



3815 SOUTH ASHLAND AVENUE CHICAGO, ILLINOIS 60609

BEST-IN-CLASS COLD STORAGE FACILITY
DELIVERED AND READY FOR OCCUPANCY

50,775 - 99,530

- CONVERTIBLE FREEZER / COOLER
- -10°F to 55°F
- 50' CLEAR



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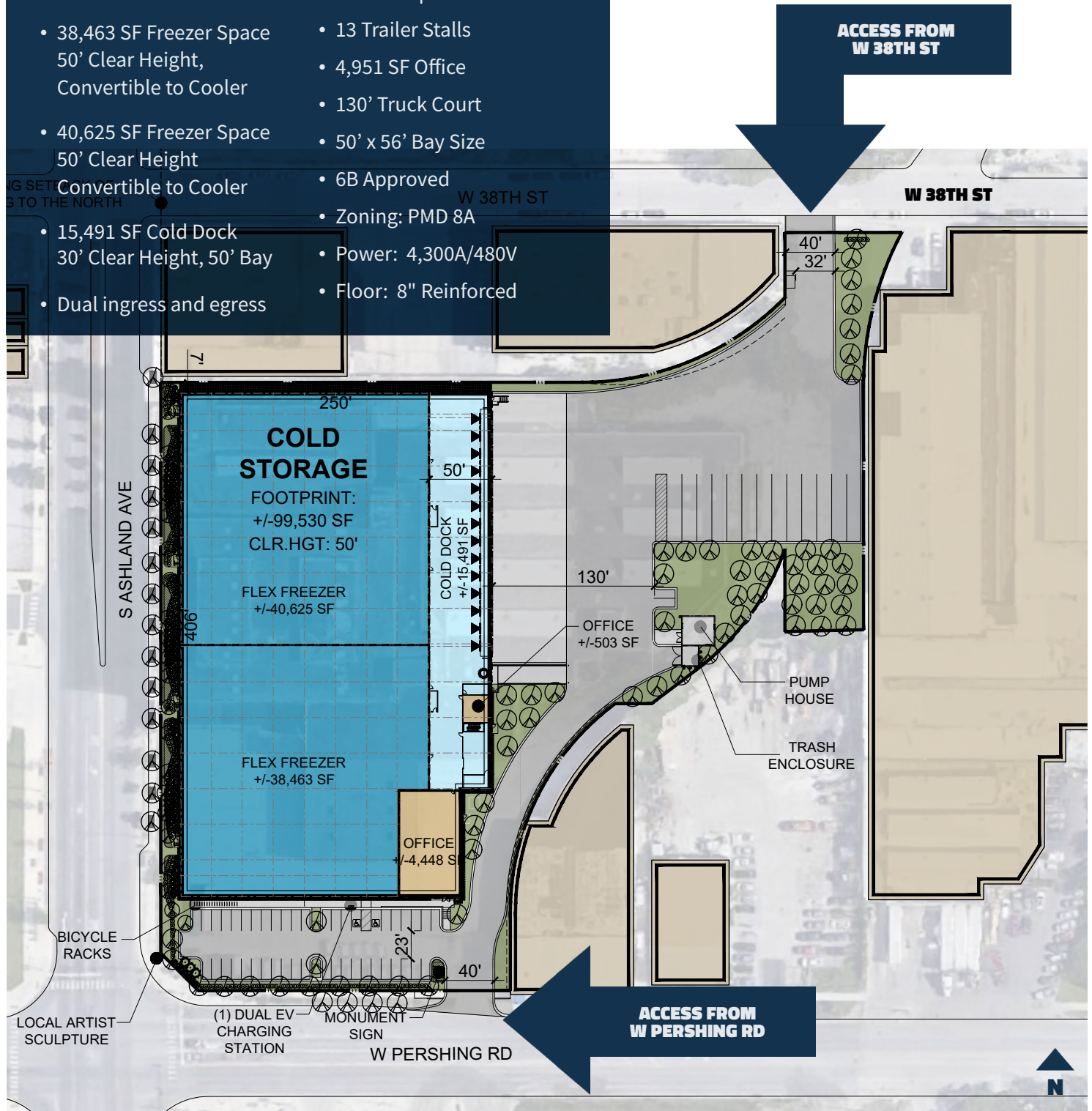
NAI HIFFMAN | FOOD PROPERTIES GROUP | 2026

