

Industrial | For Sale or Lease

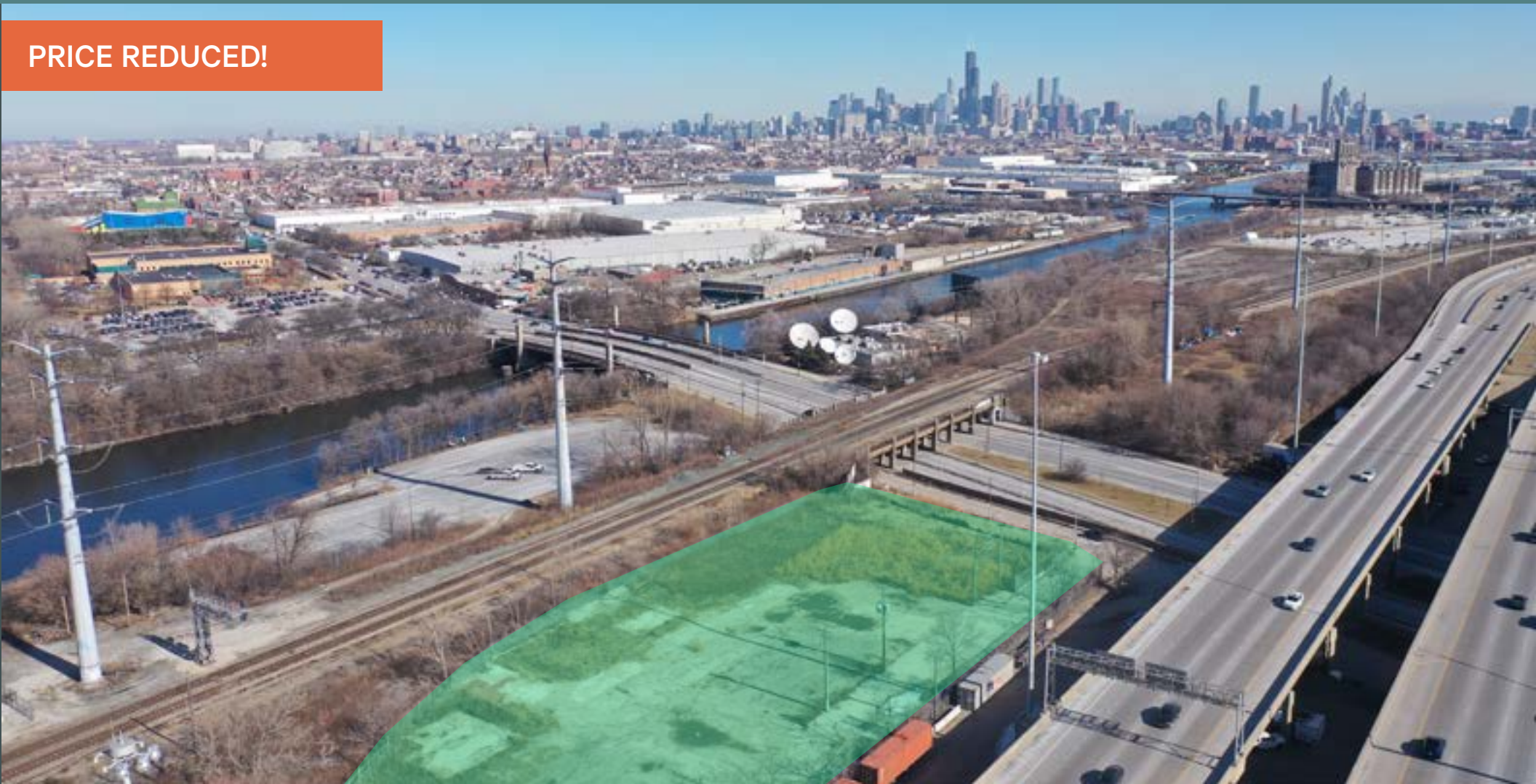
3200 S Western Avenue

Chicago, IL 60608

CBRE

±2.20 ACRES AVAILABLE FOR SALE OR LEASE - IDEAL FOR REDEVELOPMENT OR OUTSIDE STORAGE

PRICE REDUCED!



3200 S Western Avenue
Chicago, Illinois 60608

For Sale or Lease

Property Overview

PROPERTY SPECS

TOTAL SITE SIZE:	±2.20 acres
ZONING:	M3-3 (potential permitted uses listed below)
2024 TAXES:	\$33,983.00 (estimate)
ASKING SALE PRICE:	\$2,400,000 \$2,250,000
ASKING LEASE PRICE:	\$9,000/acre/month gross

PROPERTY HIGHLIGHTS

Former heavy manufacturing facility
Ideal for trailer parking or outside storage
Rare I-55 site with Western Avenue visibility
Utilities to site with heavy power
1 mile to I-55 full interchange & 15 minutes to Downtown Chicago
Access to a strong labor pool
Located in Enterprise Zone 1

