



4400 S Racine Avenue, Chicago, IL 60609

A Superior Location and Rare Maintenance Facility

Situated within Chicago’s coveted Stockyard’s industrial district, 4400 S Racine provides immediate connectivity to rail, interstate, and air infrastructure. In addition to transportation-connectivity, the surrounding labor pool is unparalleled. This is a one-of-a-kind opportunity to occupy a site within the City of Chicago allowing for vehicle/fleet maintenance, truck/van/trailer parking, outside storage, on-site fueling, and potential for container storage.

- Site has been re-paved
- Office make-ready work
- Class 6B tax incentive
- Fully-secured site
- 24/7 Stockyard’s neighborhood security/surveillance
- Fully-functioning maintenance shop



Specifications

6.42 Acres
SITE SIZE

19,853 SF
BUILDING FOOTPRINT

7,100 SF
OFFICE AREA

12,753 SF
SHOP/MAINTENANCE AREA

16'
CLEAR HEIGHT

14
DRIVE-IN DOORS

5
MAINTENANCE BAYS

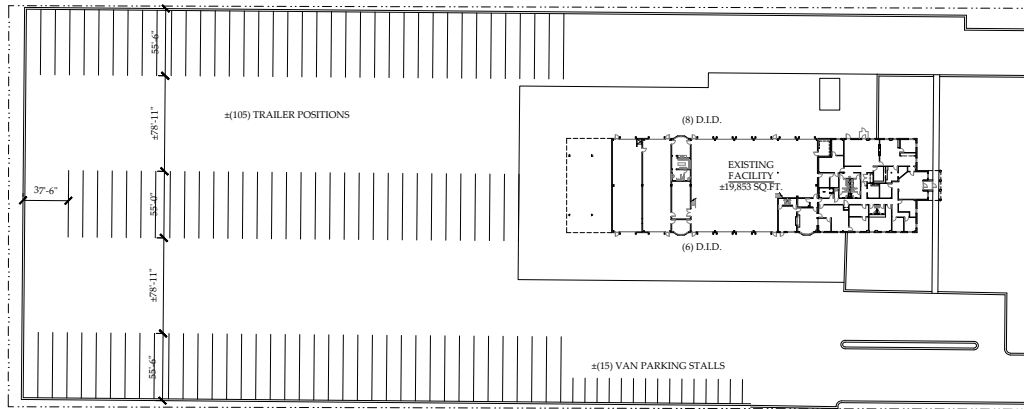
1
WASH BAY

ON-SITE FUELING STATION

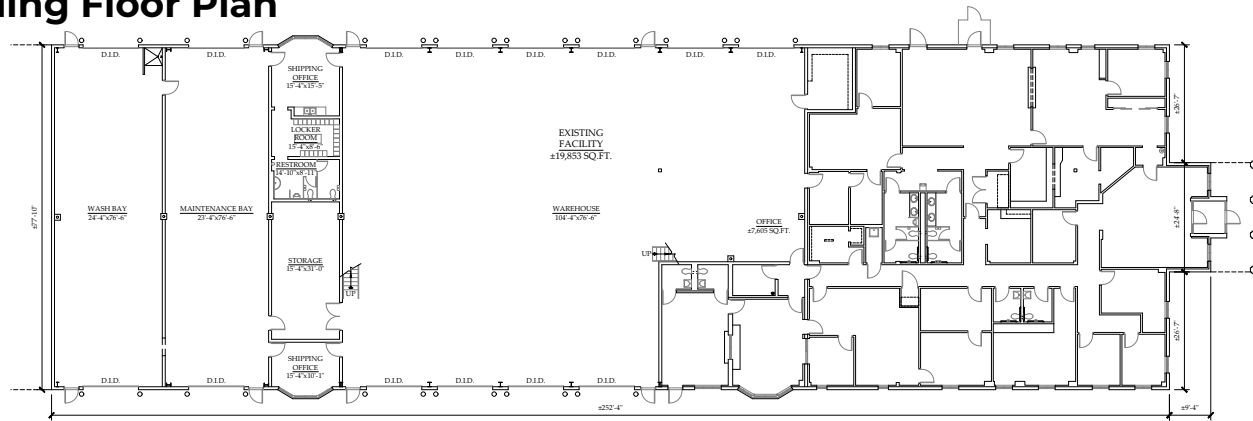
PMD 8A
ZONING



Overall Site Plan



Building Floor Plan



Office Plan



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SITE AREA

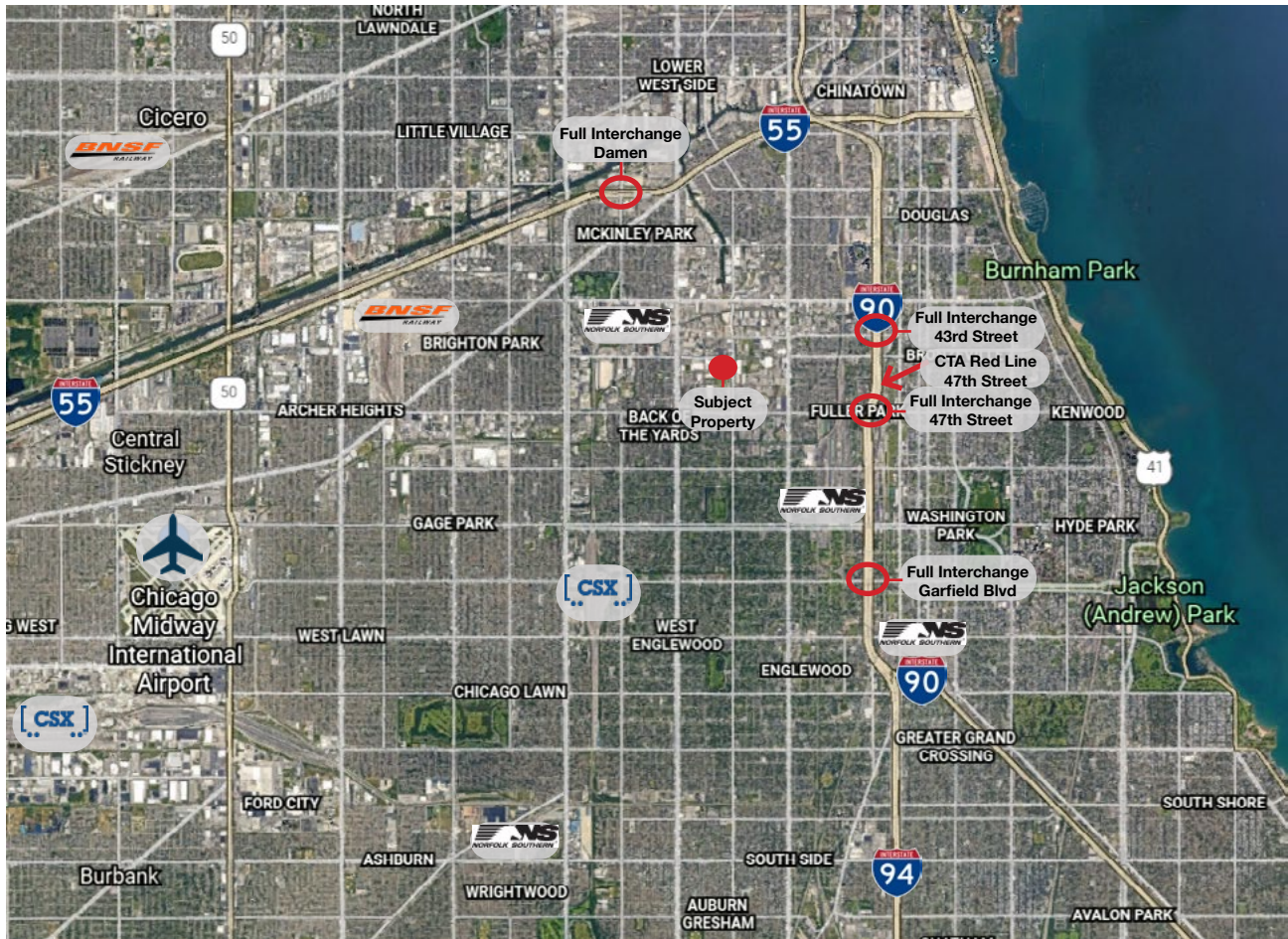
In SF **279,655 SF**
In Acres **6.42 Acres**

BUILDING AREA

Office **7,100 SF**
Shop **12,753 SF**
Total **19,853 SF**

PARKING

Trailers **~105 Stalls**
Auto **~50 Stalls**



Key Distances

- 2.0 miles to I-90/94 & 43rd Street
- 2.5 miles to I-55 & Damen Avenue
- 4.0 miles to BNSF Corwith Intermodal
- 6.0 miles to Midway International Airport
- 7.0 miles to CBD
- 11.5 miles to CSX Bedford Park Intermodal

Contacts



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