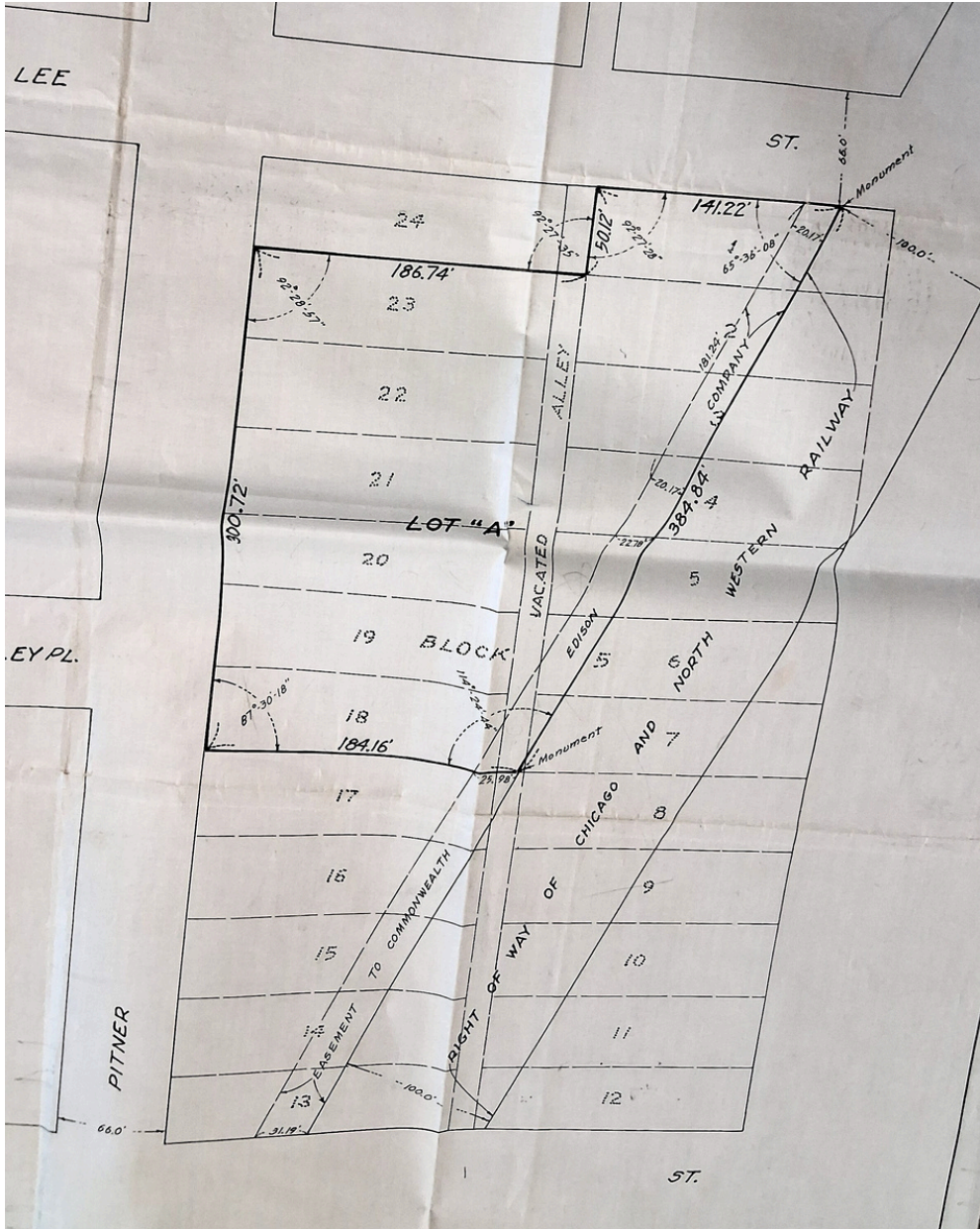
 **JLL** SEE A BRIGHTER WAY

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

Zoning

22-24'

