



OFFERING MEMORANDUM

SCHILLER PARK PORTFOLIO

3901-3907 WESLEY TERRACE & 9420 BRYON STREET



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3901-3907 WESLEY TERR. & 9420 BRYON ST.

SCHILLER PARK PORTFOLIO

INDUSTRIAL PORTFOLIO

IDEAL FOR
OWNERS/USERS & INVESTORS

AVAILABLE

TOTAL AVAILABLE: 33,242 SF | 2.54 Acres

BUILDINGS: 3 (+3 additional storage building)

TOTAL LOADING: 6 Drive-in Doors | 2 Docks

A rare opportunity to acquire a fully vacant, three-building industrial portfolio in the highly sought-after Schiller Park market. Strategically located near O'Hare International Airport and major highways, these properties offer flexibility for a variety of *industrial users, including manufacturing, warehousing, and distribution*. Whether you're looking to establish your business or reposition the assets for investment, this portfolio presents exceptional value.

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SCHILLER PARK PORTFOLIO

PORTFOLIO HIGHLIGHTS

PRIME LOCATION

9-10 minutes from O'Hare International Airport, with easy access to I-294, I-90, and major transportation routes.

IMMEDIATE AVAILABILITY

All properties will be *delivered vacant*, allowing for seamless occupancy or redevelopment.

VERSATILE INDUSTRIAL SPACES

A mix of manufacturing and warehouse facilities, catering to multiple industrial needs.



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30,810 SF | 0.88 ACRES
ALSO AVAILABLE FOR SALE
THROUGH AN EXTERNAL BROKERAGE

3907 WESLEY TERRACE

DETAILS

BUILDING SIZE: 15,700 SF Manufacturing Facility

LAND SIZE: 0.82 Acres

LOADING: 3 Drive-in Doors

EXCELLENT OPPORTUNITY FOR:
MANUFACTURING FABRICATION,
OR ASSEMBLY OPERATIONS

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SCHILLER PARK PORTFOLIO

9420 BYRON STREET

DETAILS

BUILDING SIZE: 11,042 SF Warehouse

LAND SIZE: 1.00 Acre

LOADING: 2 Drive-in Doors (10' x 12')