NAI Hiffman
Commercial Real Estate Services, Worldwide

FOOD PROPERTIES GROUP

PROPERTY SPECIFICATIONS

- 99,530 SF Building
- 50' Clear Height
- 15,580 Pallet Capacity
1 Pallet per 6.1 SF of Freezer/Cooler Space
- 38,463 SF Freezer Space
50' Clear Height,
Convertible to Cooler
- 40,625 SF Freezer Space
50' Clear Height
Convertible to Cooler
- 15,491 SF Cold Dock
30' Clear Height, 50' Bay
- Dual ingress and egress
- 5.02-Acre Site
- Temp: -10-55° F & 35° F Dock
- 14 Exterior Docks
- 1 Drive-in Door
- 45 Auto Spaces
- 13 Trailer Stalls
- 4,951 SF Office
- 130' Truck Court
- 50' x 56' Bay Size
- 6B Approved
- Zoning: PMD 8A
- Power: 4,300A/480V
- Floor: 8" Reinforced

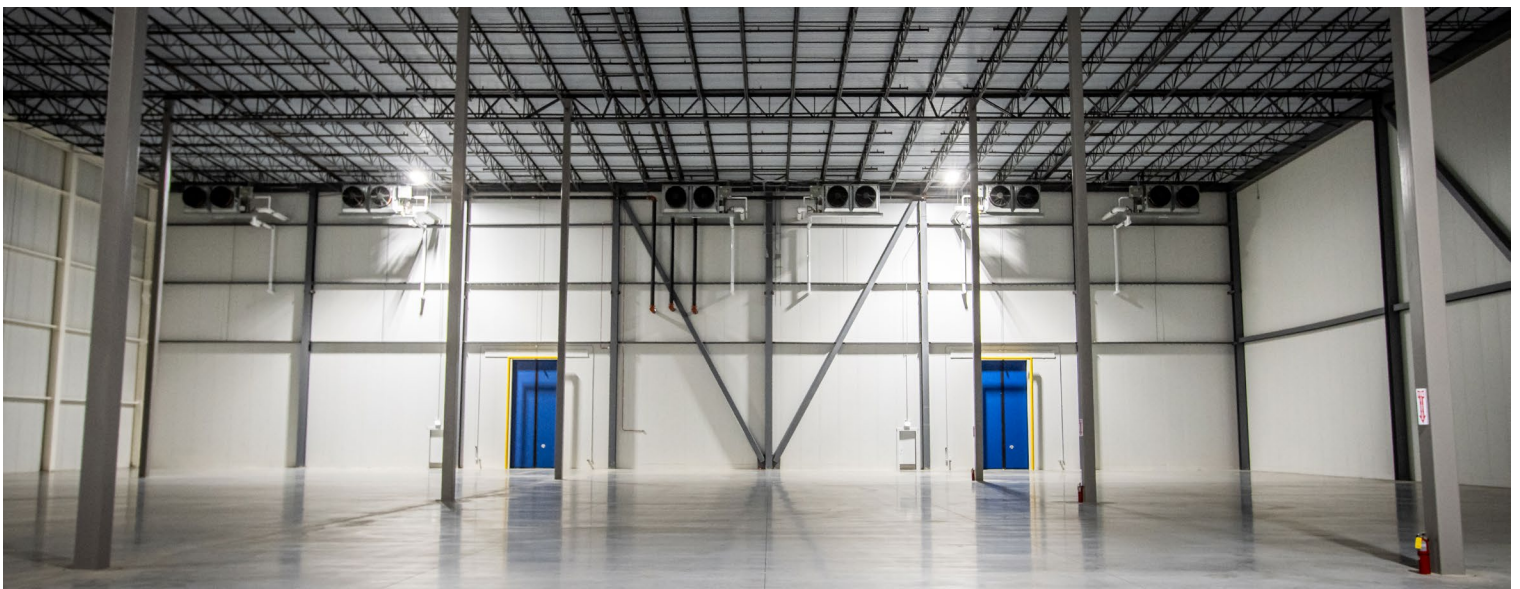
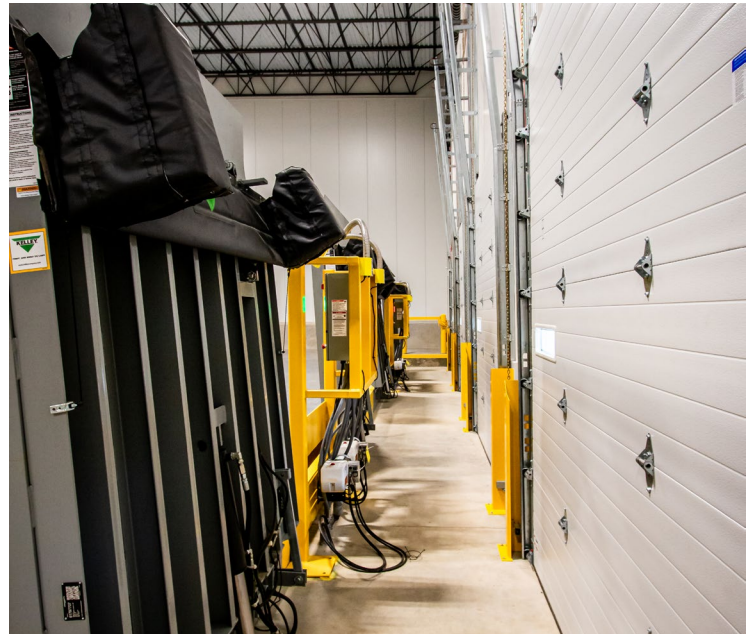


