

Rare Riverfront Industrial Offering

South Chicago Market



[Site Plan](#)

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3033-3051 E 106th Street, Chicago, IL (South Chicago)

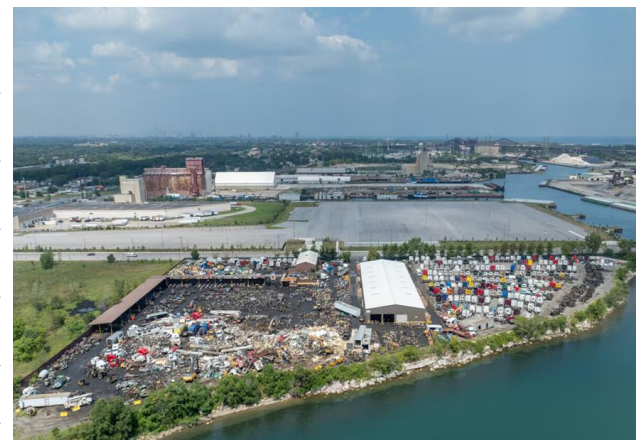
Investment Highlights

- **13.95-acre fully fenced site** with heavy industrial zoning and PD designation in Chicago's Industrial Corridor.
- **Substantial river frontage** offering the potential to accommodate barge docks for water transport.
- **Modern industrial facility (2012):** ±25K SF warehouse, ±3K SF office, ±4K SF additional warehouse, and ±50K SF covered storage.
- **Fully secured and improved site** featuring cranes, oversized drive-in doors, trailer docks, vertical racking, and a new truck scale.
- **Entitlement advantage:** Heavy Industrial + PD zoning streamline future approvals in a tightly controlled submarket.
- **Strategic location:** Excellent access to intermodal infrastructure, rail yards, ports, and major highways.
- **Rare opportunity:** Only four industrial assets along the Calumet River have traded since 2020; just one other currently for sale (CoStar).
- **Market-leading fundamentals:** Newer construction in a submarket where the average build year is 1970 and typical land size is 7.29 acres.
- **Flexible investment profile:** Ideal for logistics, storage, manufacturing, or future redevelopment in a land-constrained, high-barrier-to-entry location.

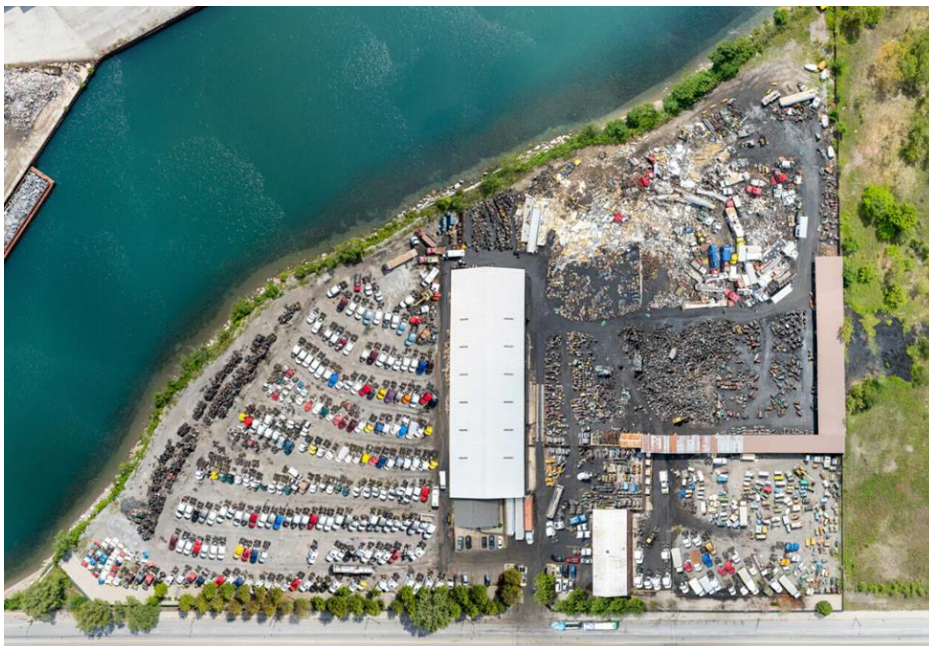
Industrial Offering

Property Overview

Civic Address:	3033-3051 E 106th Street, Chicago, IL
Location:	Strategic location minutes from Quantum Shore Chicago, major rail yards, port terminals, and I-90
Land Area:	±13.95 Acres
Building Area:	±29,000 SF <ul style="list-style-type: none">• Warehouse: ±25,000 SF• Office: ±3,000 SF• Additional Warehouse: ±4,000 SF• Covered Storage: ±50,000 SF (steel canopy)
Year Built:	2012
Zoning:	Heavy Industrial (M) + Planned Development (PD) – Chicago Industrial Corridor PD1155.pdf
River Frontage:	Significant Calumet River frontage with potential for barge docks
Site Improvements:	Fully fenced; ~50% paved / balance improved with high-grade aggregate
Loading & Infrastructure:	Oversized drive-in doors, trailer docks, cranes, vertical storage racking, and a new truck scale
Access:	Strategic location minutes from Quantum Shore Chicago, major rail yards, port terminals, and I-90
Taxes & PIN:	\$87,300 (2024, payable 2025)
Sale Price:	<i>Subject to Offer</i>



Site Aerial



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