



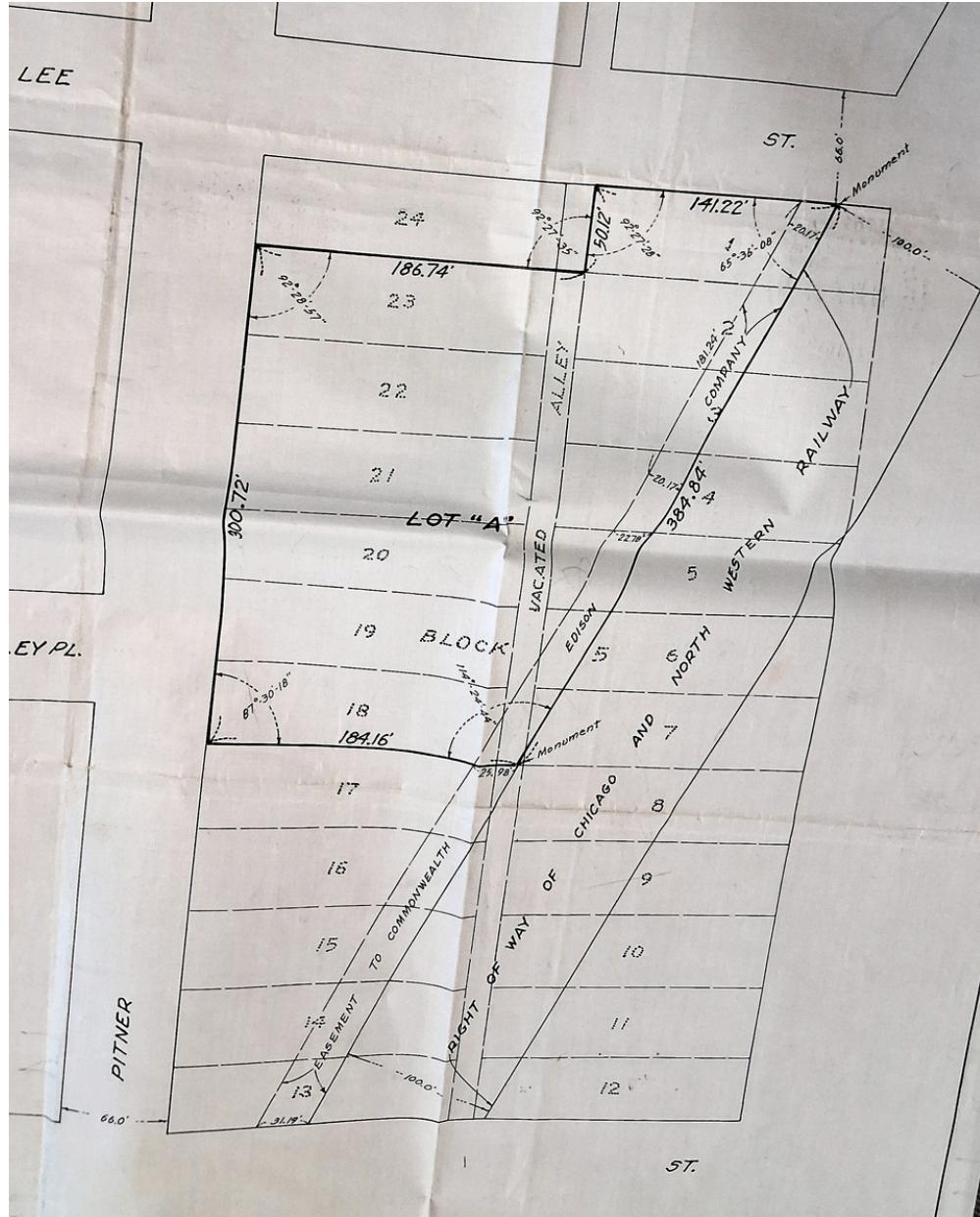
 **JLL** SEE A BRIGHTER WAY

For Sale

Single-Tenant Warehouse
31,314 SF on ±1.84 AC
(79,950 SF)

921 Pitner Avenue,
Evanston, IL 60202

Property Overview



Executive Summary

Presenting a rare opportunity to acquire a strategically positioned single-tenant warehouse facility in Evanston, Illinois.

This well-maintained industrial property offers exceptional access to the greater Chicago market while providing significant value-add potential for investors and end-users alike.

