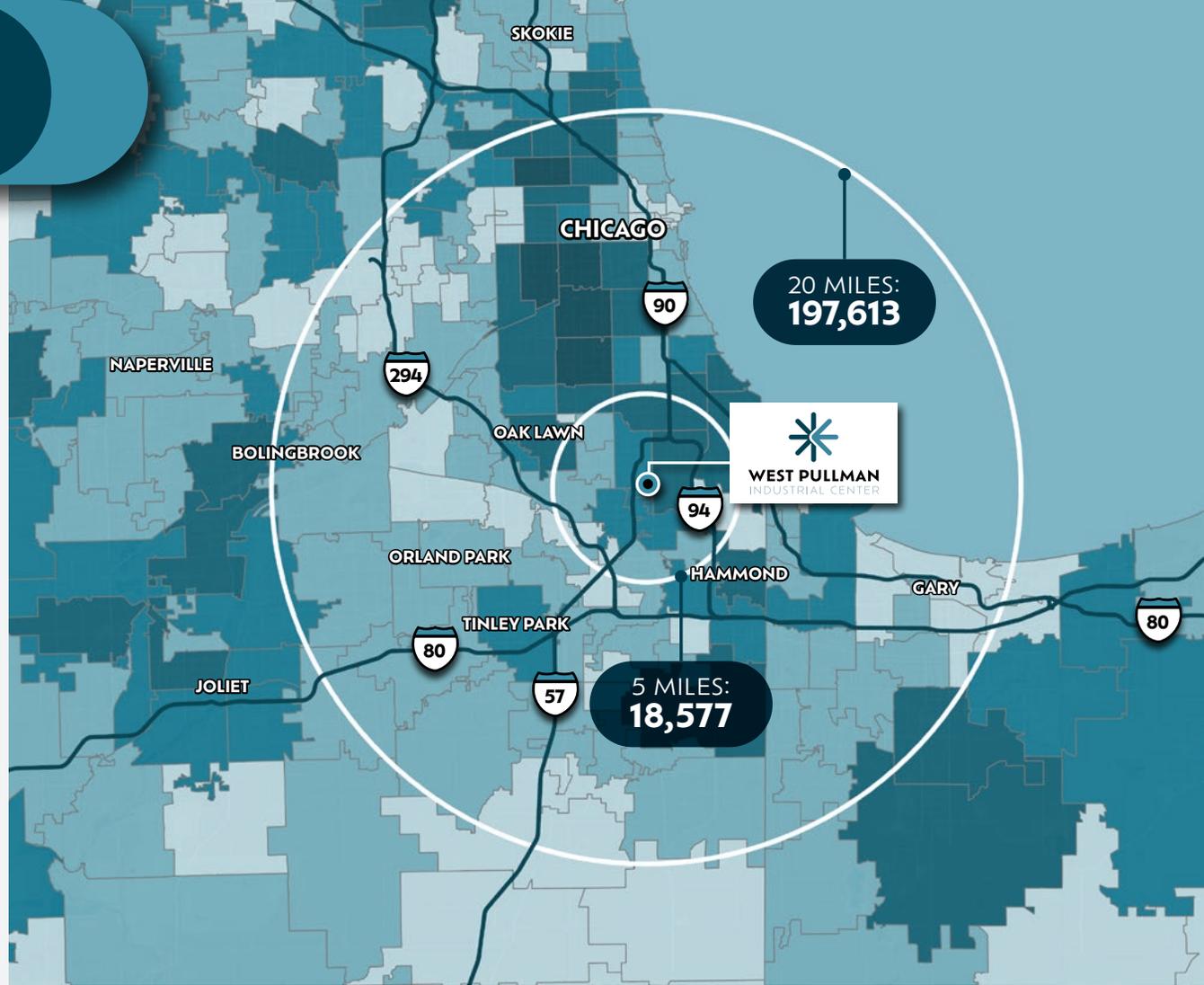
WORKFORCE ADVANTAGE

Employers benefit from access to a robust local labor pool, while area residents gain valuable employment opportunities within their community, reducing commute times and enhancing quality of life.



GLOBAL CONNECTIVITY

Chicago stands as a prime location for industrial development, with vacancy rates hovering near historic lows, creating an environment ripe for strategic investment. The city's unmatched transportation infrastructure, connecting major highways, rail lines, and two international airports, provides exceptional access to both regional and national distribution networks. Coupled with Chicago's skilled workforce and central location in the heart of the Midwest, developers can capitalize on high demand and limited supply to achieve premium returns in this robust industrial market.



<5% VACANCY



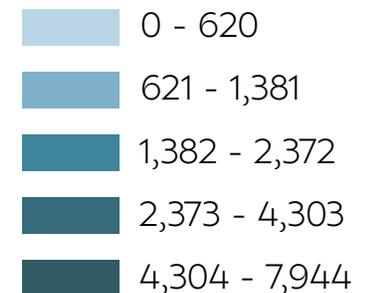
Industrial vacancy rate near historic lows

\$886B GDP



Home to 255,967 businesses and America's third-largest economy, Chicago offers unmatched stability with the most diverse employment distribution among major metros.

2025 TRANSPORTATION/ MATERIAL MOVING WORKERS



FIND OUT MORE AT WORLD BUSINESS
CHICAGO'S RESEARCH CENTER HERE



CHICAGO'S OLDEST INDUSTRIAL CORRIDOR — REIMAGINED FOR TODAY

At the turn of the 20th century, the flat plains of West Pullman were more than just land on Chicago's far South Side — they were the **engine of American industry**.

In the early 1890s, manufacturers recognized the strategic advantage of this corridor: flat expanses ideal for factories, direct access to major rail lines, and proximity to the nation's fastest-growing urban market. Among the earliest was the Plano Manufacturing Company, which relocated its operations to West Pullman, investing heavily in a sprawling factory complex that would employ up to 1,800 workers to build the iconic "Light Running" harvesters used on farms coast-to-coast.

Soon other firms followed, driven by the same promise of logistics connectivity and skilled labor. By the year 1900, West Pullman's industrial district had grown into a bustling manufacturing heartland, with thousands of laborers powering factories that made everything from agricultural implements to castings and consumer goods. Workers and their families lived, worked, and thrived in a community built around production, progress, and opportunity.

For more than a century, that industrial pulse defined the neighborhood. Now — in 2026 — that same spirit of making things, moving goods, and powering growth returns.

The West Pullman Industrial Center reignites this historic corridor with a modern Class A industrial campus engineered for 21st-century tenants. With direct access to rail, major expressways, and a deep local workforce, the Center doesn't just occupy an industrial site — it **fulfills a legacy** of productivity that began here more than 125 years ago.

Where industry thrived in 1900, innovation and logistics lead again in 2026.



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Owned By



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