



# FOR LEASE

*5010-5020 S. State Street,  
Chicago, IL 60609*



**MoHall Commercial**  
& Urban Development





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## Executive Summary

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Situated at the gateway to Chicago's historic Bronzeville/Grand Boulevard corridor, 5010-5020 S. State Street offers 17,749 SF of adaptable space ideally suited for national flex/industrial uses, logistics providers, and mixed-use developers. The BOMA-certified Gross Leasable Area encompasses 16,629.59 SF on the ground floor plus a 1,119.67 SF mezzanine, delivering 17,749.26 SF total. With B3-2 zoning, which encourages community shopping centers and allows apartments above ground-floor commercial uses, the site invites a broad range of flex/industrial and service uses. Located just off the Dan Ryan Expressway (I-90/I-94)—Chicago's principal north-south artery—and within walking distance of the CTA Green Line (51st) and Red Line (47th) stations, it provides unparalleled accessibility for customers, employees, and distribution networks. Clear heights of 16–19 feet, four entrances, brand-new ADA restrooms, updated electrical infrastructure, and 60 on-site parking spaces make this facility ready for immediate occupancy by high-caliber tenants.

# Property Overview



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<b>Address:</b>	5010-5020 S. State Street, Chicago, IL 60609
<b>Building type</b>	Single-story brick warehouse/industrial use with mezzanine (built 1969)
<b>Gross Leasable Area:</b>	17,749.26 SF
• <b>Ground Floor:</b>	16,629.59 SF – Open plan with 16–19 ft clear height, vestibule, two brand-new ADA restrooms and an electrical room.
• <b>Mezzanine:</b>	1,119.67 SF – Along the west wall with rough-ins for additional restrooms, ideal for office or support space.
<b>Lot Size:</b>	1.17 acres (265×192 ft) with generous yard and maneuvering areas.
<b>Parking:</b>	60 surface spaces.
<b>Entrances/Loading:</b>	Four distinct entry points enable separate customer, employee and service access.
<b>Zoning:</b>	B3-2 Community Shopping District, permitting a wide array of flex/industrial and service uses with optional residential/office above.
<b>Utilities:</b>	Updated electrical systems; plumbing infrastructure ready for additional restrooms on mezzanine.
<b>Site Potential:</b>	The building can be subdivided, expanded vertically, or completely redeveloped to suit tenant requirements.
<b>Price Lease:</b>	Subject to Offer

# Development Flexibility



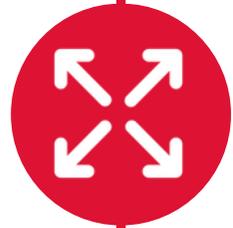
## Build-to-Suit:

- Will deliver customized build-out at market-competitive rent for credit-worthy tenants.



## Subdivision:

- Internal configuration allows for multiple suites, suitable for complementary flex/industrial uses or service providers.



## Vertical Expansion:

- Structure and zoning support the construction of a second-floor office or residential component.



## Full Redevelopment:

- The owner is willing to clear the site and construct a bespoke facility for the right occupant.

# Strategic Location & Connectivity



## Highway Access

- Immediate access to I-90/I-94 (Dan Ryan Expressway) connects the site to downtown Chicago and the region's interstate network.



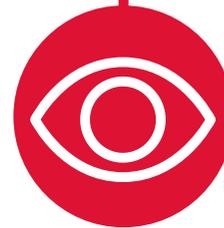
## Public Transit

- Walkable to the CTA Green Line (51st) and Red Line (47th) stations, linking the property to the entire city.



