



+/- 413,400 SQUARE FEET AVAILABLE FOR LEASE

DIVISIBLE TO +/-100,000SF

WEST PULLMAN INDUSTRIAL CENTER

RARE SPECULATIVE DEVELOPMENT
IN CHICAGO'S WEST PULLMAN PMD

+/- 413,400 SF TROPHY CLASS A INDUSTRIAL

Q2 2026 ESTIMATED DELIVERY

FULLY ENTITLED INFILL DEVELOPMENT SITE

6B TAX ABATEMENT



LOCAL MARKET EXPERTS

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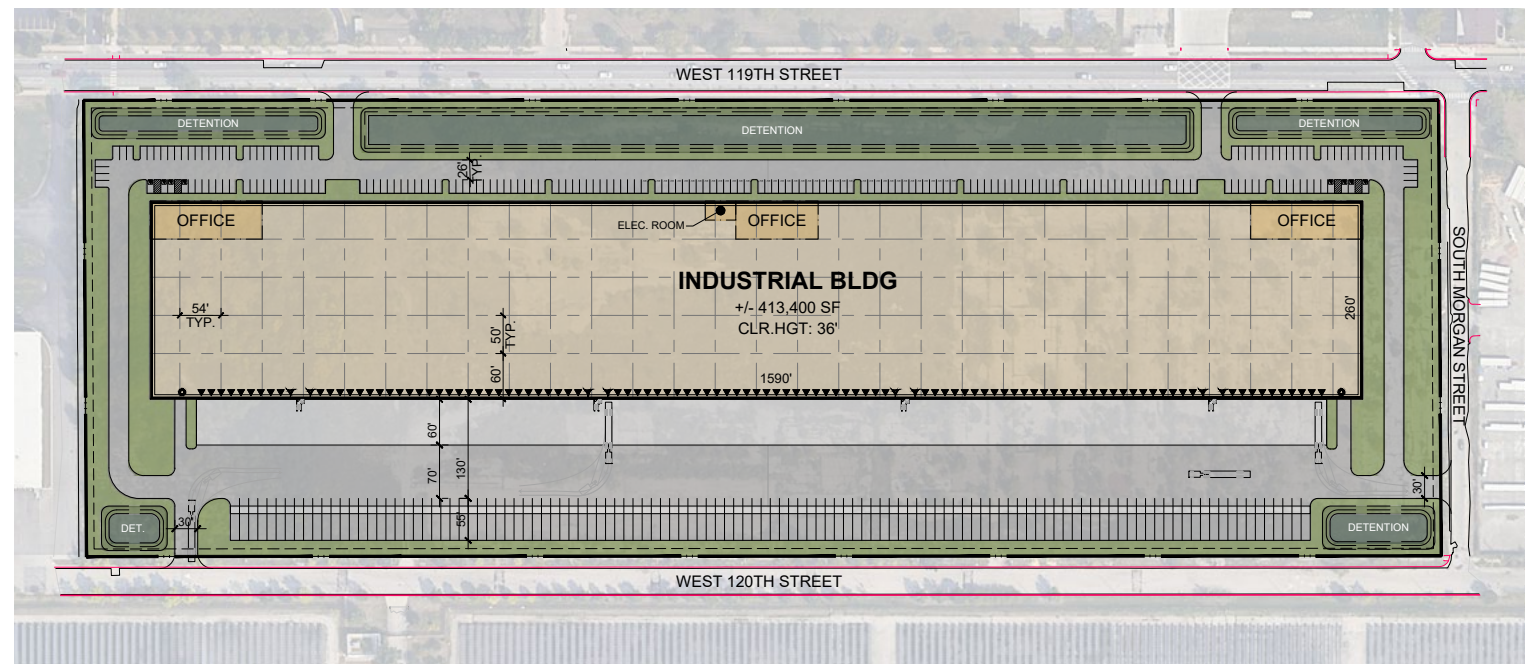
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PROPERTY SPECS (DIVISIBLE TO +/- 100,000 SF)

ADDRESS	1001 W. 119th St
LOCATION	Chicago, IL
BUILDING SIZE	+/- 413,400 SF
OFFICE SIZE	+/- 18,900 (4.5%)
SITE SIZE	24.3 acres
CONSTRUCTION TYPE	Load bearing precast
CLEAR HEIGHT	36'
DOCK POSITIONS	55 dock doors (42 knockouts)
BAY SPACING	54'x50' (warehouse) 54'x60' (dock area)
PARKING	Trailer: 119 stalls Car: 173 stalls (43 EV ready)
TRUCK COURT DEPTH	130'
POWER	4,000A, 480/277 3PH
ROOF TYPE	60mil TPO
SUSTAINABILITY	LEED Silver Certified
ASKING RATE	Subject to Offer (STO)
TAXES PSF	\$2.25 PSF (Estimated)
CAM PSF	\$0.50 PSF (Estimated)

