

# 10700 S Woodlawn Ave

Chicago, IL

**159,839 SF**

**Available for  
Lease**

*New Construction  
in Chicago's Historic  
Pullman Park*

**CBRE**

Owned By

**RYAN**



# 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)
Trailer Parking	22 trailer stalls
Zoning	PD 1167
Asking Lease Rate	Subject to offer

## Highlights

Brand new construction in Chicago's Historic Pullman Park - delivering Q4 2025

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



32'0" CLEAR CEILING



22 EXTERIOR  
LOADING DOCKS



2 DRIVE IN DOORS



OFFICE TO SUIT



2,800 AMP POWER  
SERVICE

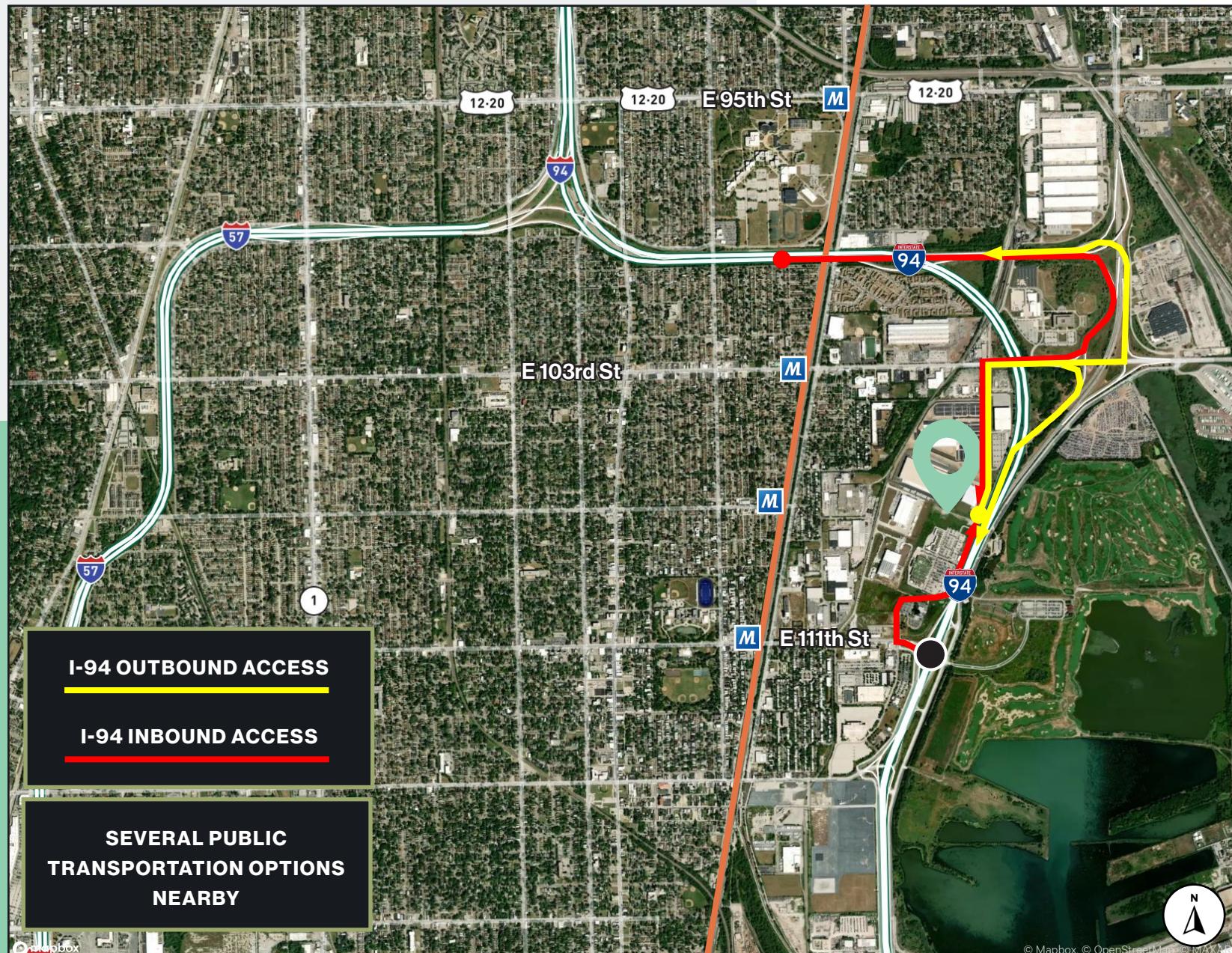


