

10700

S Woodlawn Ave

Chicago, IL

159,839 SF
Available for
Lease

New Construction
in Chicago's Historic
Pullman Park



CBRE

Owned By

RYAN



VIEW DRONE VIDEO

Property Overview

Specifications

Total Building SF	±159,839 SF
Total Site Size	±9.00 acres
Total Office Size	To Suit
Available SF	±159,839 SF (divisible to ±80,000 SF)
Ceiling Height	32'0" clear
Loading	22 exterior docks
Drive in Doors	2 drive in doors
Column Spacing	52' x 50' with 60' speed bay
Power	2,800 amps
Fire Suppression	ESFR
Car Parking	201 car spots (EV spots available)
Zoning	PD 1167
Asking Lease Rate	Subject to offer

Highlights

Brand new construction in Chicago's Historic Pullman Park

6b tax incentive in place

Excellent location - access to expressways, public transportation & retail amenities

I-94 (Bishop Ford Freeway) visibility

Pullman Park Overview

10 minutes to Chicago's planned \$98B Quantum Exchange Campus

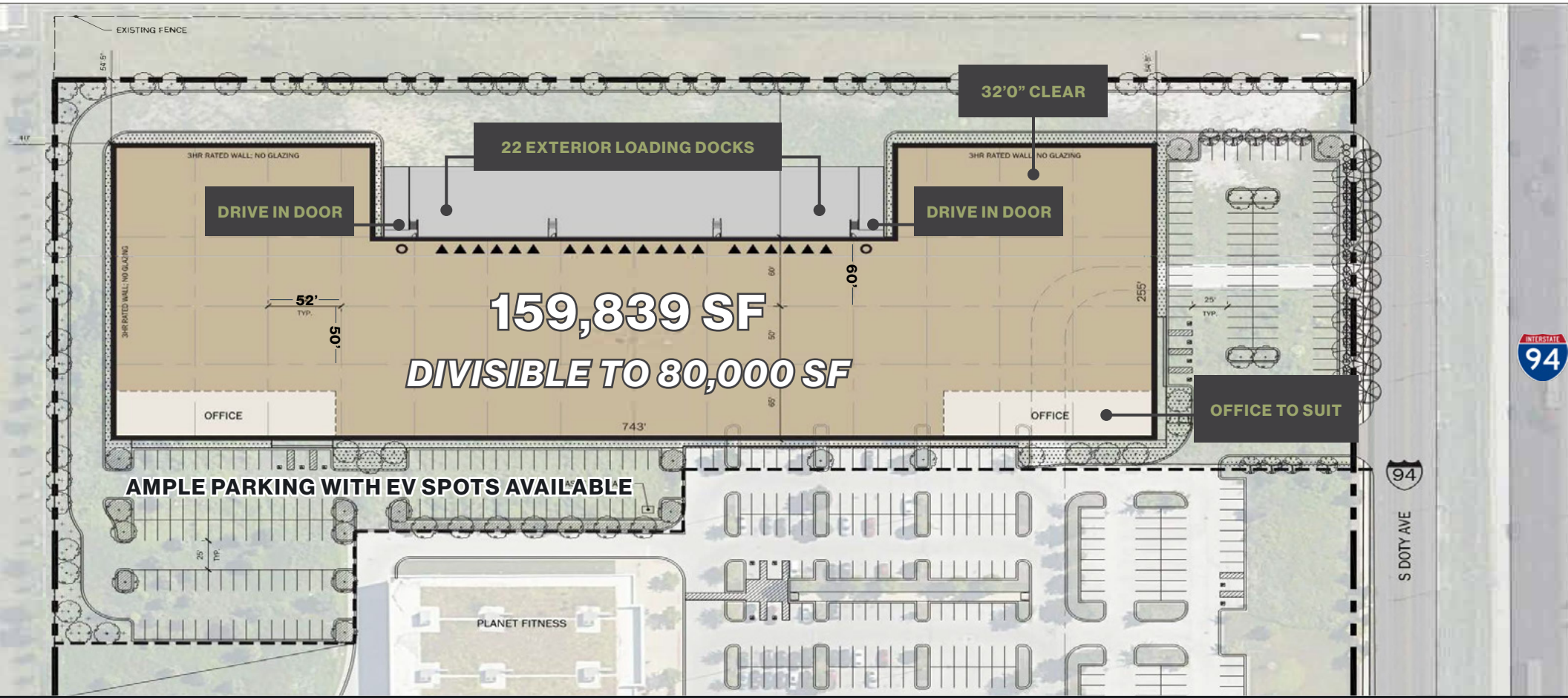
15 minutes to Chicago's Loop

Strong labor pool

Home of Pullman National Historical Park

Class A Industrial Park with TOP TIER corporate neighbors





159,839 SF
DIVISIBLE TO 80,000 SF



159,839 SF DIVISIBLE TO 80,000 SF



32'0" CLEAR CEILING



22 EXTERIOR LOADING DOCKS



2 DRIVE IN DOORS



OFFICE TO SUITE



2,800 AMP POWER SERVICE

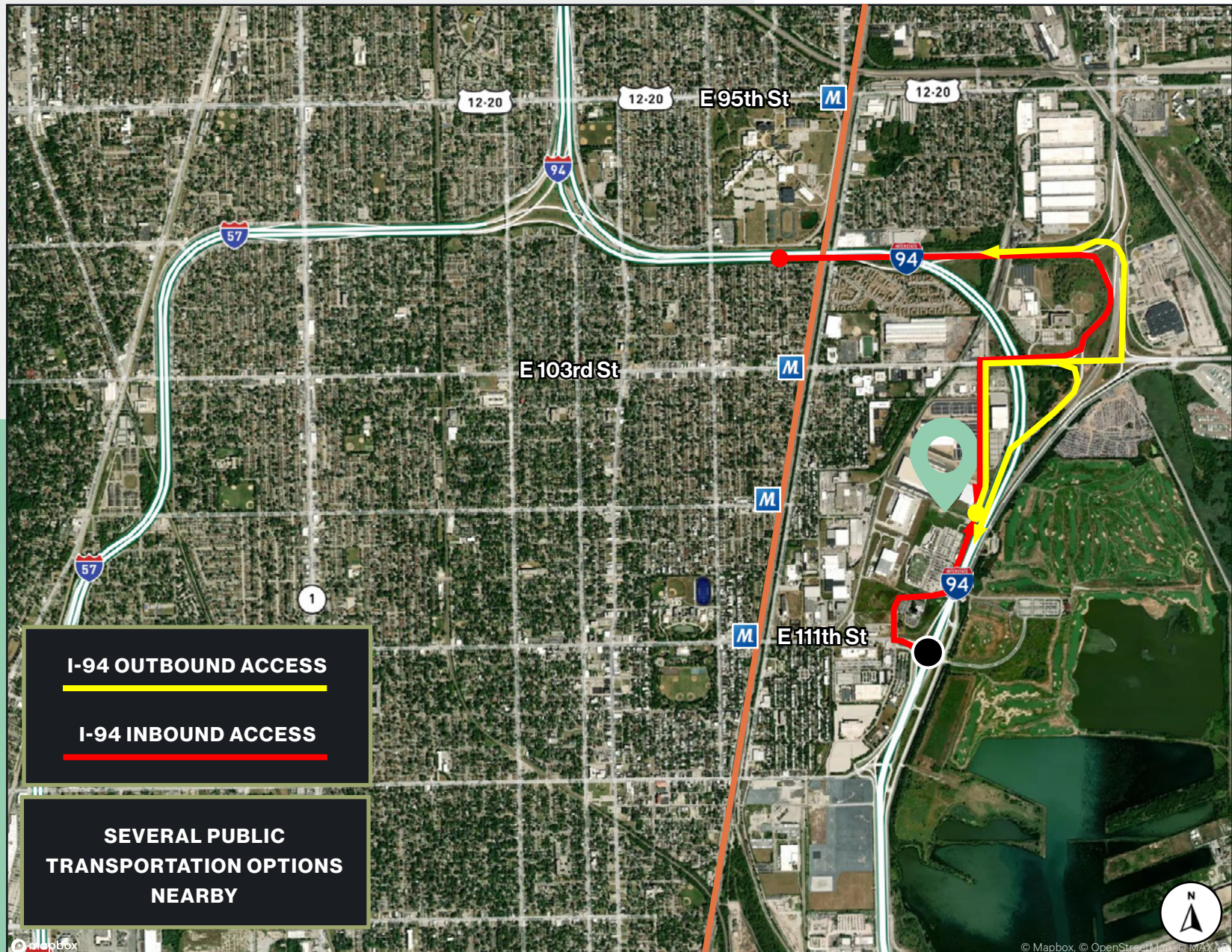


52' X 50' BAYS WITH 60' SPEED BAY



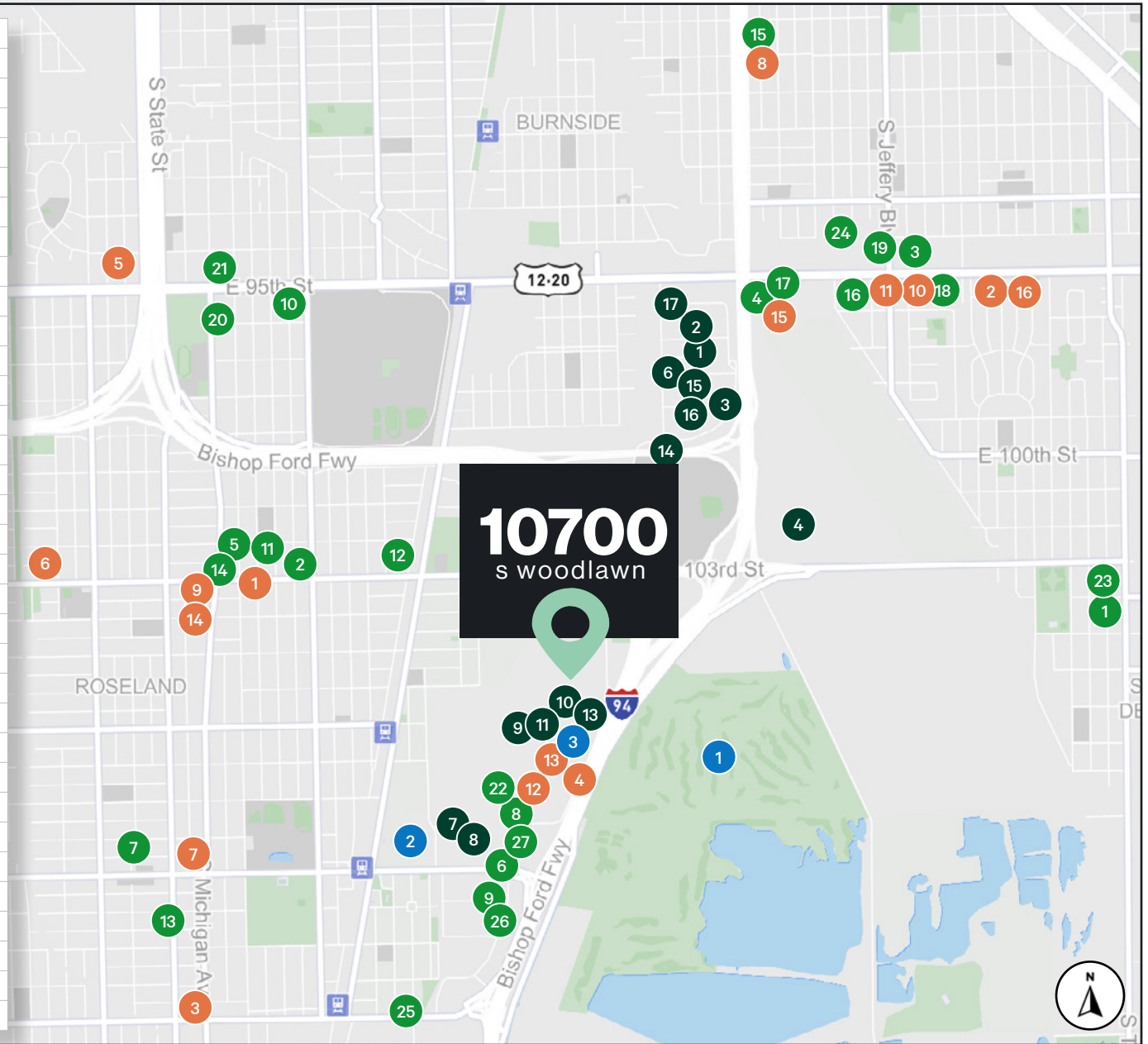
