

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

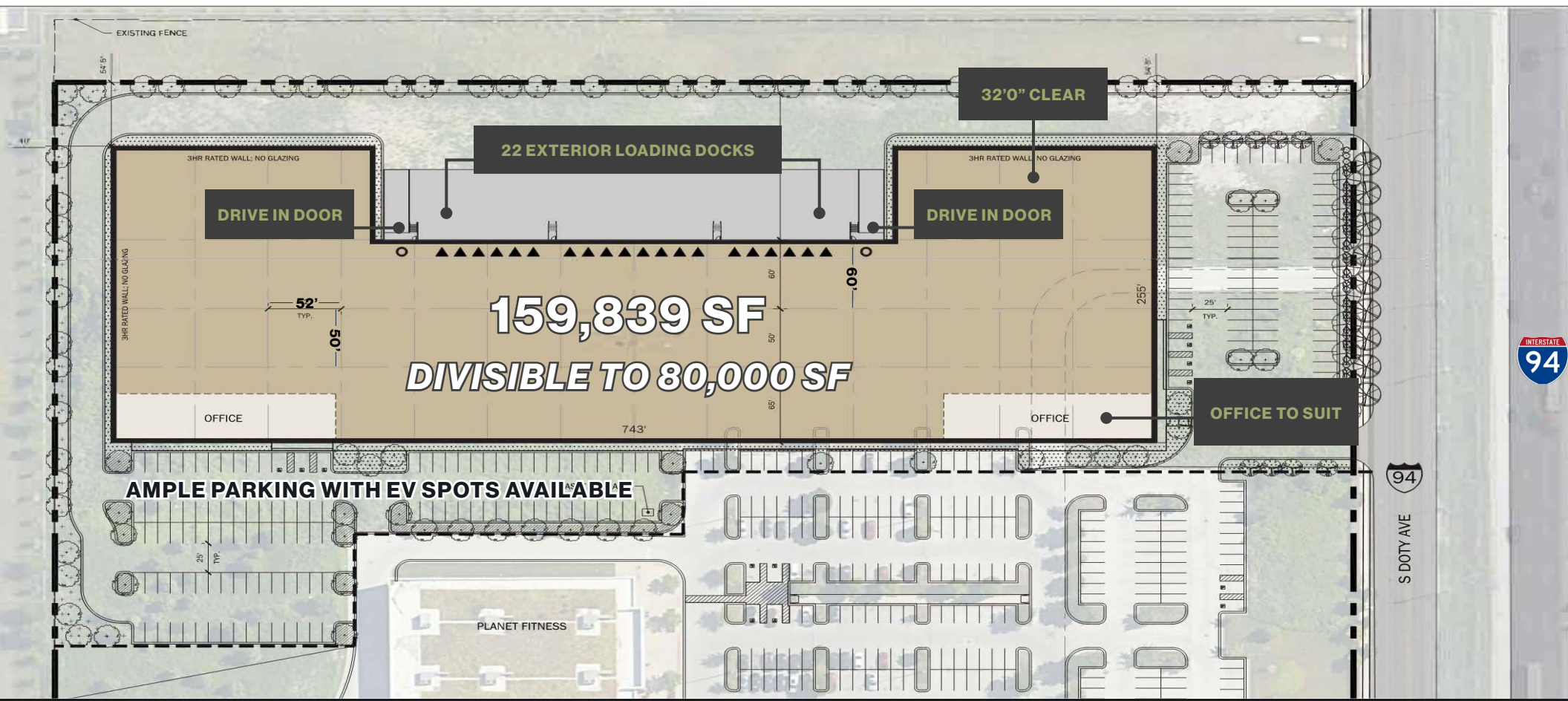
15 minutes to Chicago's Loop

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

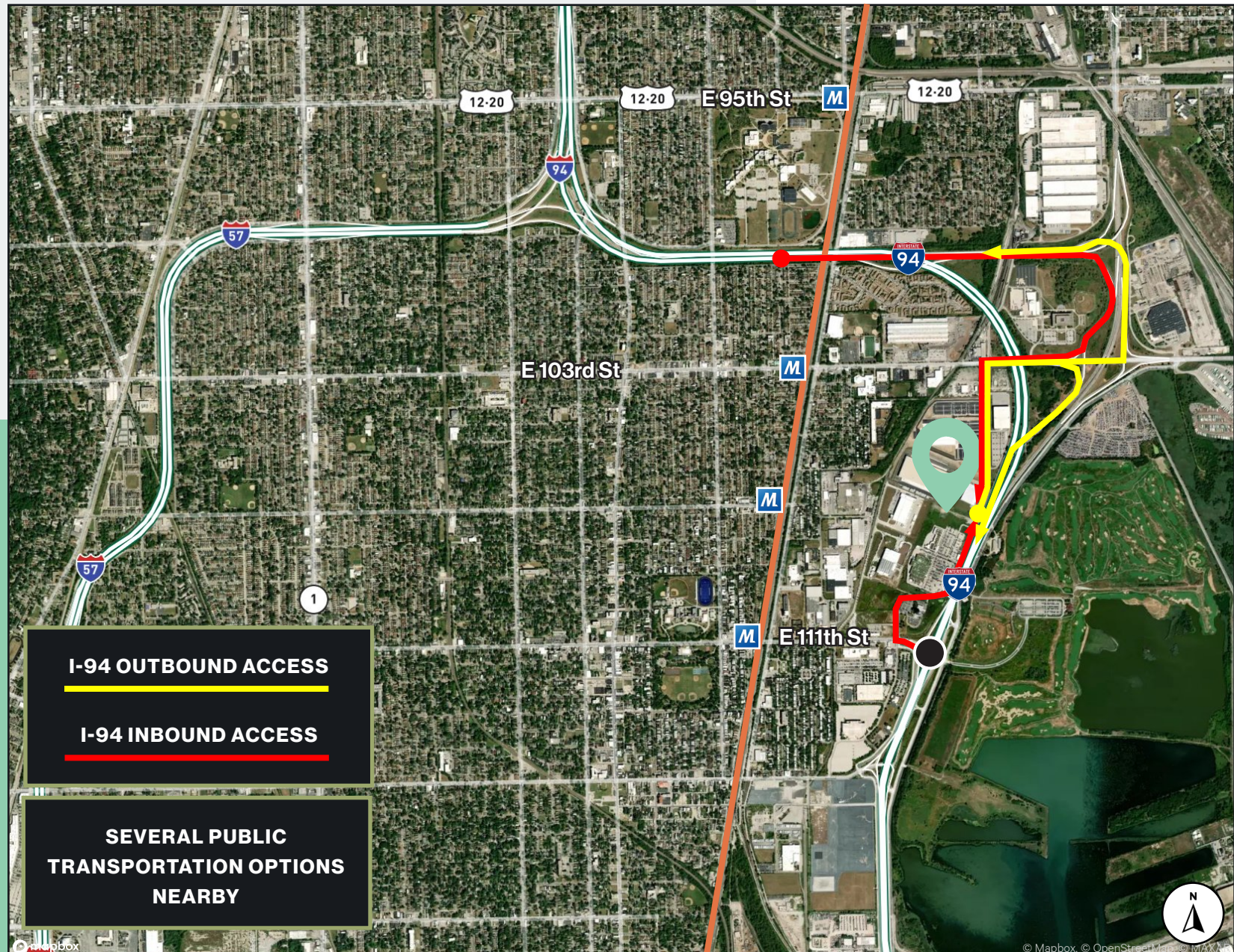


52' X 50 BAYS WITH
60' SPEED BAY



AMPLE CAR & TRAILER
PARKING - EV SPOTS
AVAILABLE

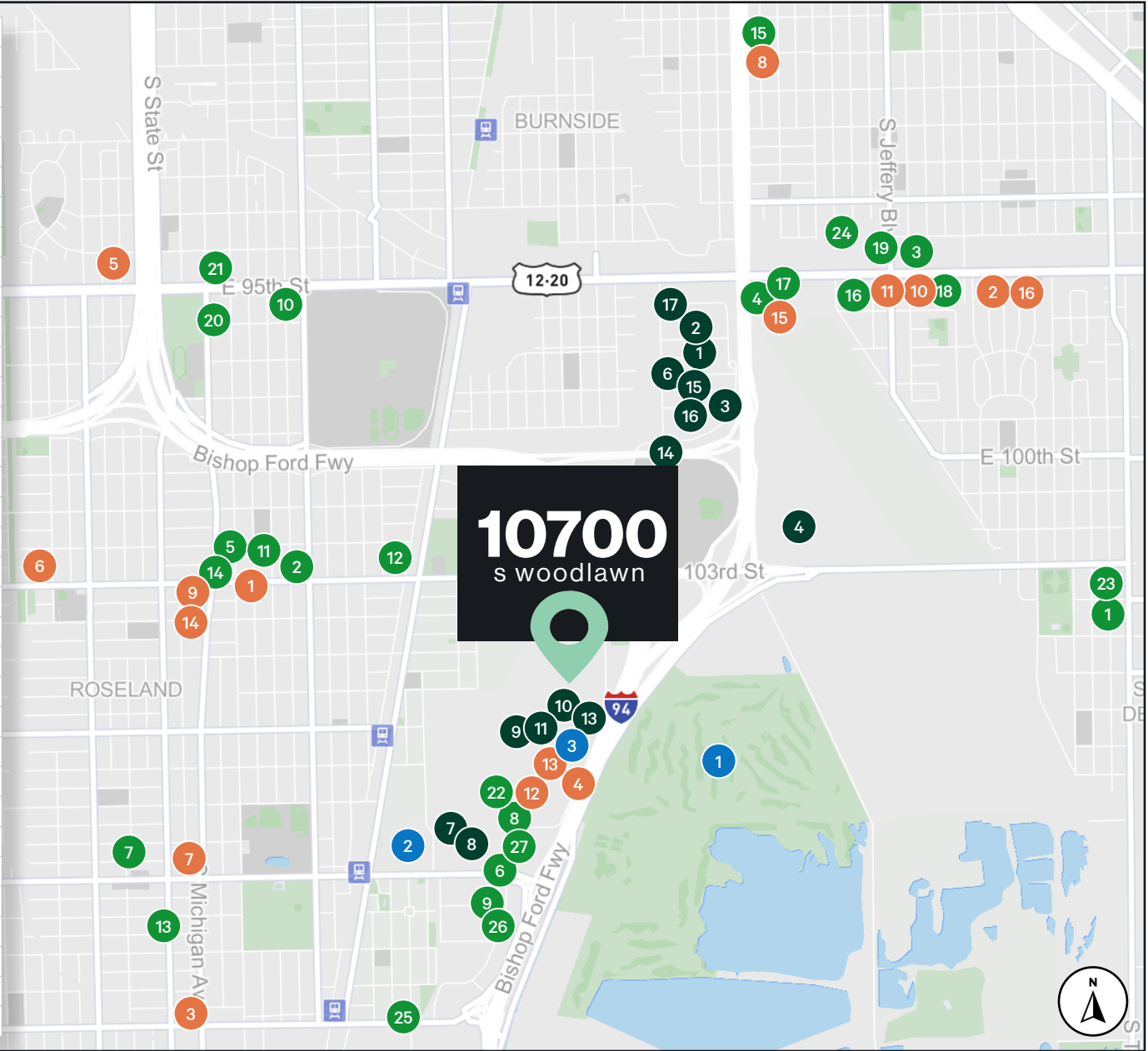
I-94 Access Overview



Surrounding Neighbors & Amenities

NOTABLE NEIGHBORS
1 West Rock
2 MWD Logistics
3 Berkshire Refrigerated
4 CTA
5 Amazon
6 Norfolk Southern
7 Kellogg
8 Method
9 SC Johnson
10 Dutch Farms
11 Whole Foods
12 Granger
13 Gotham Greens
14 Del Monte
15 Cargill
16 Best Diamond Plastics
17 Grand Warehouse