+ 52' X 50 BAYS WITH  
+ 60' SPEED BAY

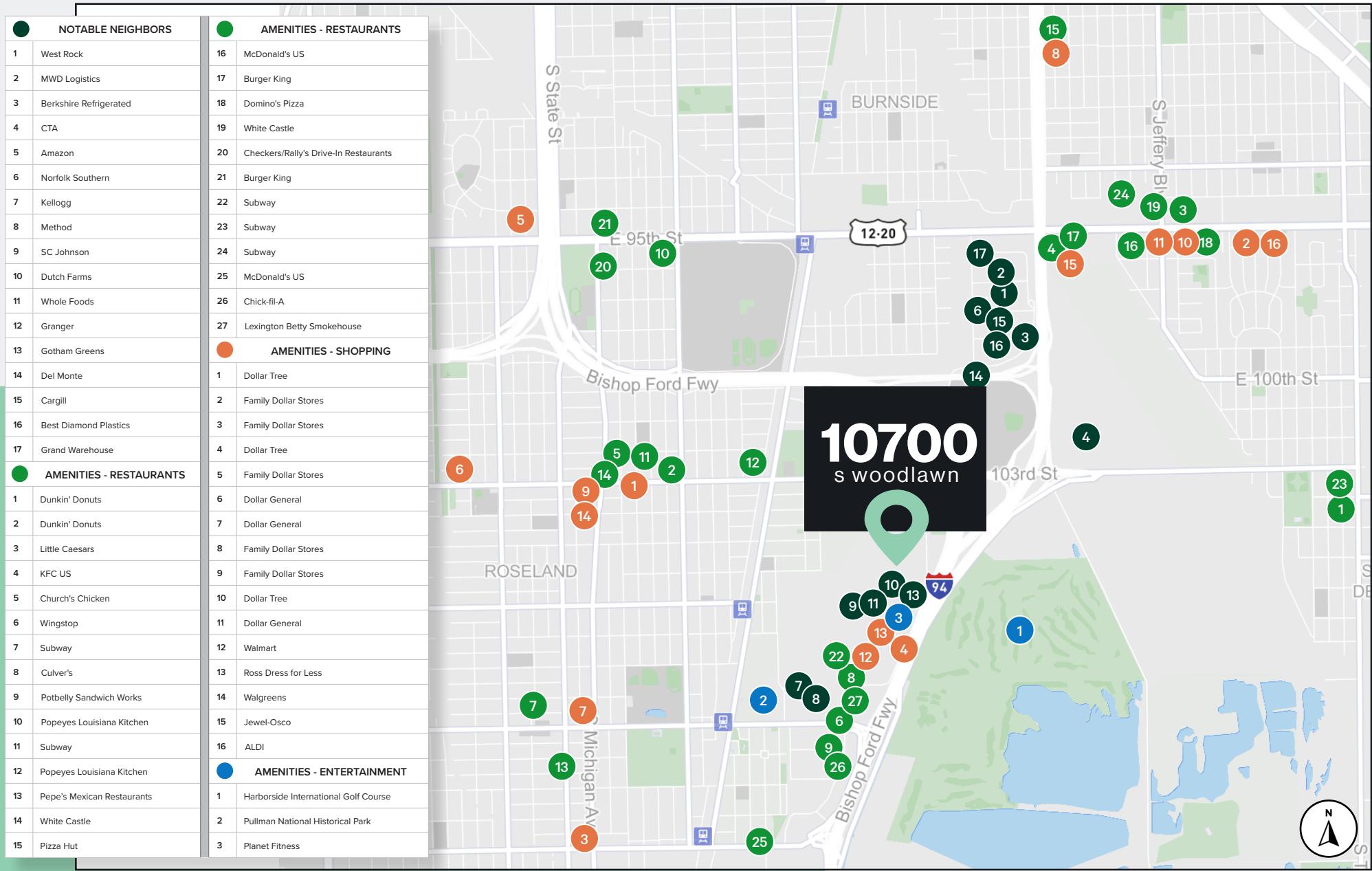


AMPLE CAR & TRAILER  
PARKING - EV SPOTS  
AVAILABLE

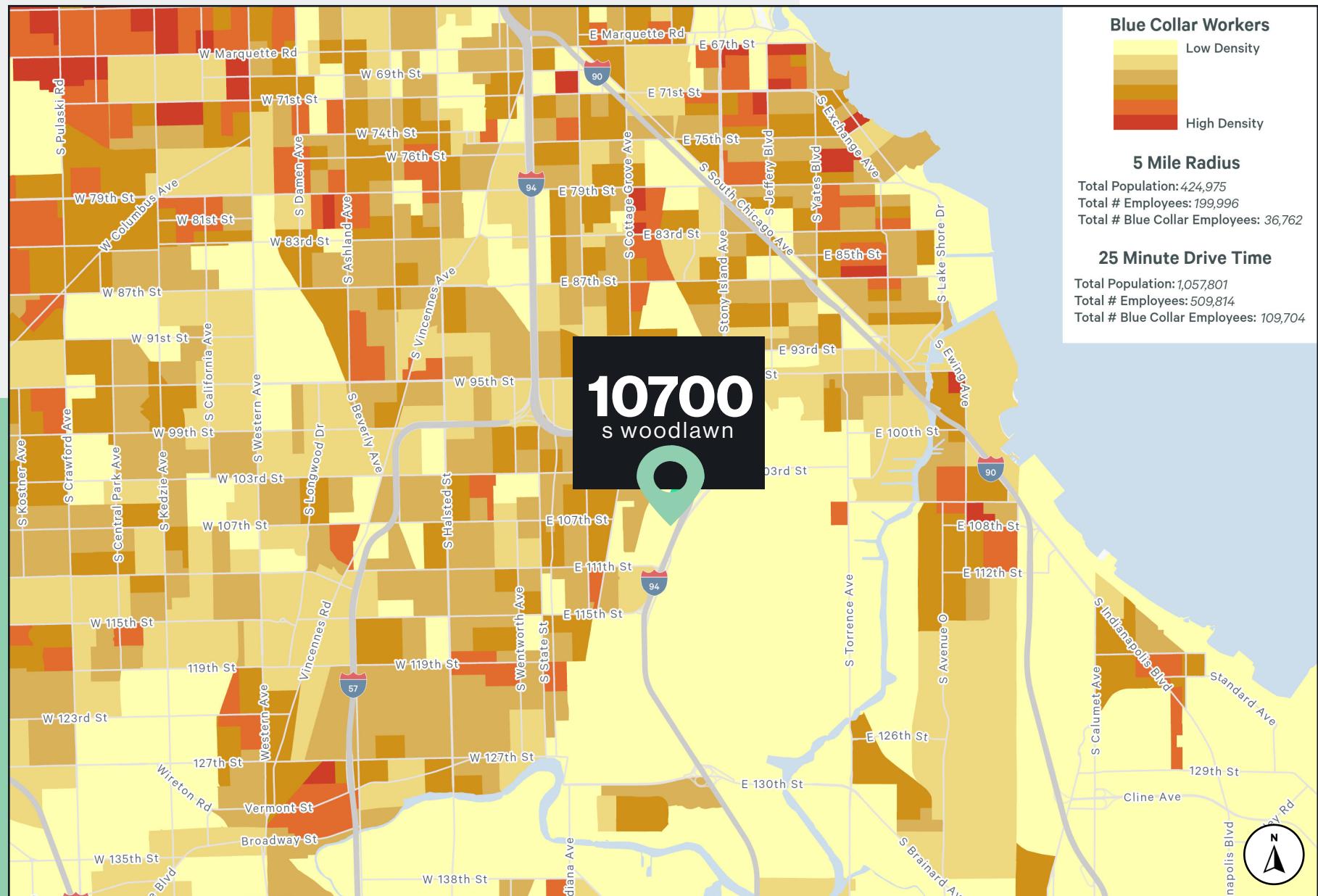
# I-94 Access Overview



# Surrounding Neighbors & Amenities



# Labor Overview





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