



# 601 WEST 81ST STREET

## COMMERCIAL:

**46,000 sqft Warehouse**  
**M1-2 Zoning**  
**Multi Level with Freight Elevator**

## PRESENTED BY

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## Summary

Sale Price	\$750,000
Building Size	M1-2 Manufacturing
Ideal For	Light manufacturing, Warehousing and distribution, E-commerce fulfillment center, or Logistics and transportation operations
Available Sq Ft	46,000
Market	Chicago
Sub-Market	Auburn Gresham
Loading Docks	1 DID and 2 TL Docks
Additional Features	Freight elevator, Sprinkler System, Office Space (Approx 2,000 sqft), Warehouse has 18' ceilings

## Overview

Location Benefits: This property is situated in a strategic location, offering easy access to highways and public transportation options including the Metra. Truck routes to Midway and O'Hare International Airports, the Port of Chicago, and the regional freight network. The M1-2 zoning districts are designated for limited manufacturing (low-impact manufacturing, wholesaling, warehousing and distribution activities that occur within enclosed buildings) and a wide variety of business park uses.



65

WALK SCORE



60

TRANSIT SCORE



68

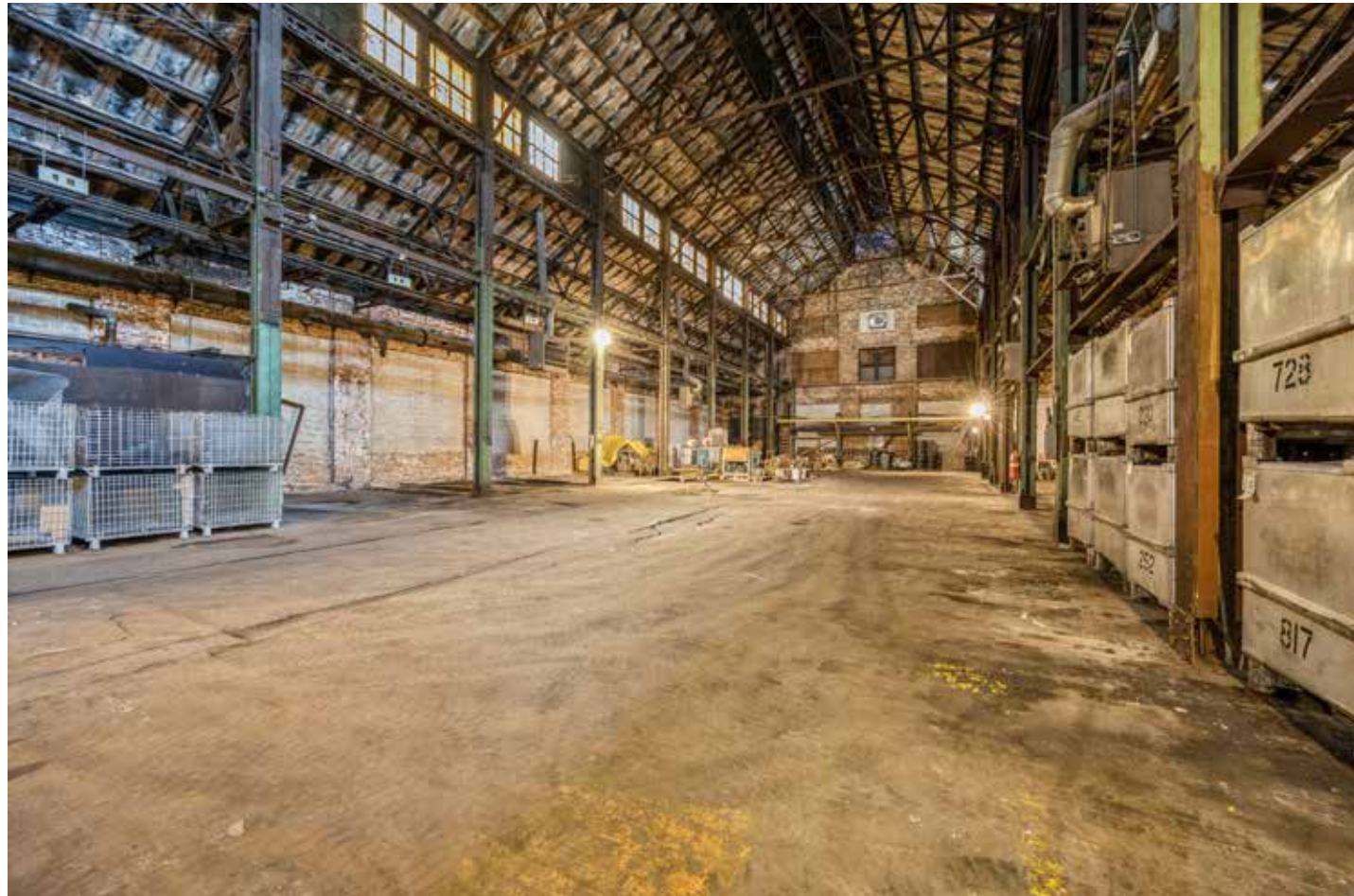
BIKE SCORE





# PROPERTY PHOTOS

601 W 81ST ST  
AUBURN GRESHAM



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AUBURN GRESHAM

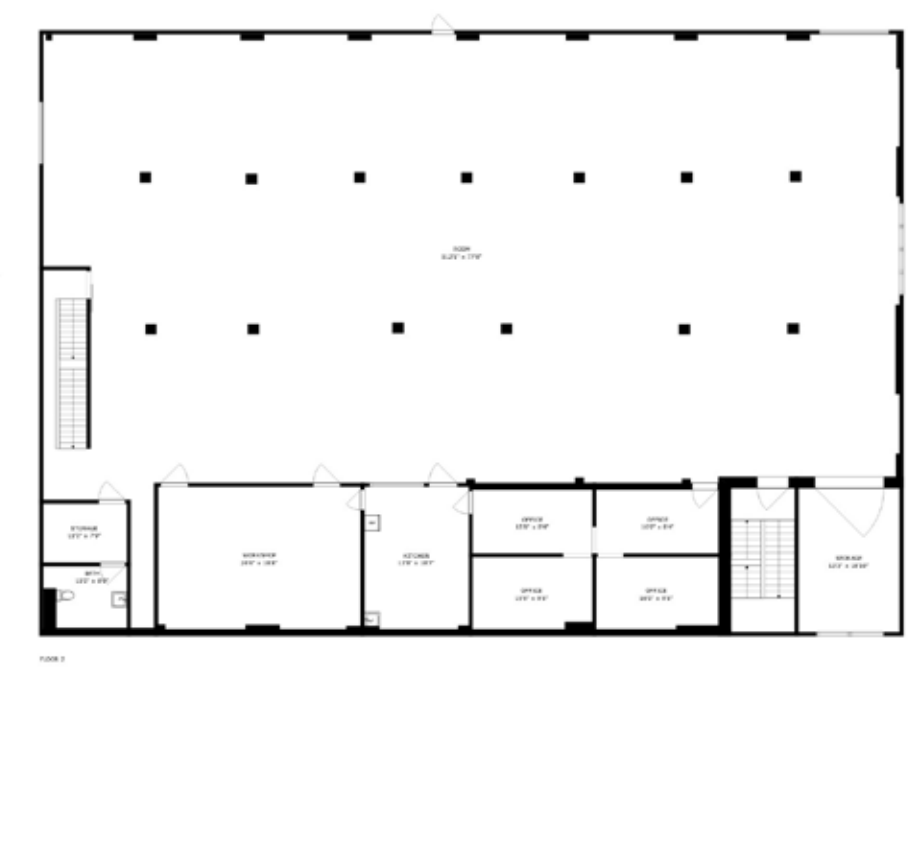
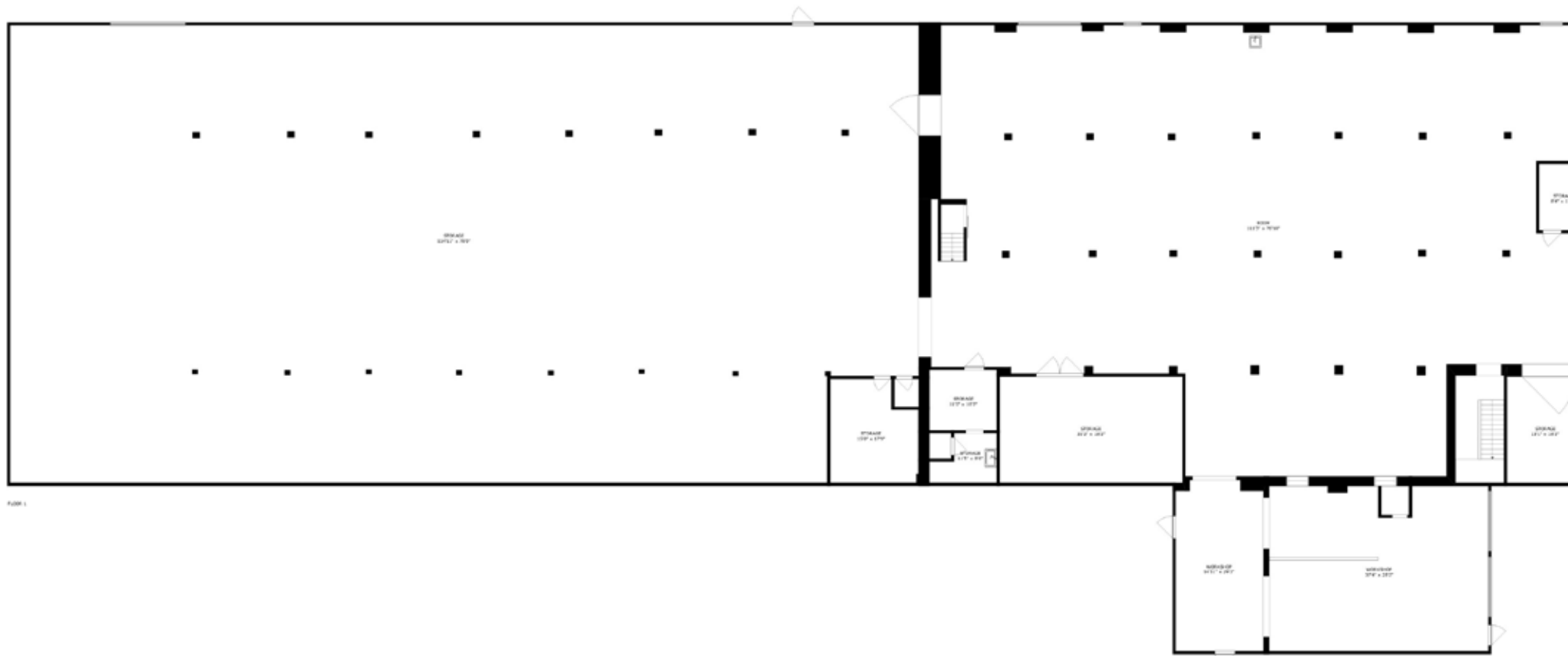
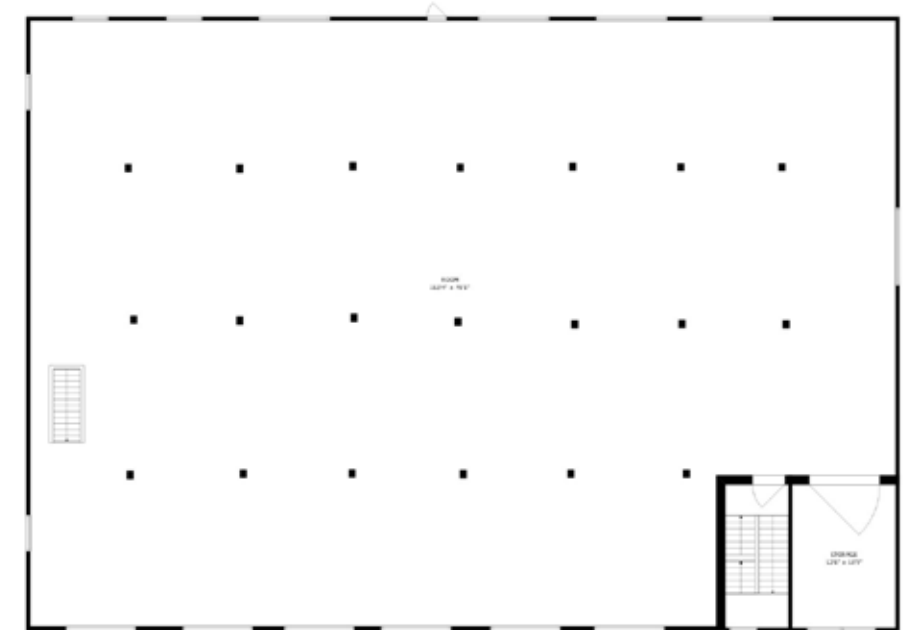
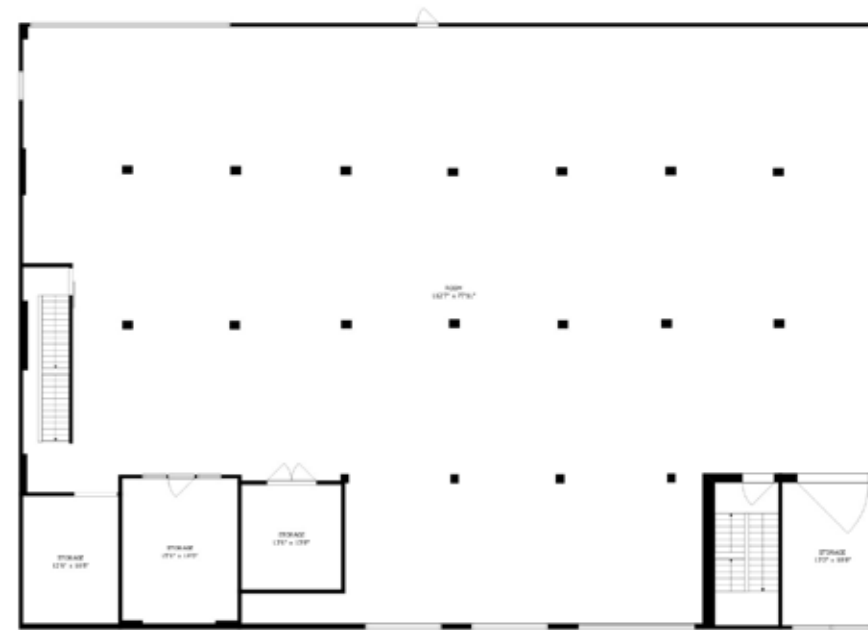