AMPLE CAR PARKING - EV SPOTS AVAILABLE

I-94 Access Overview

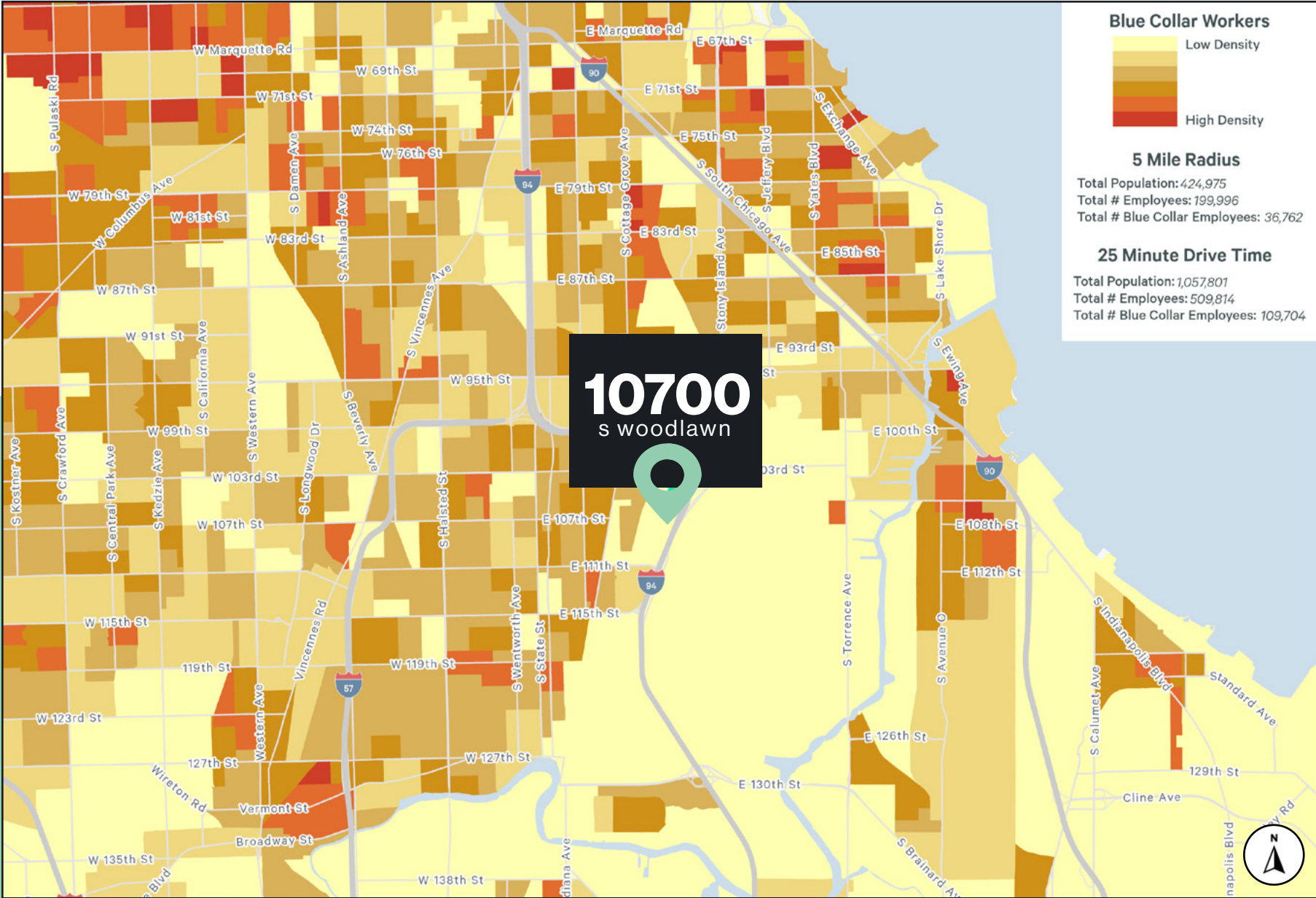


Surrounding Neighbors & Amenities

● NOTABLE NEIGHBORS	● AMENITIES - RESTAURANTS
1 West Rock	16 McDonald's US
2 MWD Logistics	17 Burger King
3 Berkshire Refrigerated	18 Domino's Pizza
4 CTA	19 White Castle
5 Amazon	20 Checkers/Rally's Drive-In Restaurants
6 Norfolk Southern	21 Burger King
7 Kellogg	22 Subway
8 Method	23 Subway
9 SC Johnson	24 Subway
10 Dutch Farms	25 McDonald's US
11 Whole Foods	26 Chick-fil-A
12 Granger	27 Lexington Betty Smokehouse
13 Gotham Greens	● AMENITIES - SHOPPING
14 Del Monte	1 Dollar Tree
15 Cargill	2 Family Dollar Stores
16 Best Diamond Plastics	3 Family Dollar Stores
17 Grand Warehouse	4 Dollar Tree
● AMENITIES - RESTAURANTS	5 Family Dollar Stores
1 Dunkin' Donuts	6 Dollar General
2 Dunkin' Donuts	7 Dollar General
3 Little Caesars	8 Family Dollar Stores
4 KFC US	9 Family Dollar Stores
5 Church's Chicken	10 Dollar Tree
6 Wingstop	11 Dollar General
7 Subway	12 Walmart
8 Culver's	13 Ross Dress for Less
9 Potbelly Sandwich Works	14 Walgreens
10 Popeyes Louisiana Kitchen	15 Jewel-Osco
11 Subway	16 ALDI
12 Popeyes Louisiana Kitchen	● AMENITIES - ENTERTAINMENT
13 Pepe's Mexican Restaurants	1 Harborside International Golf Course
14 White Castle	2 Pullman National Historical Park
15 Pizza Hut	3 Planet Fitness



Labor Overview





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