2 Docks

2 Exterior Docks

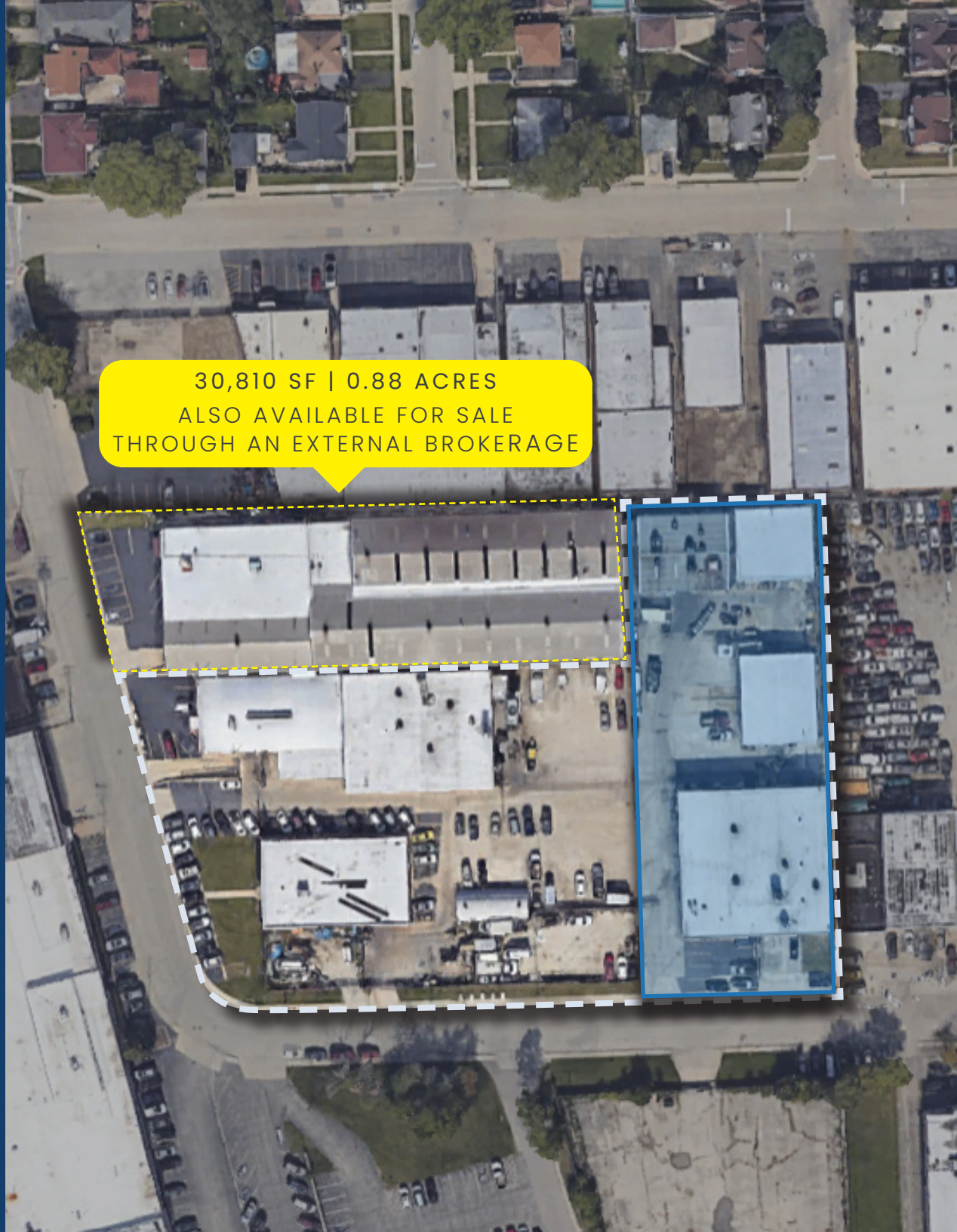
CEILING HEIGHT: 20' Clear

POWER: 800A/240V 3P Heavy Power

**+ 3 ADDITIONAL STORAGE BUILDINGS
TOTALING APPROXIMATELY 11,000 SF**



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3901 WESLEY TERRACE

DETAILS

BUILDING SIZE: 6,500 SF Warehouse

LAND SIZE: 0.72 Acres

LOADING: 1 Drive-in Door

PARKING: 21 Dedicated Parking Spaces

ZONING: I-1

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KEY ADVANTAGES

COMPLETELY VACANT PORTFOLIO

Move-in ready for businesses or redevelopment.

RARE SMALL-BAY OFFERING

High demand for owner-user space in Schiller Park.

CLOSE TO LABOR & TRANSPORTATION

Strong workforce availability and easy access to public transit.

EXPANSION & CUSTOMIZATION

Configure the spaces to fit your operational needs.