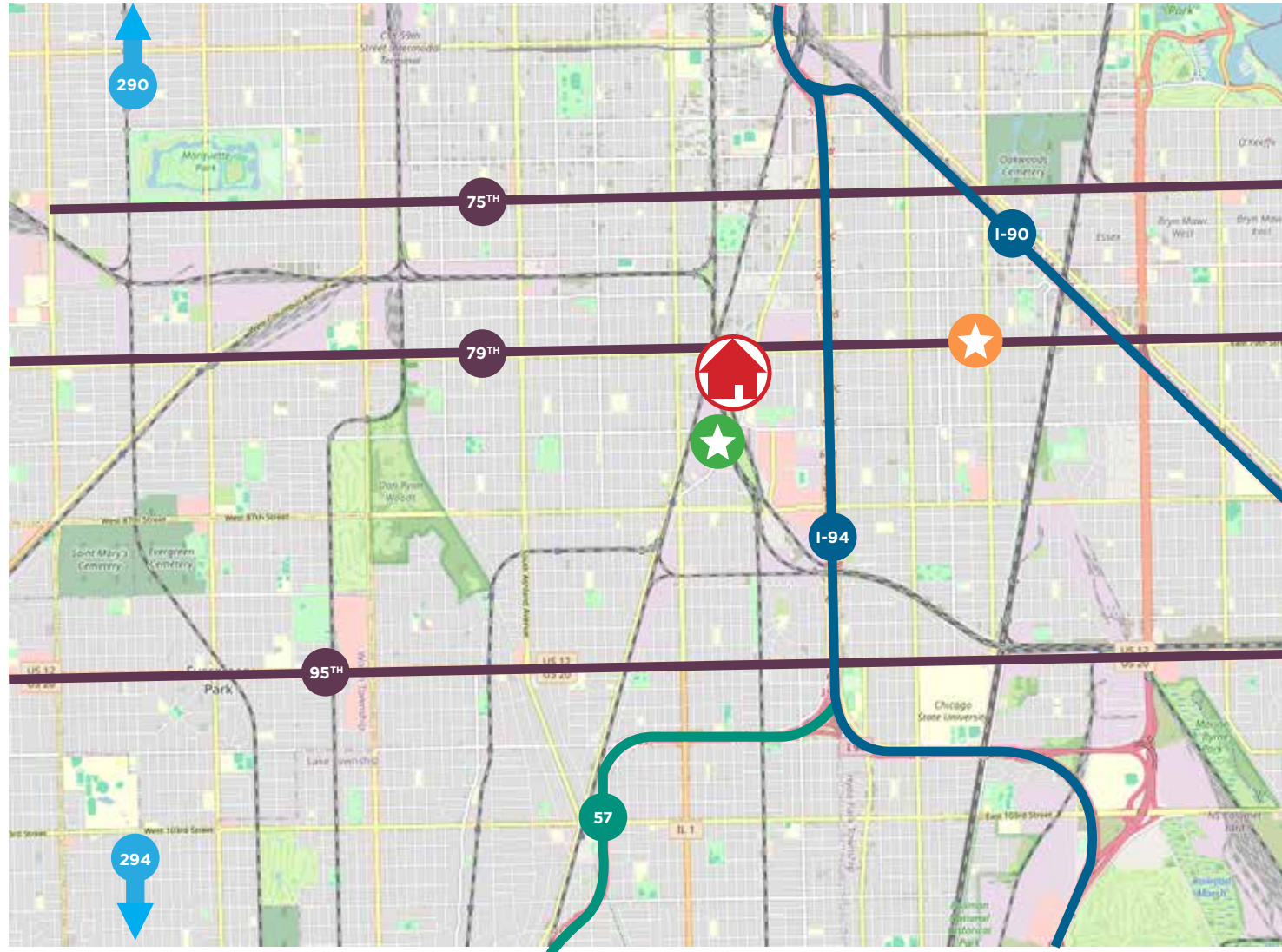
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## FLOORPLAN

Plans, materials and specifications are based on availability and subject to change without notice. Architectural, structural, mechanical, electrical and other assemblies may be revised, as deemed necessary by the developer, architect or as may be required by law. Floor plans are approximate and are for marketing purposes only. All information provided herein deemed reliable.





## Auburn Gresham

Auburn Gresham began as a community in the early 19th century, initially settled by small German and Dutch communities. In the late 19th century, an influx of Irish railroad workers and improved city services spurred residential and commercial growth. By the 1920s, the population tripled. The area is known for its bungalow-style homes and brick apartment buildings. It has a Metra rail stop at 87th St. and Vincennes Ave., providing service to Chicago and Joliet. Community leaders have advocated for an additional Metra stop at 79th St., and the City of Chicago acquired land for this purpose in 2014. Nearby, CTA Red Line stops are also available.

## Expressways

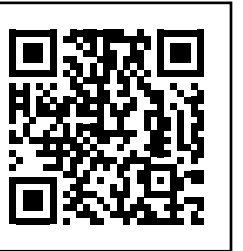
- 90/94   ■ 294
- 57   ■ 290

## Local Roads

- 75th Street Corridor
- 79th Street Corridor
- 95th Street Corridor

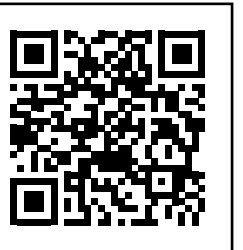
## ★ Greater Chatham Initiative

The Greater Chatham Initiative originated from a detailed plan aimed at fostering economic growth and revitalizing neighborhoods. Their mission is to strategically invest, in line with this plan, in the Chicago communities of Chatham, Greater Grand Crossing, Avalon Park, and Auburn Gresham, enabling them to re-establish themselves as desirable and opportunity-rich areas. Scan the QR Code to learn more.



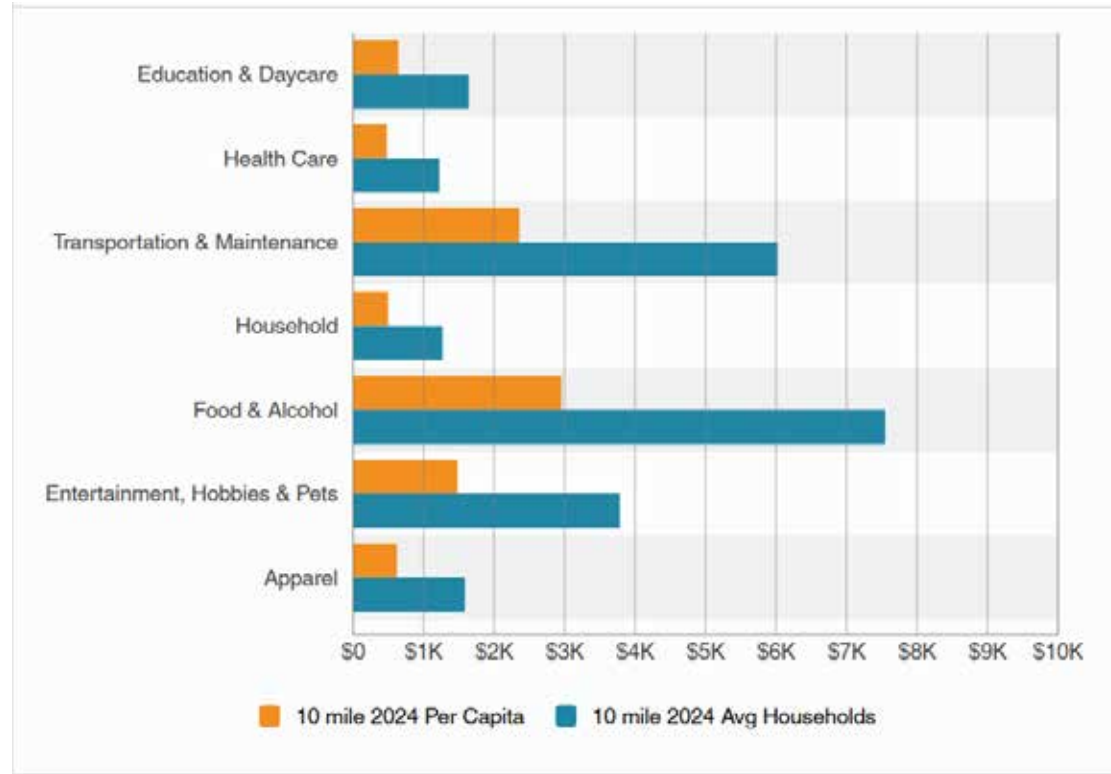
## ★ Green Era Campus

Green Era's mission is to foster more sustainable communities by promoting local food production through improved biodegradable waste management and access to nutrient-rich soil. We are revitalizing a 9-acre vacant brownfield on Chicago's South Side, transforming it into a renewable energy hub and green space that supports economic empowerment, clean energy, fresh produce, and thriving communities.

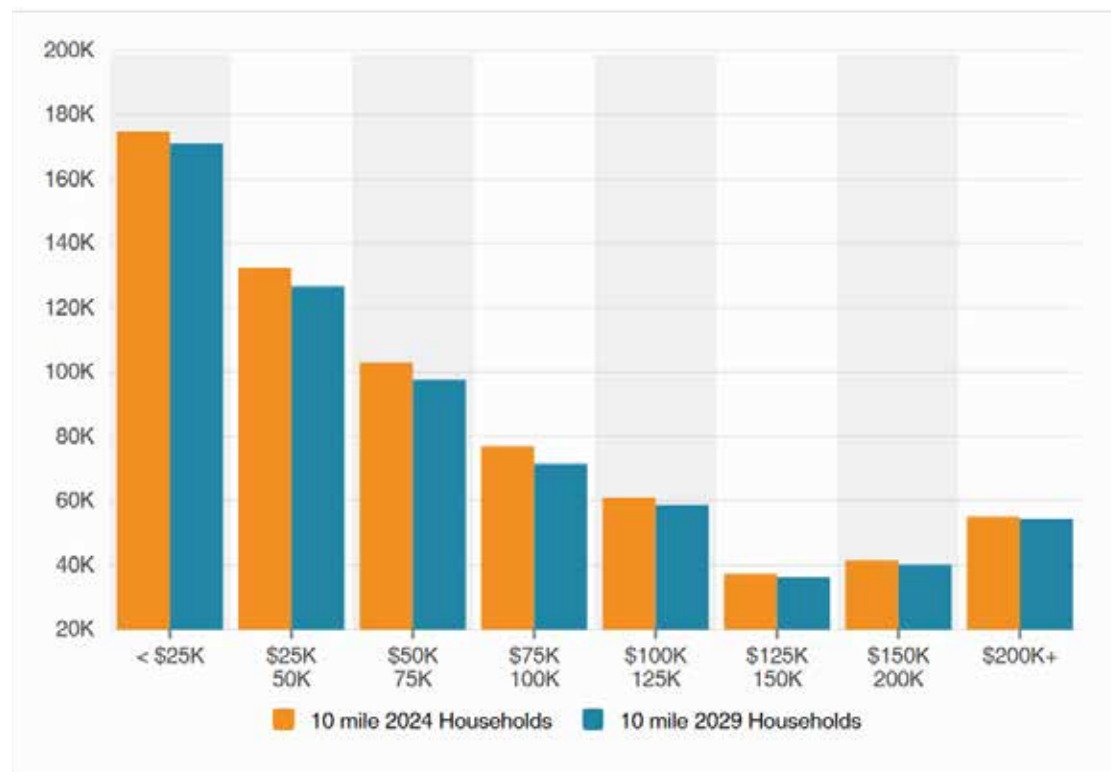




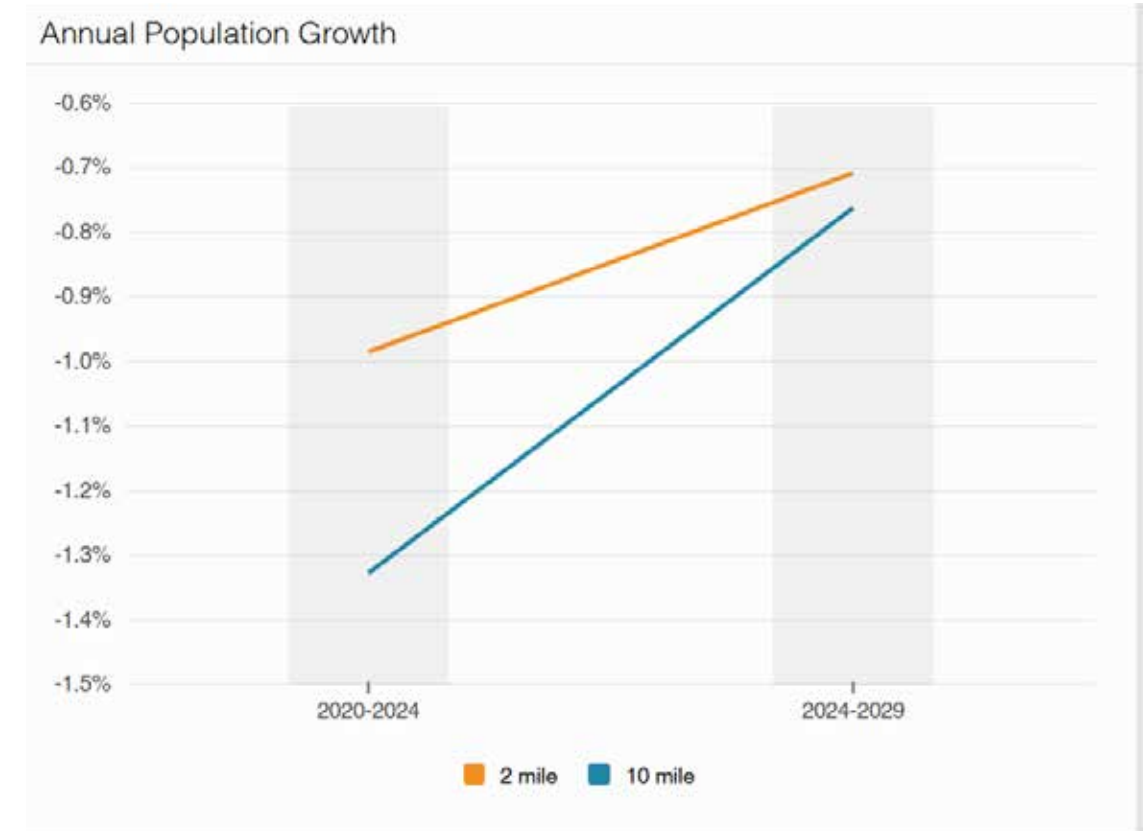
## Per Capita & Average Household Spending



## Household Income



## Annual Population Growth







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**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

CHICAGO