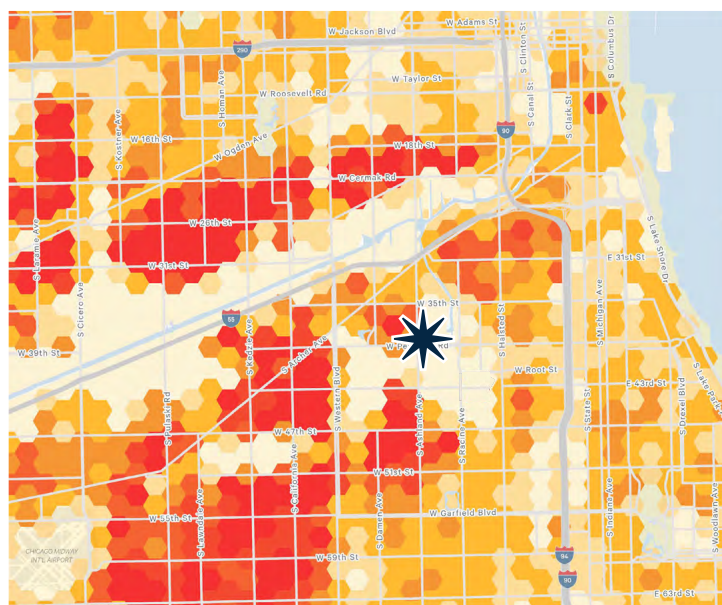


- State-of-the-Art Industrial Freon Refrigeration Systems
- 9' x 20' Rytec Turbo Slide Bi-Part Doors
- 50' clear allows for 2 additional pallet positions (70" H pallets) vs 36' clear









2025 DEMOGRAPHICS | 10-MILE RADIUS



2,527,076

TOTAL
POPULATION



\$79,719

MEDIAN
HOUSEHOLD INCOME



1,380,117

TOTAL
LABOR FORCE



18%

BLUE COLLAR
WORKERS



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