(Divisible to +/-100,000 SF)



+/- 413,400 SF TROPHY CLASS A INDUSTRIAL

PRIME, 24-ACRE SITE

15-MILES SOUTH OF CHICAGO'S CBD

ADJACENT TO I-57, CONNECTING TO I-94

PROXIMATE TO MAJOR INTERMODAL TERMINALS

CHICAGO SOUTH INDUSTRIAL SUBMARKET

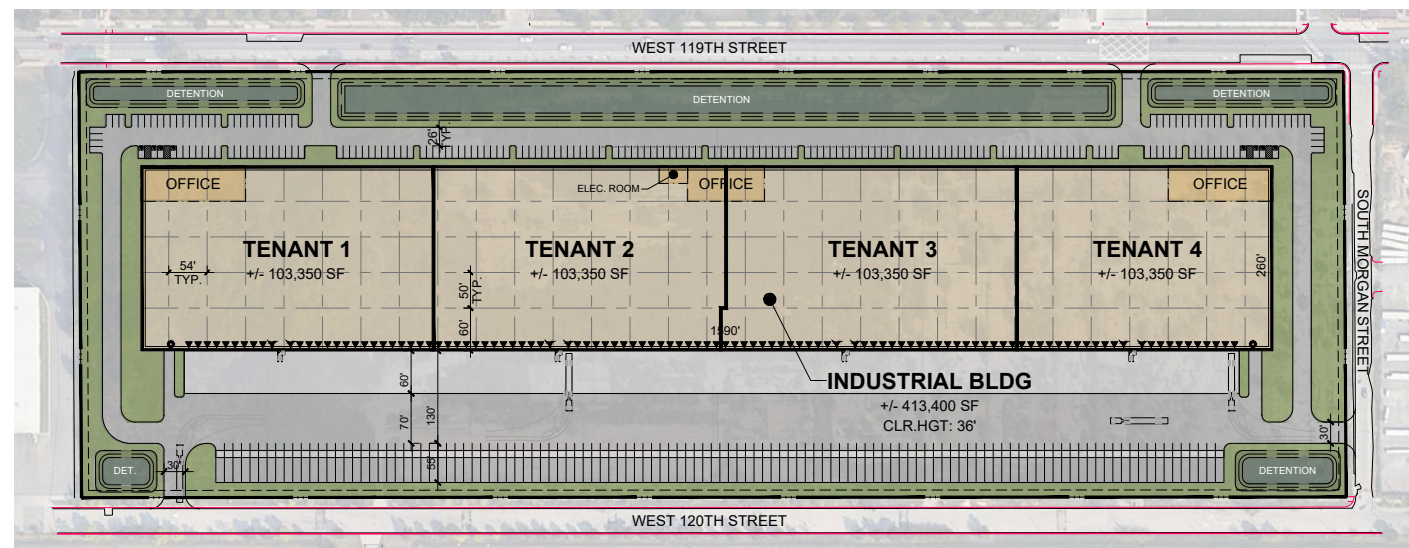
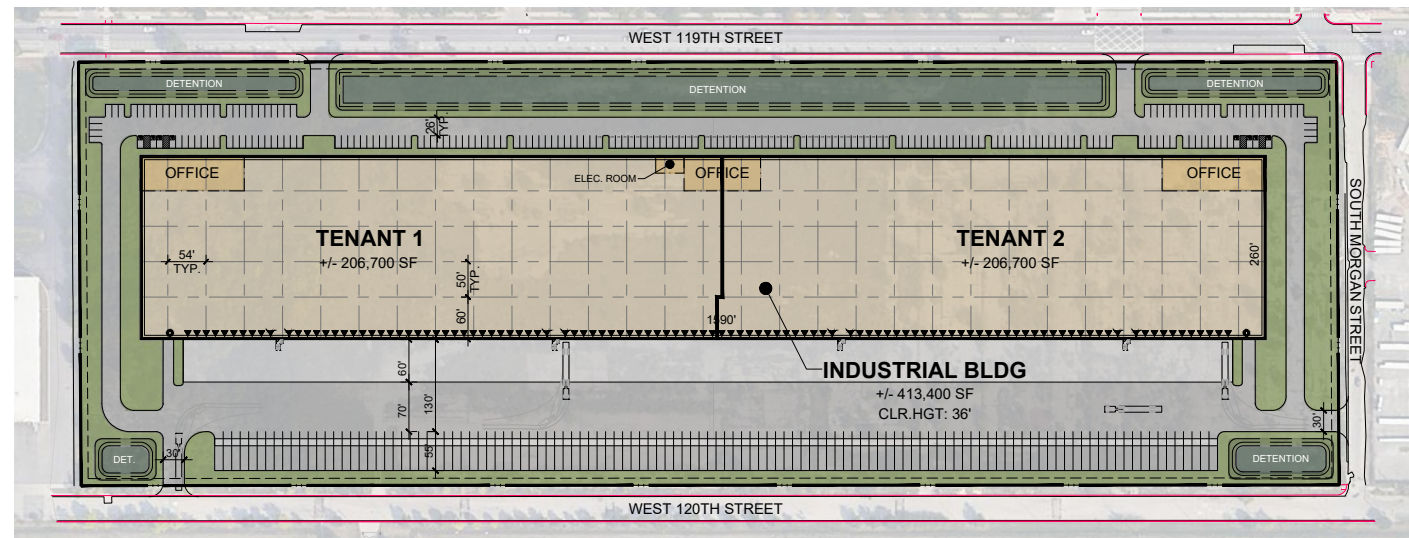
AMENITY-RICH LOCATION WITH DENSE DEMOGRAPHICS

