

Rare speculative development in Chicago's West Pullman PMD

± 413,400 SF AVAILABLE FOR LEASE

Divisible to ±50,000 SF



West Pullman Industrial Center



JONES LANG LASALLE MIDWEST, LLC



**±413,400 SF Trophy
Class A Industrial**

**Q4 2027
Estimated Delivery**

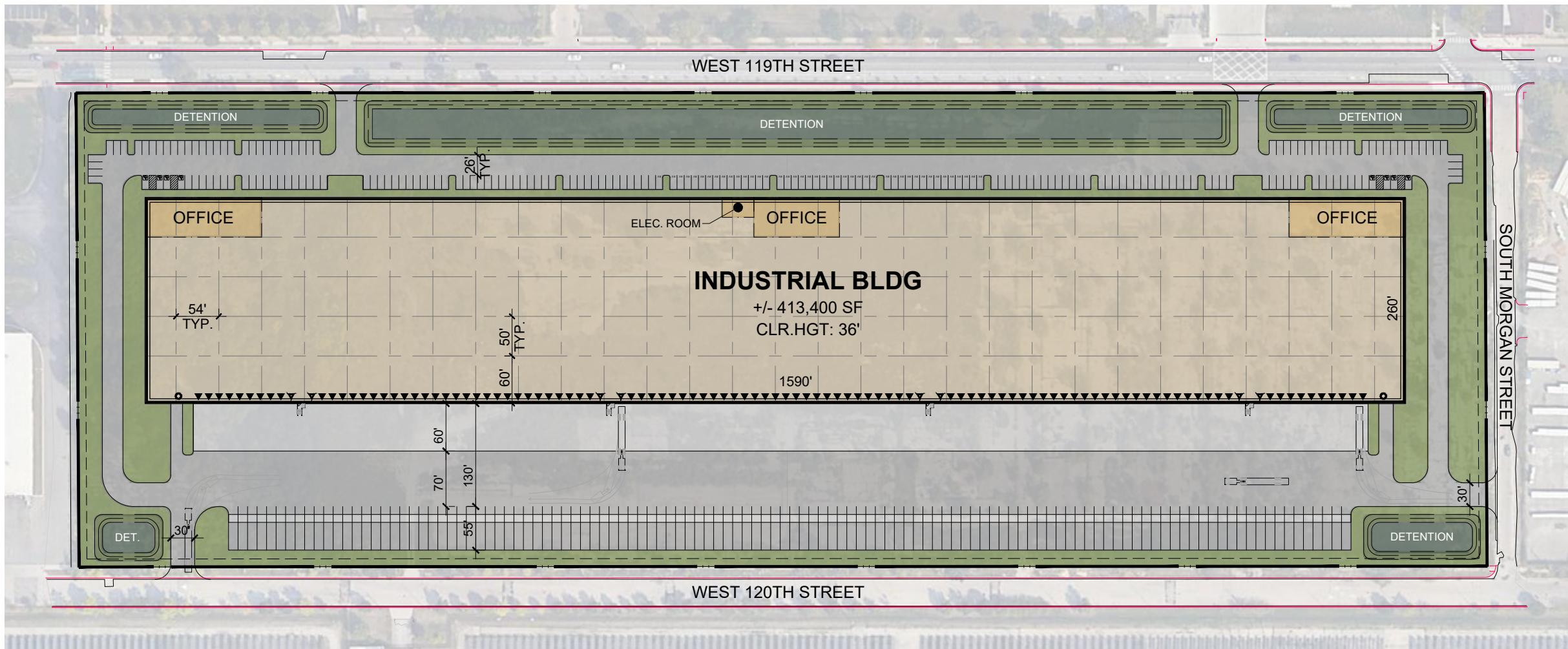
**Fully Entitled Infill
Development Site**