AMENITIES - RESTAURANTS
1 Dunkin' Donuts
2 Dunkin' Donuts
3 Little Caesars
4 KFC US
5 Church's Chicken
6 Wingstop
7 Subway
8 Culver's
9 Potbelly Sandwich Works
10 Popeyes Louisiana Kitchen
11 Subway
12 Popeyes Louisiana Kitchen
13 Pepe's Mexican Restaurants
14 White Castle
15 Pizza Hut

AMENITIES - RESTAURANTS
16 McDonald's US
17 Burger King
18 Domino's Pizza
19 White Castle
20 Checkers/Rally's Drive-In Restaurants
21 Burger King
22 Subway
23 Subway
24 Subway
25 McDonald's US
26 Chick-fil-A
27 Lexington Betty Smokehouse
AMENITIES - SHOPPING
1 Dollar Tree
2 Family Dollar Stores
3 Family Dollar Stores
4 Dollar Tree
5 Family Dollar Stores
6 Dollar General
7 Dollar General
8 Family Dollar Stores
9 Family Dollar Stores
10 Dollar Tree
11 Dollar General
12 Walmart
13 Ross Dress for Less
14 Walgreens
15 Jewel-Osco
16 ALDI
AMENITIES - ENTERTAINMENT
1 Harborside International Golf Course
2 Pullman National Historical Park
3 Planet Fitness



Blue Collar Workers

Low Density

High Density

5 Mile Radius

Total Population: 424,975
Total # Employees: 199,996
Total # Blue Collar Employees: 36,762

25 Minute Drive Time

Total Population: 1,057,801
Total # Employees: 509,814
Total # Blue Collar Employees: 109,704

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s woodlawn



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