LEED SILVER CERTIFICATION

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REGIONAL MAP

KEY DISTANCES

I-57 4 miles

I-94 4 miles

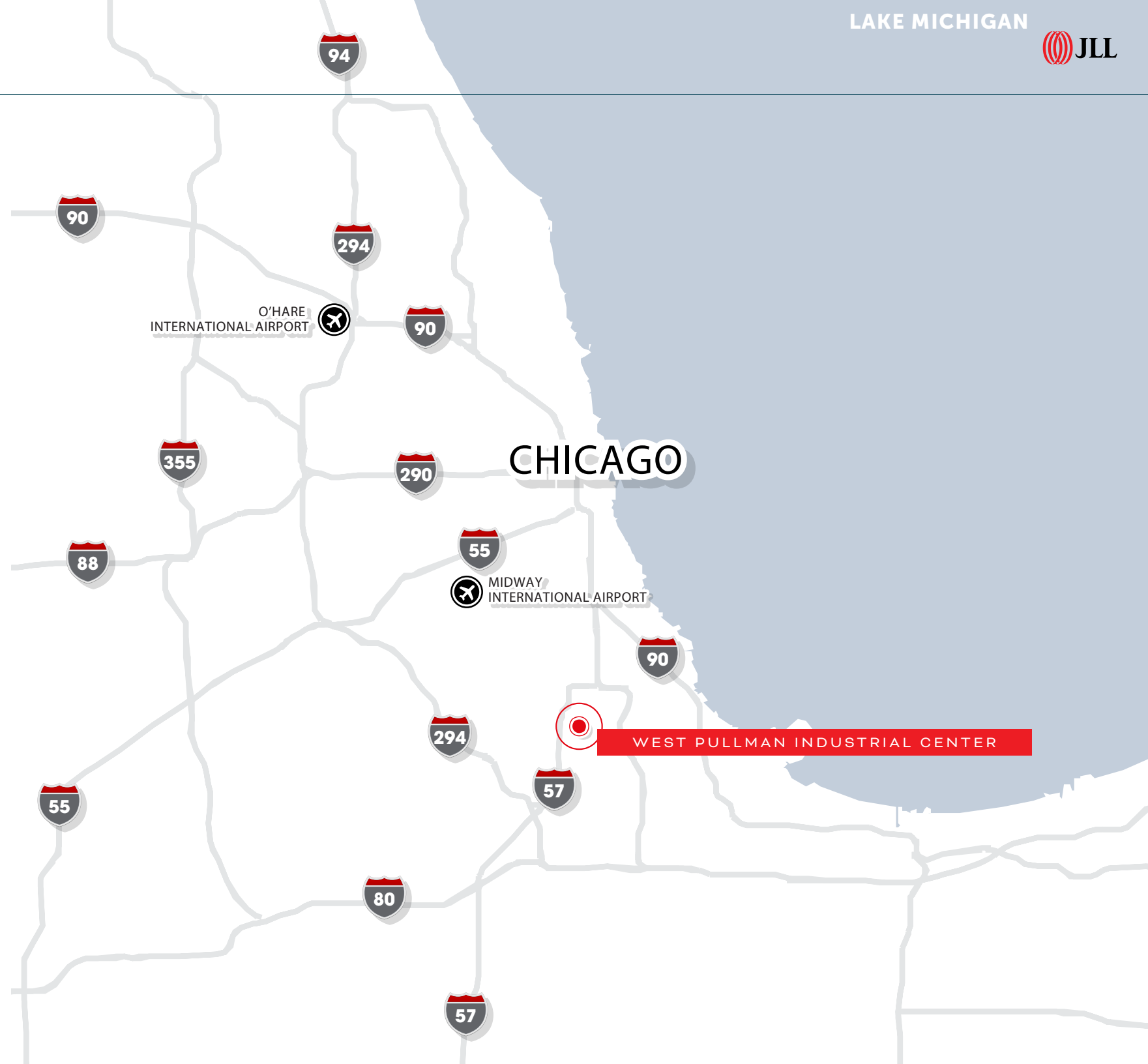
IAIS INTERMODAL TERMINAL 4.2 miles

NS INTERMODAL TERMINAL 5.2 miles

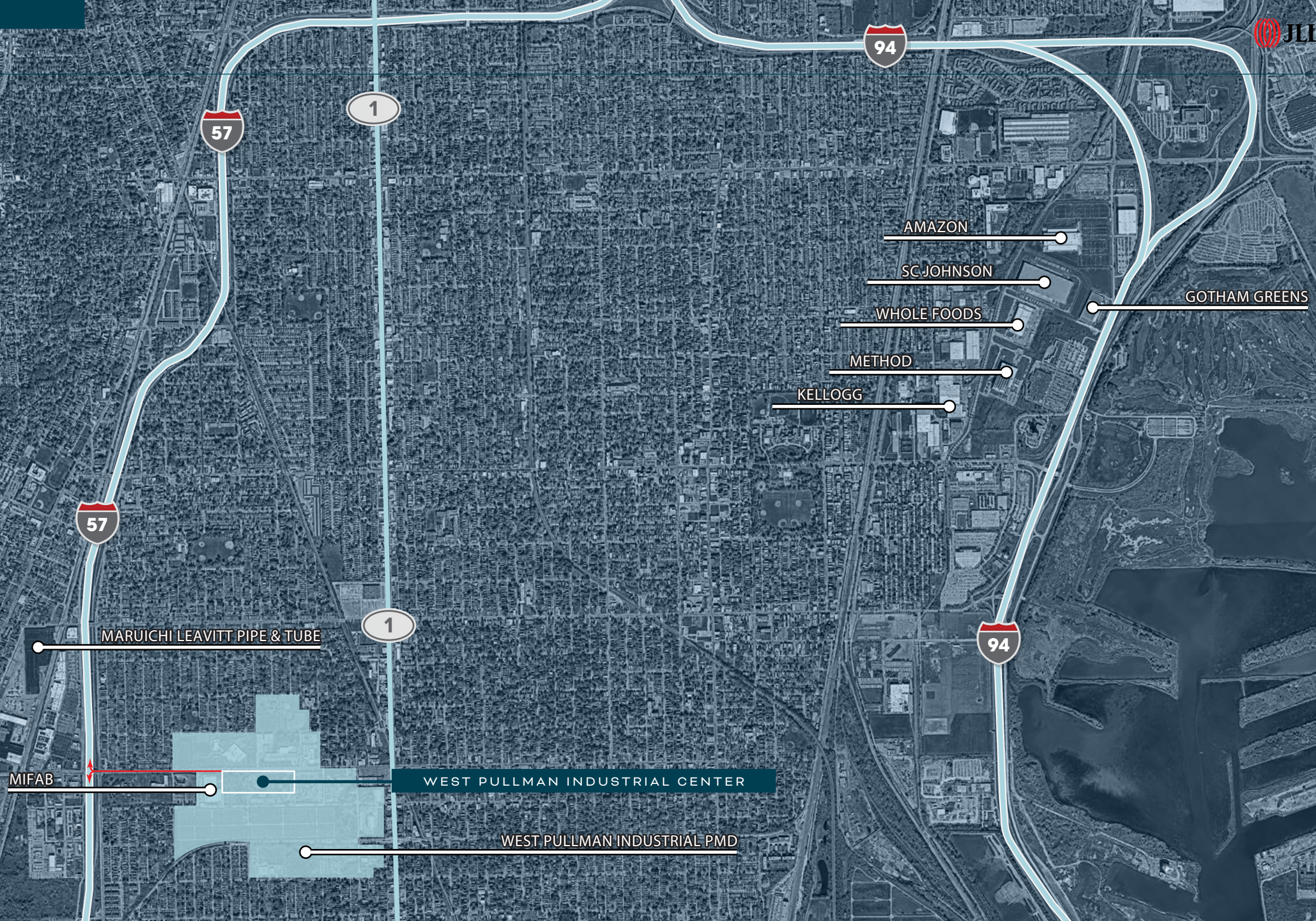
UP INTERMODAL TERMINAL 5.4 miles

CHICAGO MIDWAY AIRPORT 13 miles

CHICAGO O'HARE AIRPORT 32 miles



LOCAL MAP



57

1

94

AMAZON

SC JOHNSON

WHOLE FOODS

GOTHAM GREENS

METHOD

KELLOGG

57

1

94

MARUICHI LEAVITT PIPE & TUBE

MIFAB

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