I-2 22-24' 1.84 AC

Zoning

Clear Height

Lot Size

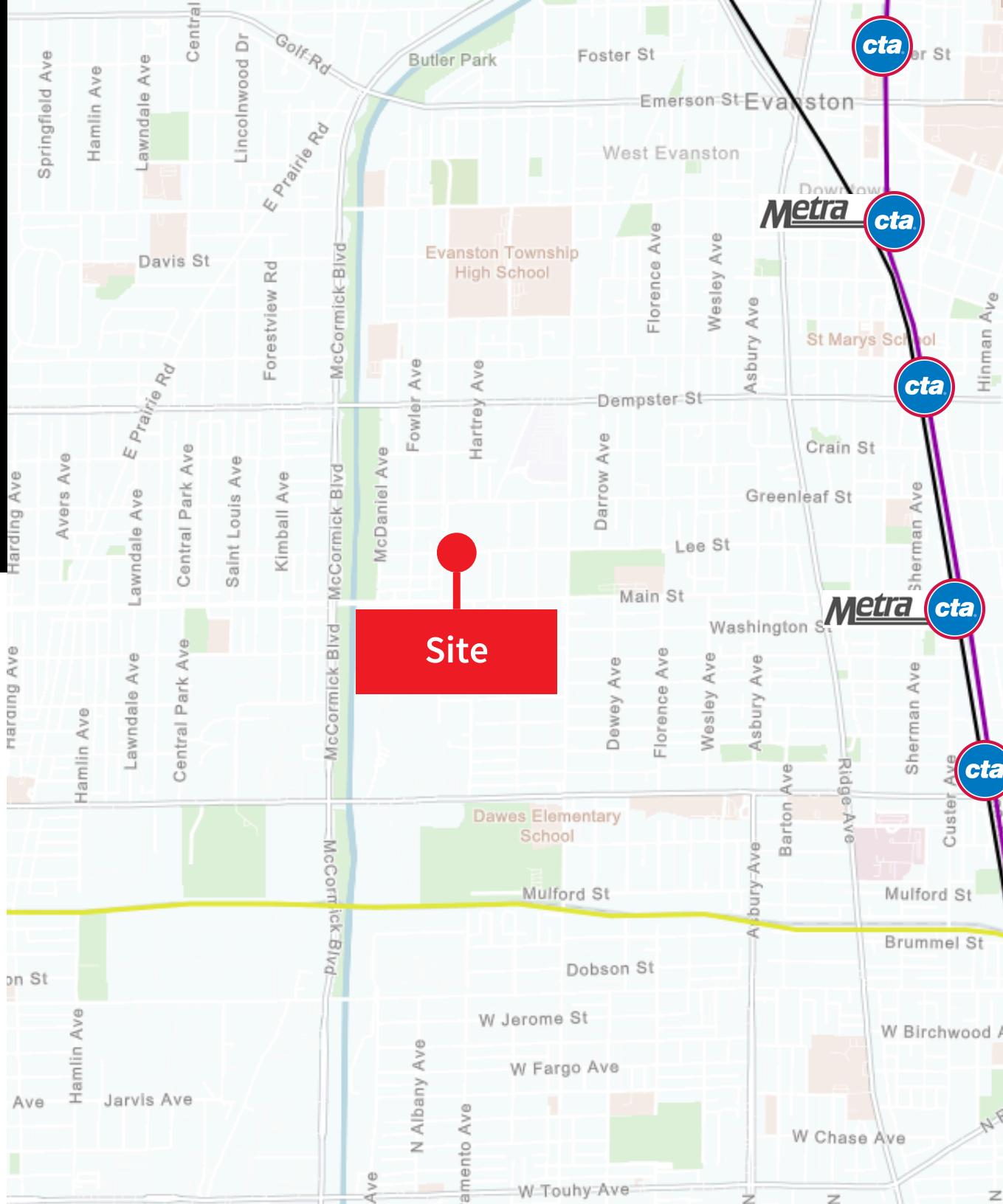
Sale Price	Make an offer
Total Building Size	31,341 sq ft
Electrical	480V/3-phase
Drive in Doors	Four (4) 8'W x 10'H
Parcel	10-24-131-055-000
Year Built	1954

Location Advantages

- 12 miles north of downtown Chicago
- 15 minutes to O'Hare International Airport
- Direct access to I-94 via Dempster Street (1.5 miles)
- 3 miles to I-294 (Tri-State Tollway)
- CTA Purple Line connectivity to downtown Chicago

Labor Market

- Access to 4.2 million person metropolitan workforce
- Northwestern University proximity (skilled talent pipeline)
- Diverse suburban labor pool in immediate vicinity
- Strong demand from food distribution, manufacturing, and logistics users



Thank you

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