PERMITTED M3-3 USES

Distribution/warehouse	Manufacturing
Auto repair	Building material sales/storage
Auto sales	Industrial fueling sales/storage
Towing yard	Class I-III recycling
Equipment sales/storage	Self-storage



3200 S Western Avenue
Chicago, Illinois 60608

For Sale or Lease

Conceptual IOS Plan



3200 S Western Avenue
Chicago, Illinois 60608

For Sale or Lease



1.0 MILE TO
I-55 FULL
INTERCHANGE



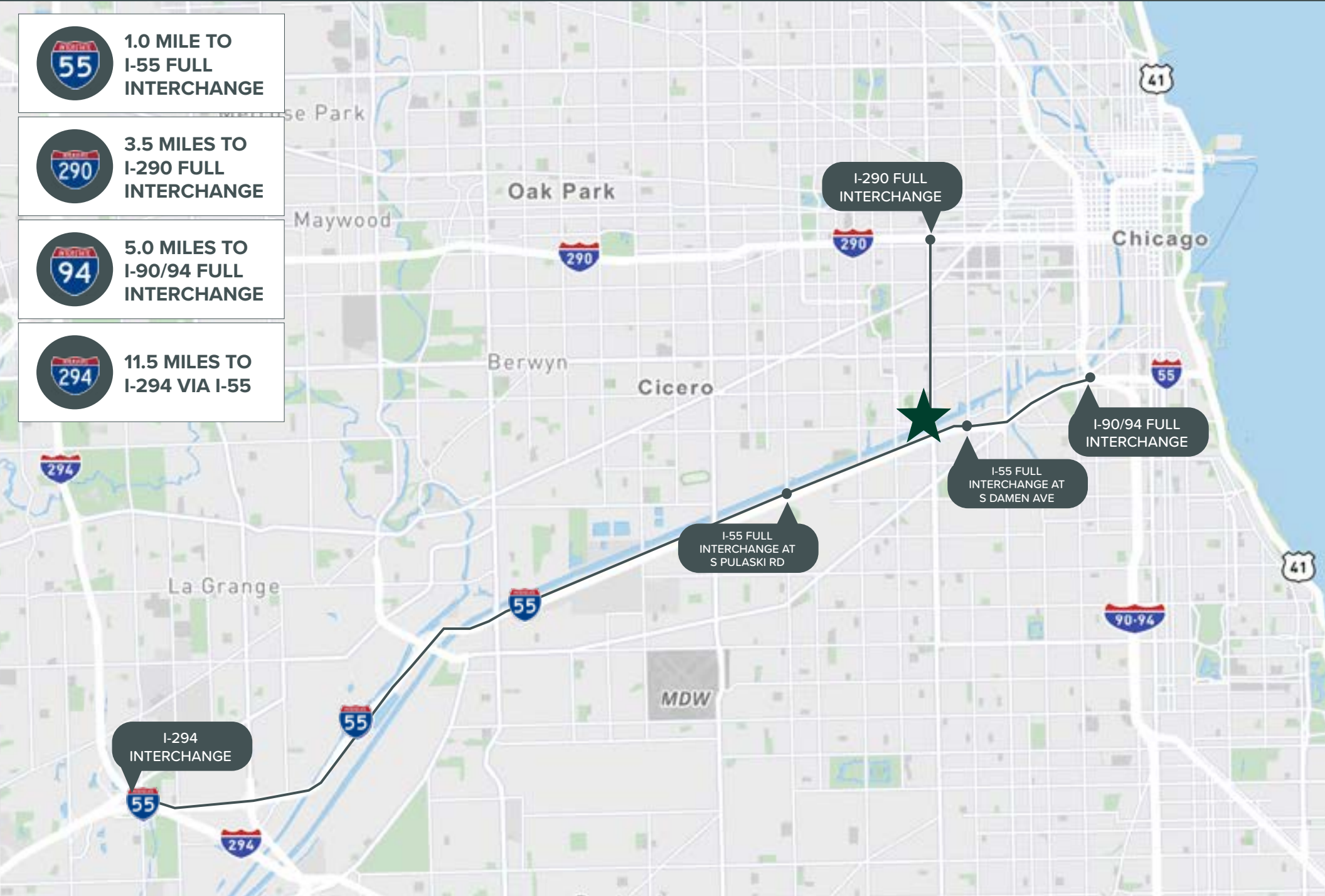
3.5 MILES TO
I-290 FULL
INTERCHANGE



5.0 MILES TO
I-90/94 FULL
INTERCHANGE



11.5 MILES TO
I-294 VIA I-55





Contact Us

Larry Goldwasser, SIOR

Executive Vice President

+1 312 334 7201

Larry.Goldwasser@cbre.com

Colin Green, SIOR

Senior Vice President

+1 312 334 7202

Colin.S.Green@cbre.com

John Marks

Senior Associate

+1 312 334 7204

John.Marks@cbre.com

CBRE Inc.

321 N. Clark St.

Suite 3400

Chicago, IL 60654

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE