

4557

S State ST

Chicago, IL 60609

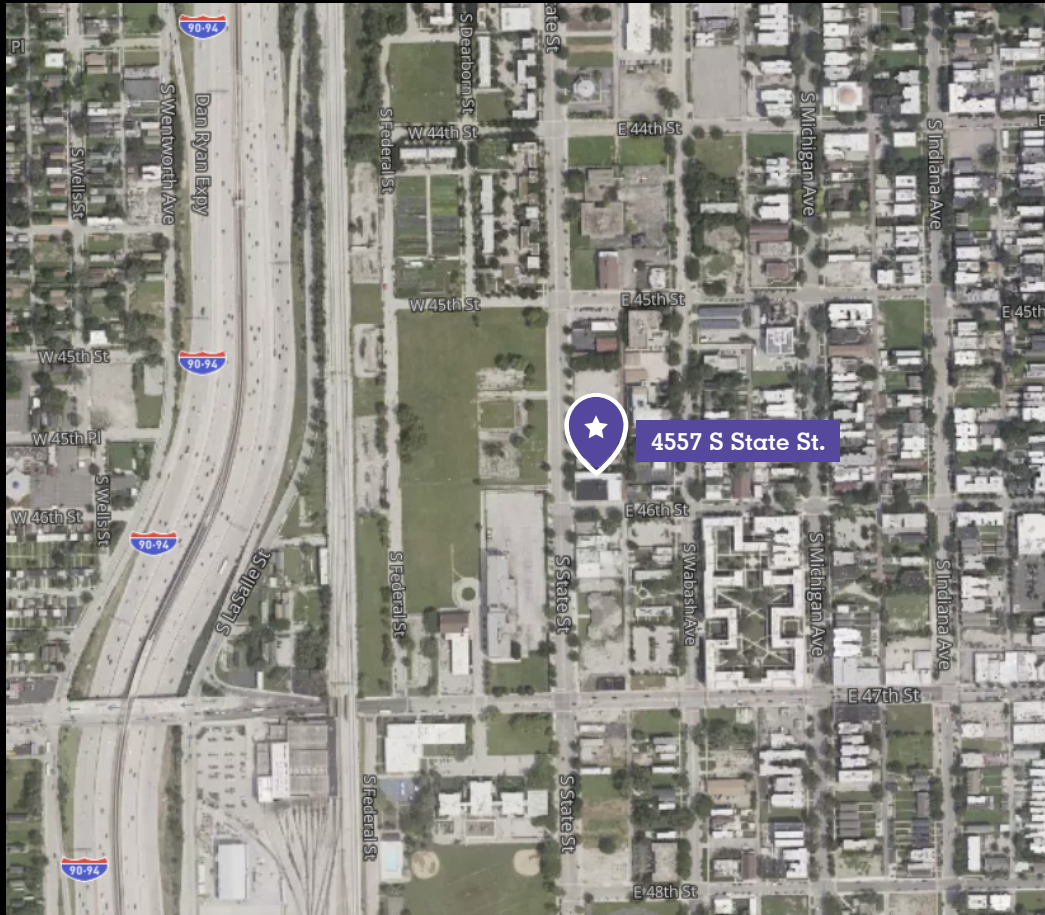
Gateway to Bronzeville



**For further
information**

Steven A Kohn, SIOR
Principal
steven.kohn@avisonyoung.com
D +1 847 849 1912
M +1 847 341 6048

**AVISON
YOUNG**



Large block of usable warehouse space in tight submarket.

Imagine the possibilities.

Building overview

Property address	4557 S State Street, Chicago
Longitude & Latitude	41.811600, -87.625651
Neighborhood	Bronzeville
Year built	1923
Size	37,000sf
Office	To-suit
Warehouse	35,000sf
Ceiling height	12' -13'
Loading details	2 DID
Zoning	C2-2
Ward/Alderman	3/Pat Dowell
District	47th/ King TIF
PIN	20-03-312-021 20-03-312-022 20-03-312-023
Real Estate taxes (2025)	\$100,845.71 (\$2.73psf)
Clear use cases	The manufacturing district is intended to accommodate manufacturing activities.
Nearby highways	40 miles to I90, 3 miles to I55, 2 miles LSD
Sale price	\$1,500,000



Located in Chicago's
Bronzeville, offering
a rare Southside
industrial acquisition
opportunity.



An exceptional investment value for Chicago industrial real estate.



High ceiling
warehouse and
customizable to-suit
office space.



2 DID to support seamless loading, and shipping operations.



.40 miles to I90
2 miles to LSD
3 miles to I55



Metra 0.6 miles



Vibrant nearby amenities



21 miles to O'Hare
7 miles Midway



Ideal for heavy parking, truck parking, outside storage, contractor yard, or future expansion.

Visit us at
avisonyoung.com

**For more information,
get in touch.**

STEVEN A. KOHN, SIOR

Principal, Industrial
D +1 847 849 1912
M +1 847 341 6048
steven.kohn@avisonyoung.com

**AVISON
YOUNG**