**6B Tax
Abatement**

**Historic Industrial
location for 125+ years**

PROPERTY SPECS

Divisible to $\pm 50,000$ SF



$\pm 413,400$ SF trophy
class A industrial

15 miles south of
Chicago's CBD

Proximate to major
intermodal terminals

Amenity-rich location
w/ dense demographics

Prime, 24 acre site

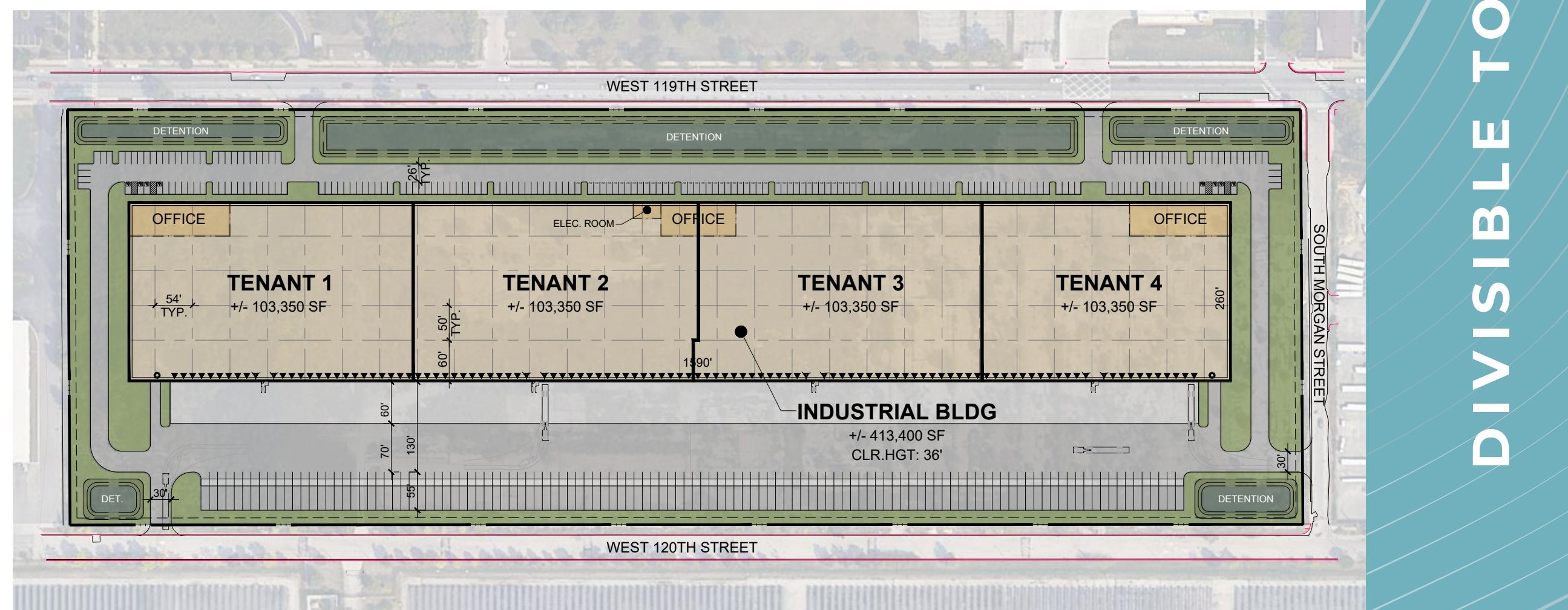
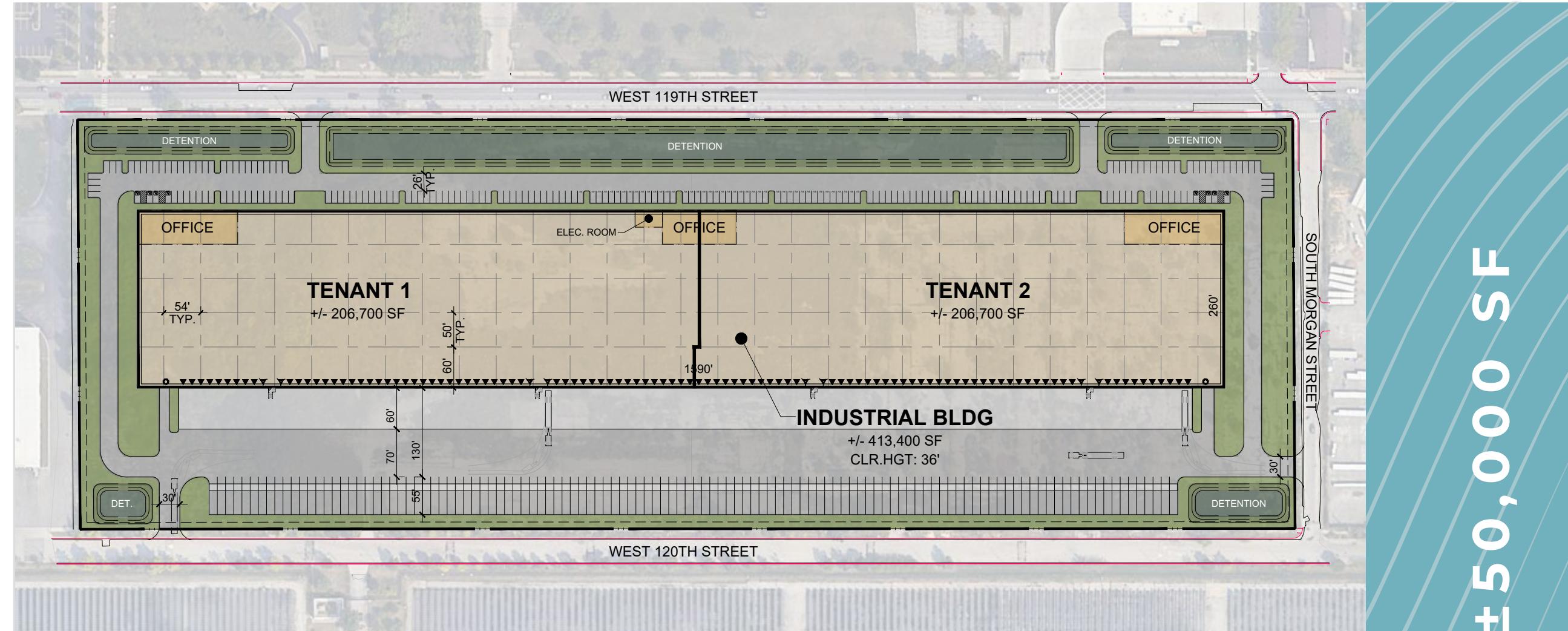
Adjacent to I-57,
connecting to I-94

