



3815 SOUTH ASHLAND AVENUE  
CHICAGO, ILLINOIS 60609  
CHICAGO'S PREMIER COLD STORAGE SOLUTION

50,775 - 99,530 SF

FREEZER / COOLER SPACE



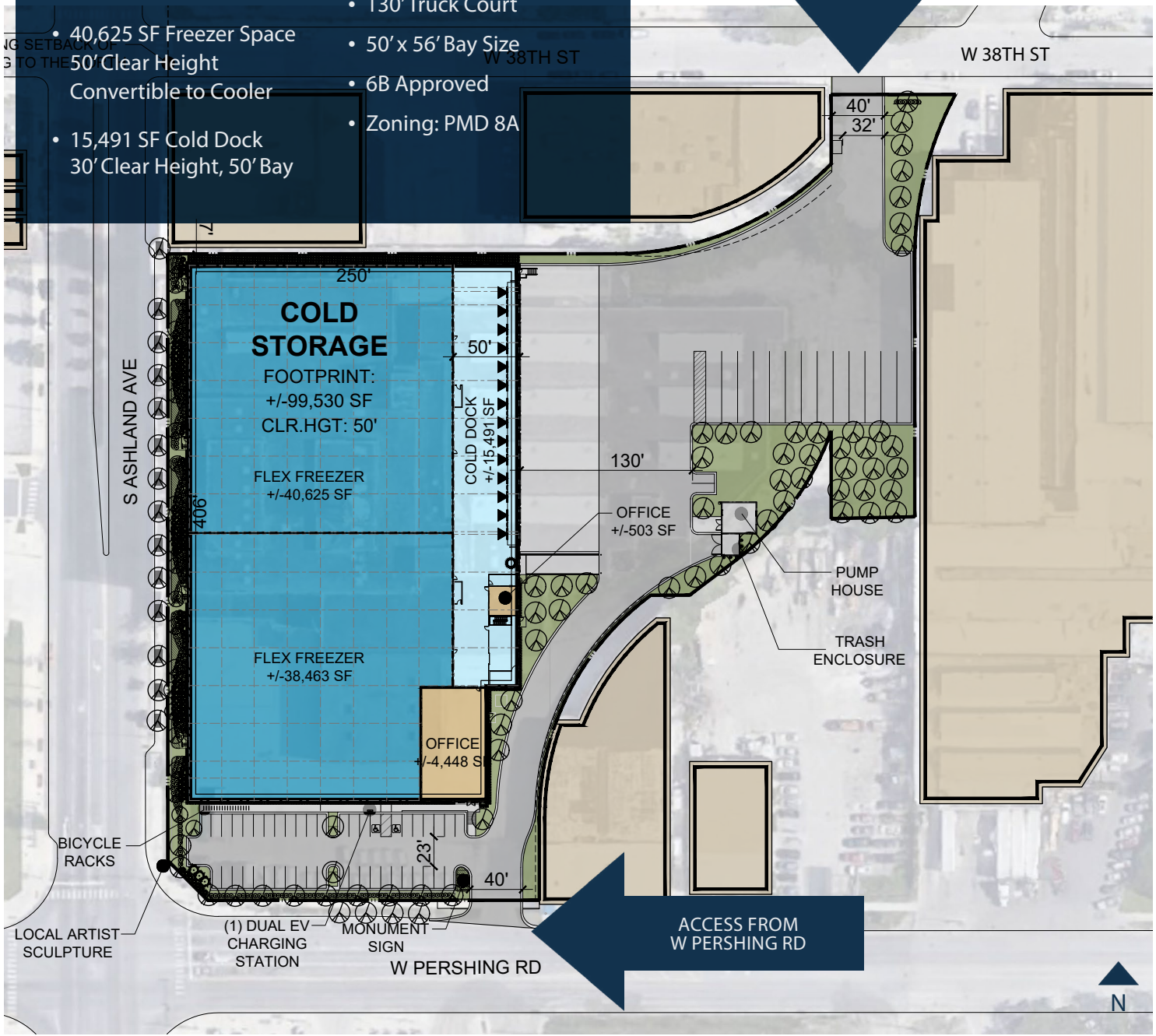
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI HIFFMAN | FOOD PROPERTIES GROUP | 2025