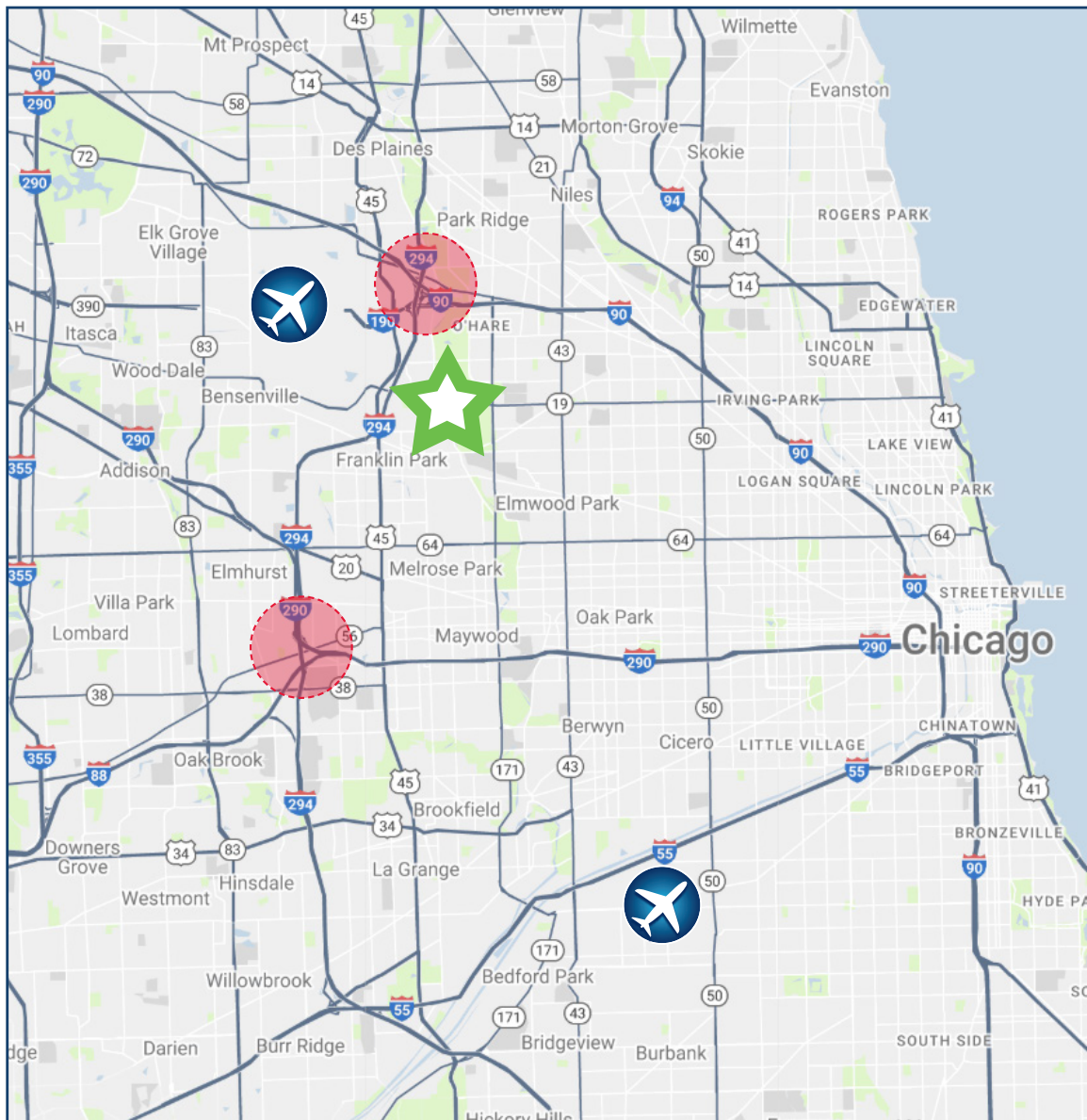
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LOCATION ANALYSIS

Schiller Park Portfolio boasts a strategic location near O'Hare International Airport, offering excellent connectivity for businesses requiring convenient air and freight access.

Situated in a well-established commercial and industrial area, the property benefits from proximity to major highways, including I-294 and I-90, ensuring seamless transportation throughout the Chicago metro area.

Surrounded by a mix of residential neighborhoods and commercial enterprises, it provides access to a strong workforce and nearby amenities, making it an attractive choice for businesses seeking a well-connected and dynamic location.



I-294	1.6 Miles	O'Hare International Airport	3.7 Miles
I-90/I-294 Interchange	3.3 Miles	Downtown Chicago	15.4 Miles
I-290/I-294 Interchange	8.4 Miles	Midway International Airport	16.7 Miles



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