

CHICAGO, IL

555 W. 14TH PLACE



ML REALTY
PARTNERS

FOR SALE
FULLY LEASED THROUGH 6/30/26
URBAN WAREHOUSE WITH
SECURE ONSITE PARKING LOT



22,440 SF FULLY LEASED
INDUSTRIAL BUILDING

AVAILABLE FOR SALE IN
CHICAGO'S SOUTH LOOP



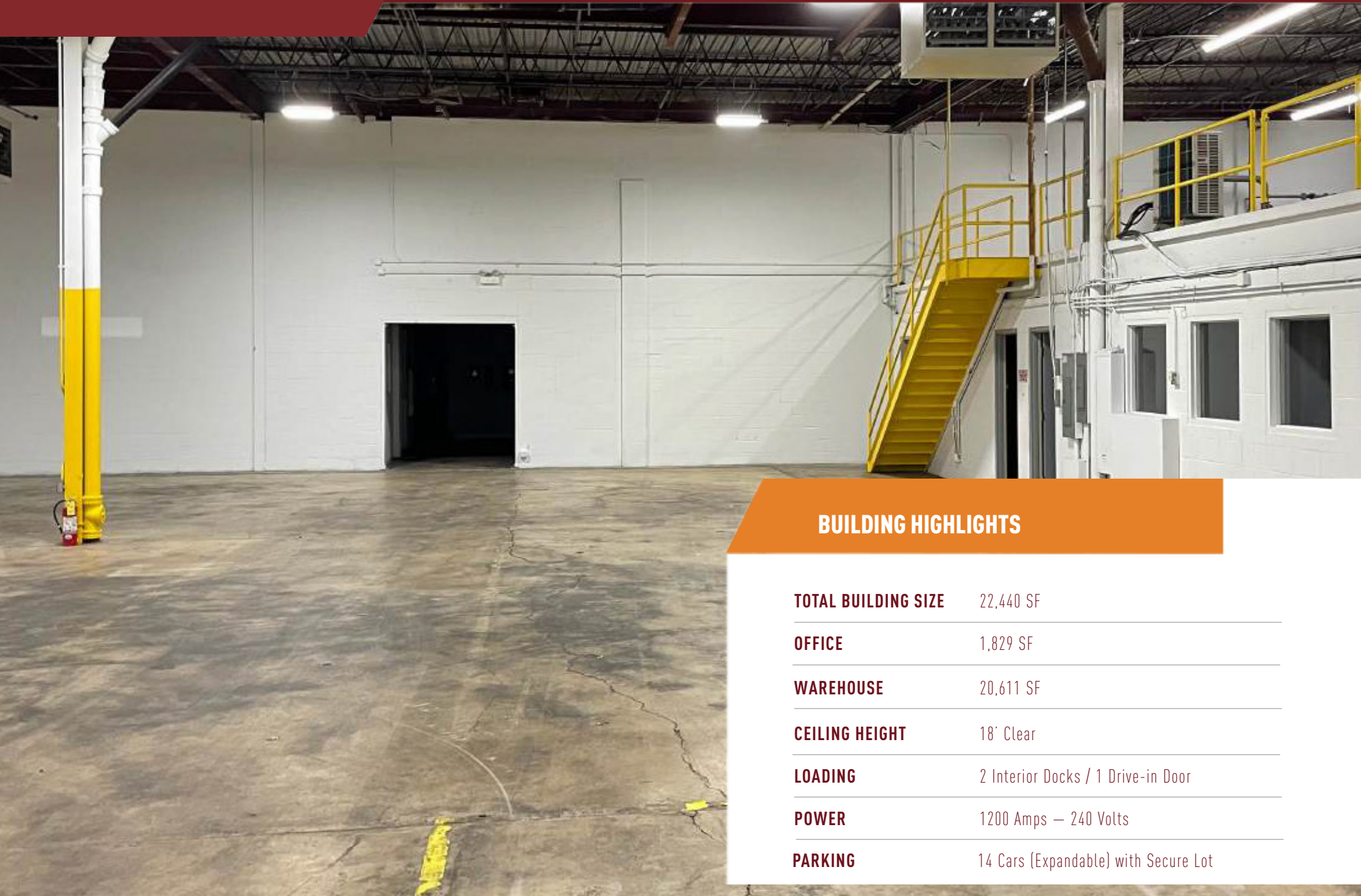
CLINTON STREET

JEFFERSON STREET

W 14TH PLACE

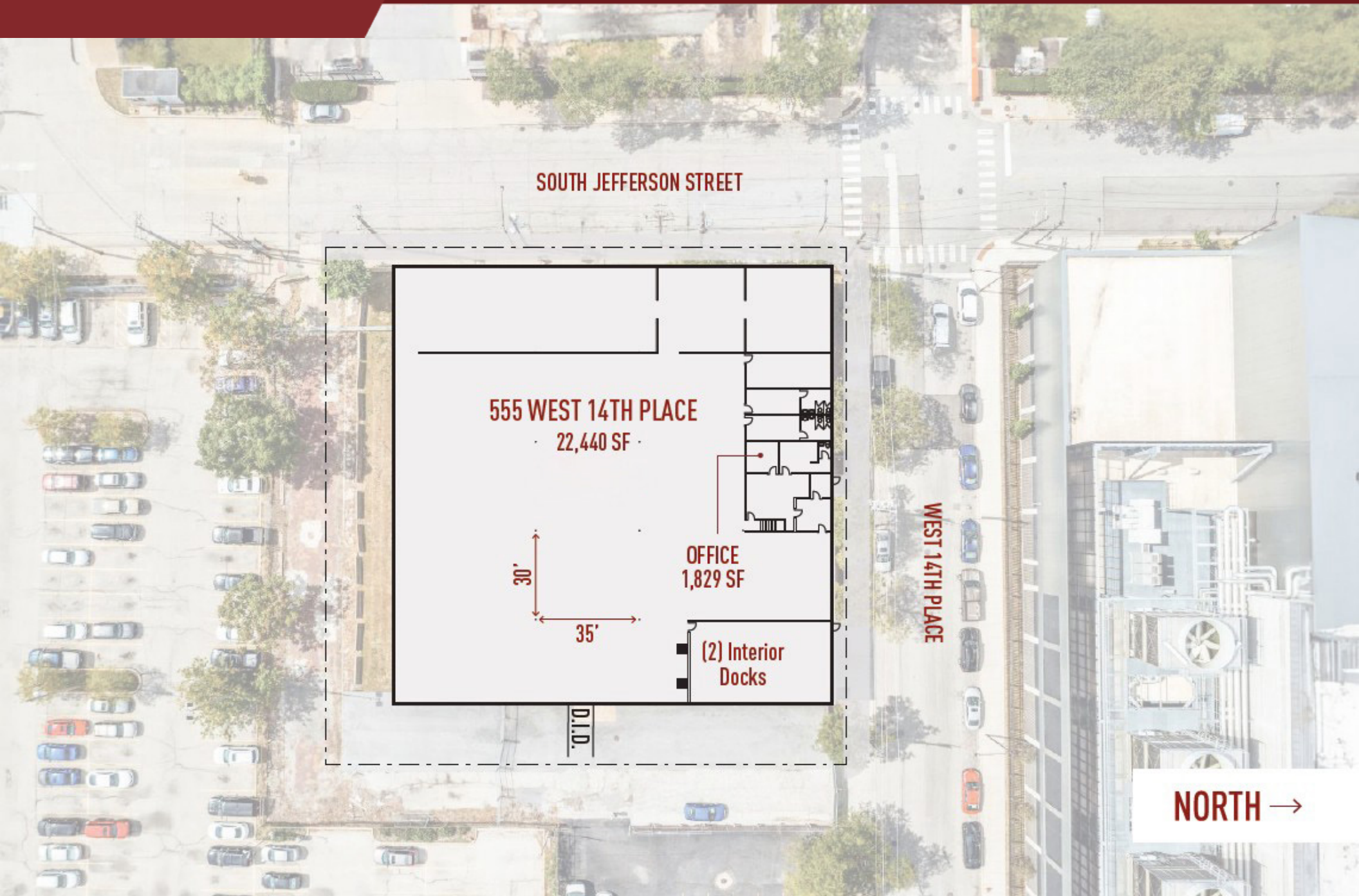
LOCATION HIGHLIGHTS

- ✓ 2 BLOCKS TO THE KENNEDY EXPRESSWAY (I-90/94)
- ✓ 1 MILE TO THE CHICAGO CENTRAL BUSINESS DISTRICT
- ✓ ZONING: DS-3
- ✓ PUBLIC TRANSPORTATION: MAJOR CTA HUBS WITHIN 3 BLOCKS
- ✓ LESS THAN 2 MILES TO MCCORMICK PLACE



BUILDING HIGHLIGHTS

TOTAL BUILDING SIZE	22,440 SF
OFFICE	1,829 SF
WAREHOUSE	20,611 SF
CEILING HEIGHT	18' Clear
LOADING	2 Interior Docks / 1 Drive-in Door
POWER	1200 Amps — 240 Volts
PARKING	14 Cars (Expandable) with Secure Lot



SOUTH JEFFERSON STREET

555 WEST 14TH PLACE
22,440 SF

30'
35'

OFFICE
1,829 SF

(2) Interior
Docks

D.I.D.

WEST 14TH PLACE

NORTH →



LEASE INFORMATION

Term: Through June 30, 2026*

* Tenant does not have renewal options

MARKET OVERVIEW