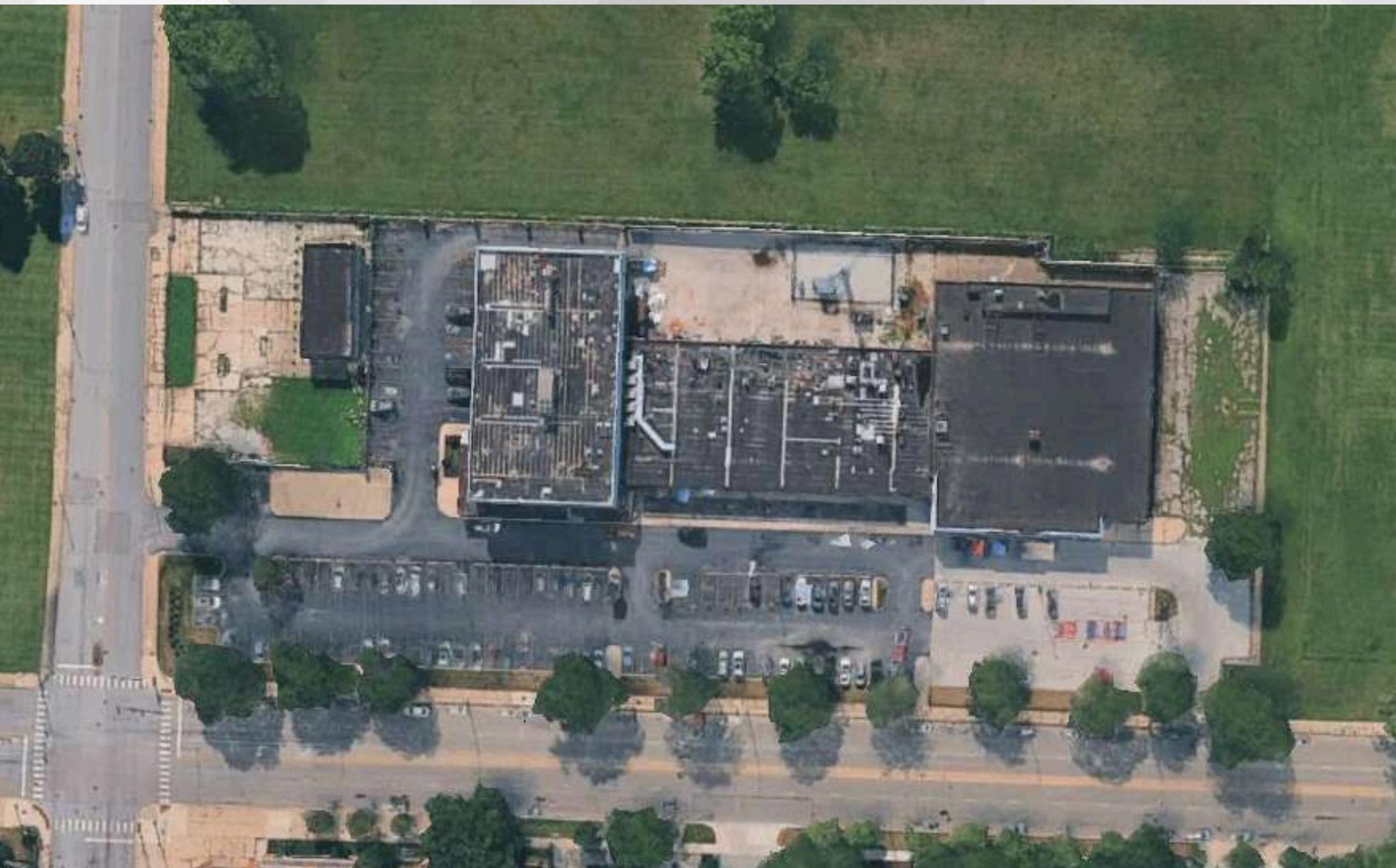
## Proximity to Downtown:

- Approximately five miles south of the Loop and McCormick Place Convention Center—close enough for quick deliveries yet free from downtown congestion.



## Visibility

- High-profile frontage along State Street ensures strong brand exposure to daily commuters and local residents.



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## Market & Community Insights

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Bronzeville and the Grand Boulevard area are experiencing a renaissance. Restoration of historic corridors and cultural landmarks is attracting new businesses and residents. Residential metrics demonstrate market strength: average home sale prices of about \$395,394 and properties averaging 100 days on market, signaling growing affluence and demand for goods and services. Large-scale initiatives like the Bronzeville Lakefront development (over 100 acres of planned labs, offices, and mixed-income housing) and a new Mariano's grocery store underline the area's upward trajectory.

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## Zoning & Regulatory Highlights

B3-2 Community Shopping District zoning allows a broad spectrum of uses, including shopping centers, large stores, restaurants, personal services, and offices. The district permits apartments or offices above-ground-floor flex/industrial use, giving developers flexibility to create mixed-use buildings. A 2.2 floor-area ratio and minimal setback requirements enable efficient site planning. Tenants interested in vertical expansion can capitalize on these generous allowances.



# Suggested Uses & Opportunities



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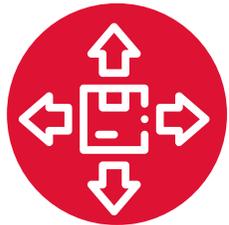
## Large-Format Retailers:

- Supermarkets, discount stores, sporting goods, and home-improvement chains.



## Fitness & Entertainment:

- Gyms, bowling alleys, indoor sports arenas, family entertainment or event venues.



## Last-Mile Logistics & Distribution:

- High clear height and highway proximity support micro-fulfillment or parcel hubs.