Chicago South
industrial submarket

LEED Silver
Certification

ADDRESS	1001 W. 119th St
LOCATION	Chicago, IL
BUILDING SIZE	$\pm 413,400$ SF
OFFICE SIZE	$\pm 18,900$ (4.5%)
SITE SIZE	24.3 acres
CONSTRUCTION TYPE	Load bearing precast
CLEAR HEIGHT	36'
DOCK POSITIONS	55 dock doors (42 knockouts)
BAY SPACING	54'x50' (warehouse) 54'x60' (dock area)
PARKING	Trailer: 119 stalls Car: 173 stalls (43 EV ready)
TRUCK COURT DEPTH	130'
POWER	4,000A, 480/277 3PH
ROOF TYPE	60mil TPO
SUSTAINABILITY	LEED Silver Certified
ASKING RATE	Subject to Offer (STO)
TAXES PSF	\$1.89 PSF (Estimated)
CAM PSF	\$0.50 PSF (Estimated)

PROPERTY SPECS



About the property

State-of-the-art industrial facility located just 15 miles south of Chicago's central business district on a 24-acre site within an established Planned Manufacturing District ("PMD").

Flexible Space Solutions

Divisible to +/- 50,000 SF

Adaptable floorplan

Building Specifications

LEED Silver Certified

36' clear heights

97 dock doors

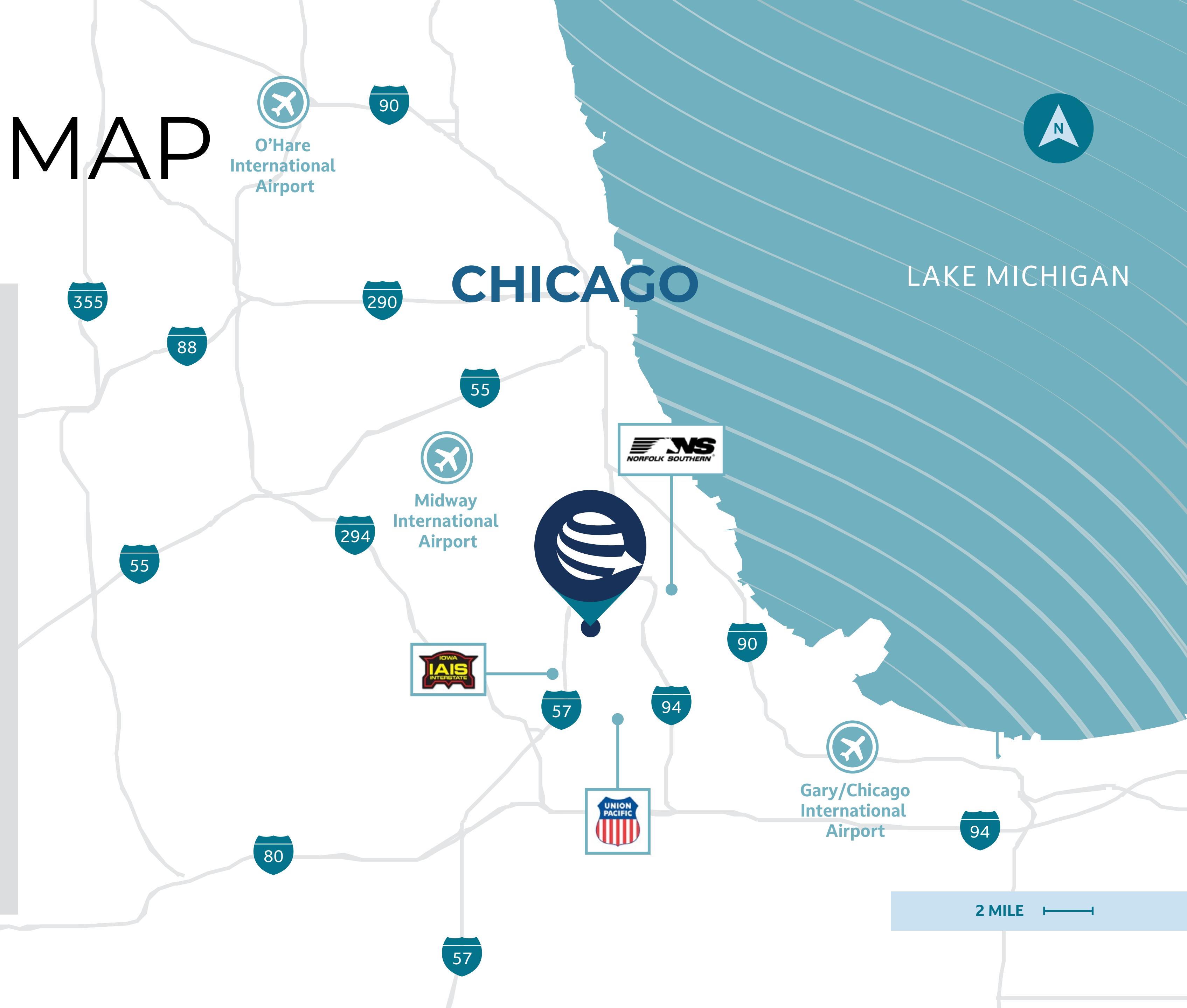
119 trailer stalls

173 parking stalls (43 EV)

Perfect for distribution, manufacturing, and logistics operations seeking premium industrial space with sustainable features and exceptional access to Chicago's transportation network.

REGIONAL MAP

Key Distances	
I-57	4 miles
I-94	4 miles
IAIS INTERMODAL TERMINAL	4.2 miles
NS INTERMODAL TERMINAL	5.2 miles
UP INTERMODAL TERMINAL	5.4 miles
CHICAGO MIDWAY AIRPORT	13 miles
CHICAGO O'HARE AIRPORT	32 miles



LOCAL MAP



DEMOGRAPHICS & ECONOMIC IMPACT

Chicago boasts the nation's third-largest labor pool with over five million workers, maintaining record-high employment levels of 4.76 million throughout 2024—the strongest showing in more than three decades.



Strategic Revitalization

The West Pullman Industrial Center transforms a historically vacant site into a productive economic asset, positioned within a dense labor population in the immediate area.



Community Investment

This development serves as a catalyst for the West Pullman Industrial PMD, reinforcing the district's role as a critical employment center for Chicago's South Side.



Job Creation

The project aims to generate 200+ head of household jobs, providing significant economic opportunities for local residents and strengthening the community's economic foundation.



Workforce Advantage

Employers benefit from access to a robust local labor pool, while area residents gain valuable employment opportunities within their community, reducing commute times and enhancing quality of life.



Available Workforce: 170,912 in 5 miles | 2.2 Million in 20 miles



WHY CHICAGO?

Chicago stands as a prime location for industrial development, with vacancy rates hovering near historic lows, creating an environment ripe for strategic investment. The city's unmatched transportation infrastructure, connecting major highways, rail lines, and two international airports, provides exceptional access to both regional and national distribution networks. Coupled with Chicago's skilled workforce and central location in the heart of the Midwest, developers can capitalize on high demand and limited supply to achieve premium returns in this robust industrial market.





West Pullman Industrial Center

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