Historically, the South Chicago Industrial Submarket has reflected some of the lowest vacancies in the greater Chicago market. The current vacancy rate in the submarket is 5.1%, one of the lowest in almost 30 years. The majority of industrial buildings, in this submarket, are functionally obsolete with lower ceiling heights and limited (or no) dedicated parking. The barriers of entry limiting new construction will keep functional industrial buildings in high demand.

MARKET OVERVIEW

555 W. 14th Place is located 1 mile from the Chicago Loop. The Loop has consistently been the fastestgrowing neighborhood in Chicago. The 2020 Census included data showing the Loop is the fastest-growing downtown area in the nation. Companies that serve growing populations require facilities near their customers. This dynamic makes 555 W. 14th Place a true final-mile facility.

2024 POPULATION

2 MILES
193,607

5 MILES
835,839

10 MILES
2,436,330



SOUTH LOOP

555 W 14th Pl

- 1.0 MILES - 290 WEST
- 0.4 MILES - 290 EAST
- 0.4 MILES - 90/94 WEST
- 0.5 MILES - 90/94 EAST
- 0.5 MILES - 55 SOUTH





DARWINPW
R E A L T Y

CORFAC International

TERRY LYNCH, SIOR

Vice President
DarwinPW Realty
773.714.2142
tlynch@darwinpw.com

555 W. 14TH PLACE, CHICAGO, IL



ML REALTY
P A R T N E R S