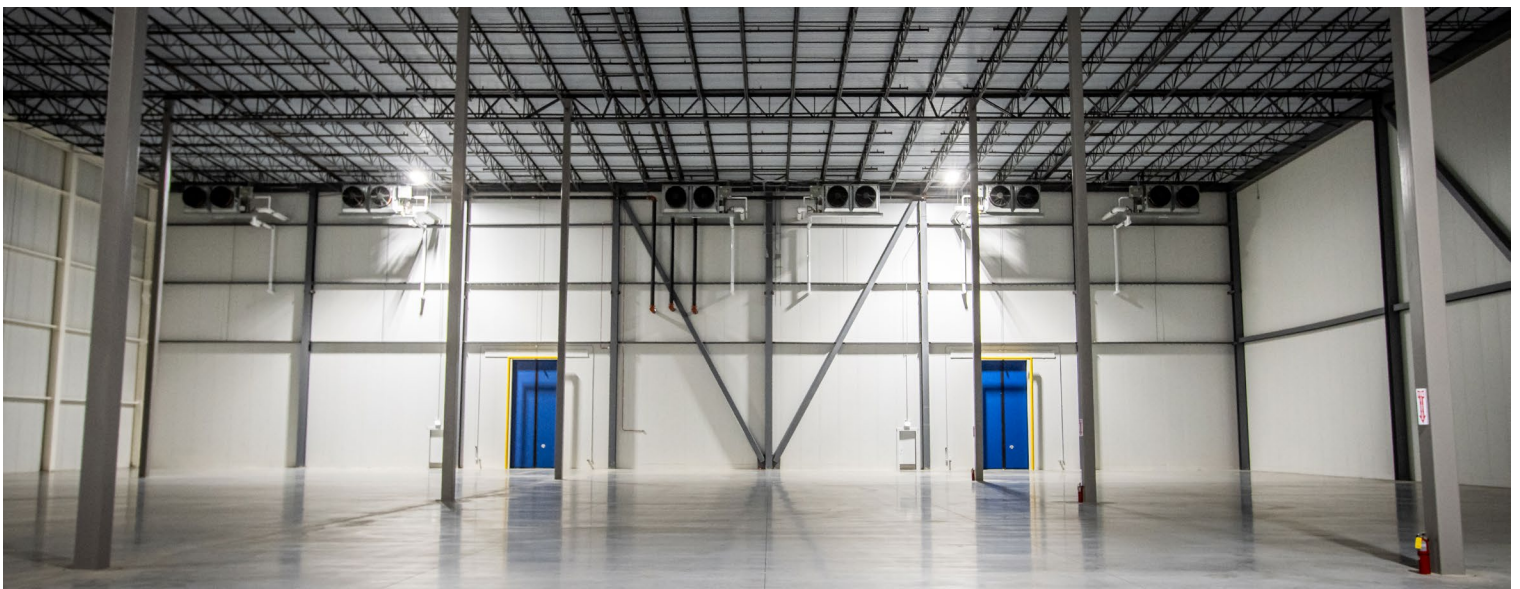
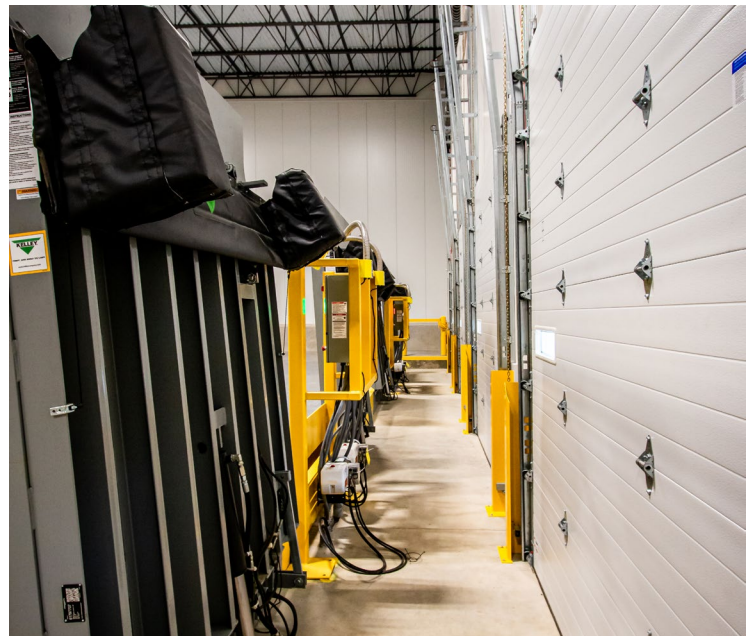
# PROPERTY SPECIFICATIONS