Clear Height

1.84 AC

Lot Size

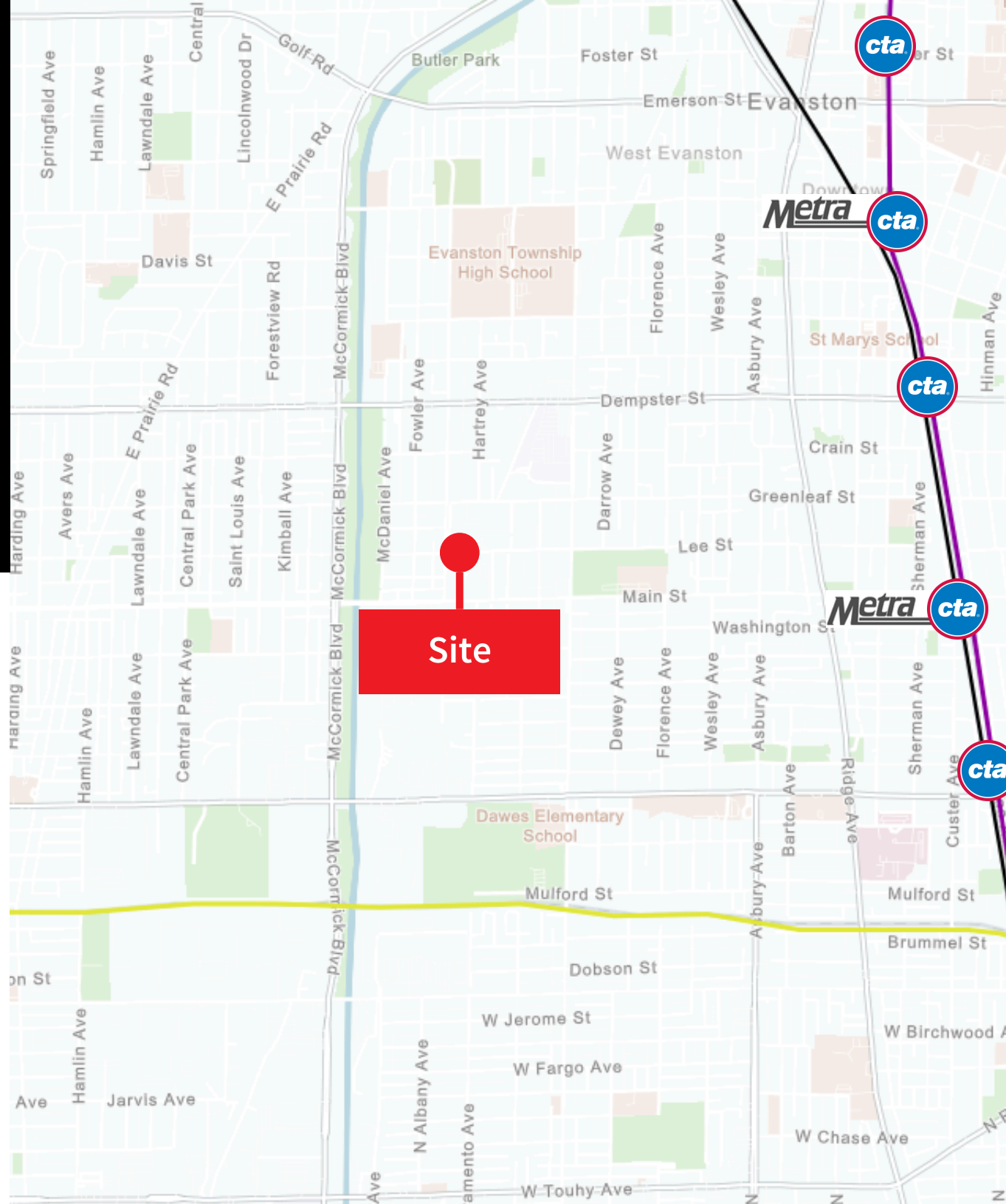
Sale Price	Make an offer
Total Building Size	31,341 sq ft
Electrical	480V/3-phase
Drive in Doors	Four (4) 8'W x 10'H
Parcel	10-24-131-055-000
Year Built	1954

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

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

Kurt Kittner

Senior Managing Director

kurt.kittner@jll.com

+1 312 228 3827

jll.com

© 2025 Jones Lang LaSalle IP, Inc. All rights reserved.

Information contained herein has been obtained from sources deemed reliable; however, JLL has not verified its accuracy and makes no guarantee, warranty or representation about it. All lease terms, rates, and availability subject to change without notice. Prospective tenants should conduct independent verification of all property information.