## Food & Beverage:

- National restaurant chains, food halls, brewpubs or commissaries.



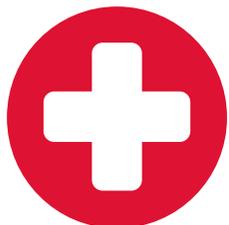
## Automotive Facilities:

- Car dealerships, service centers, or rental agencies



## Mixed-Use Development:

- Flex/industrial use with office or residential above, capitalizing on B3-2 mixed-use allowances.



## Medical & Health Services:

- Urgent care clinics, dialysis centers, physical therapy offices, or wellness facilities.



## Visibility

- Community centers, museums, or educational institutions, utilizing mezzanine space for administration and the open floorplate for exhibitions or events.

# Investment Rationale



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## Location:

- Central to the burgeoning Bronzeville/Grand Boulevard corridor with quick connections to downtown and the suburbs.

## Flexibility:

- Customizable building with options to subdivide, expand, or rebuild, enabling long-term tenant fit.

## Infrastructure:

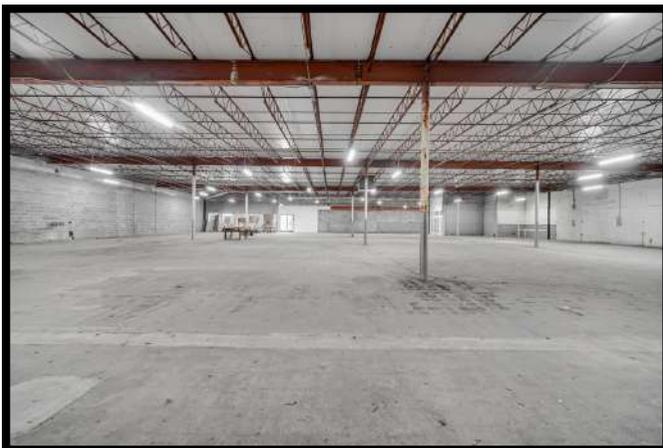
- Modern electrical upgrades, ADA-compliant restrooms, and generous parking deliver “move-in ready” convenience.

## Zoning & Support:

- B3-2 district and Alderman Dowell’s pro-growth stance streamlines entitlements and encourages business investment.

## Market Momentum:

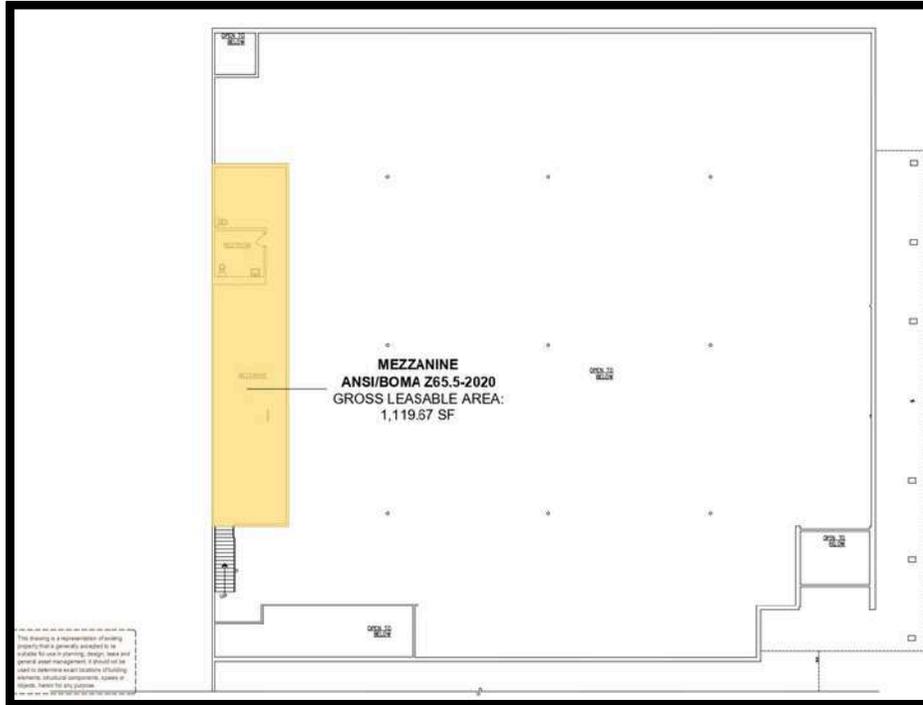
- Surging local development and residential growth promise continued demand for high-quality flex/industrial use and service space.



# Floorplan



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# Photos



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