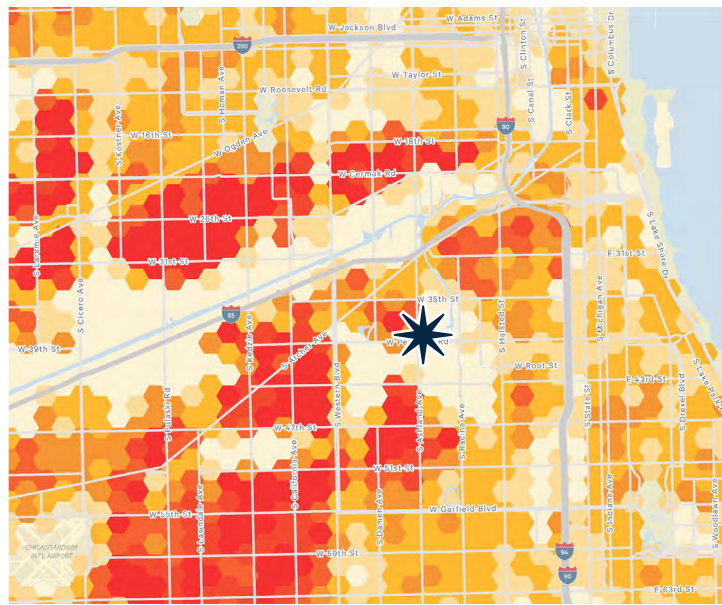
- 99,530 SF Building
- 5.02-Acre Site
- 50' Clear Height
- 14 Exterior Docks
- 15,580 Pallet Capacity  
1 Pallet per 6.1 SF of  
Freezer/Cooler Space
- 1 Drive-in Door
- 46 Auto Spaces
- 38,463 SF Freezer Space  
50' Clear Height,  
Convertible to Cooler
- 13 Trailer Stalls
- 4,951 SF Office
- 1,405 SF Utility Room
- 130' Truck Court
- 40,625 SF Freezer Space  
50' Clear Height  
Convertible to Cooler
- 50' x 56' Bay Size
- 6B Approved
- 15,491 SF Cold Dock  
30' Clear Height, 50' Bay
- Zoning: PMD 8A











	5-MILE RADIUS	25-MINUTE DRIVE TIME
<b>POPULATION:</b>	850,284	2,020,421
<b>TOTAL # EMPLOYEES:</b>	348,419	927,666
<b>TOTAL # BLUE COLLAR EMPLOYEES:</b>	84,872	186,459

**2024 DEMOGRAPHICS | 10-MILE RADIUS**



**2,581,264**  
TOTAL POPULATION



**\$100,131**  
AVERAGE HOUSEHOLD INCOME



**2,095,947**  
TOTAL LABOR FORCE



**34.8%**  
BLUE COLLAR WORKERS



**CONTACT**

John Basile  
+1 630 693 0641  
jbasile@hiffman.com

Packy Doyle  
+1 630 691 0601  
jbasile@hiffman.com

Alex Sutterer  
+1 630 693 0644  
asutterer@hiffman.com



Scott Delphey  
1151 E. Iron Eagle Drive, Suite 105  
Eagle, ID 83616  
+1 626 590 0490  
scott.delphey@foodpropertiesgroup.com

[foodpropertiesgroup.com](http://foodpropertiesgroup.com)



One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, IL 60181  
+1 630 932 1234

[hiffman.com](http://hiffman.com)