



# 3507 W. 51ST STREET, CHICAGO

Available for Sale or Lease



## CONSTRUCTION COMPLETE!



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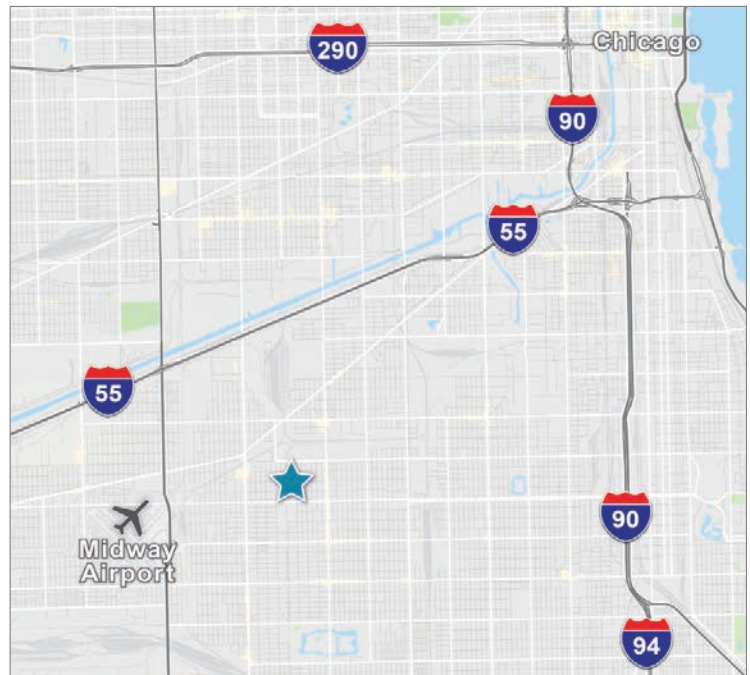
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## PROPERTY SPECIFICATIONS

<b>Building Size:</b>	316,550 SF
<b>Office Area:</b>	To Suit
<b>Site Area:</b>	±19.37 Acres
<b>Clear Height:</b>	36'
<b>Sprinkler:</b>	ESFR
<b>Bay Size:</b>	50' x 56' with 65' speed bay
<b>Building Depth:</b>	315'
<b>Loading:</b>	<ul style="list-style-type: none"><li>• 32 Docks (expandable to 53)</li><li>• 4 Drive-in Doors</li></ul>
<b>Parking:</b>	<ul style="list-style-type: none"><li>• 229 Cars (expandable)</li><li>• 71 Trailer Stalls</li></ul>
<b>Rail Service:</b>	Potential CSX rail service
<b>Floor:</b>	7" unreinforced, 4,000 PSI
<b>Taxes:</b>	Class 6B tax incentive approved
<b>Lease Rate:</b>	Subject to Offer
<b>Sale Price:</b>	Subject to Offer



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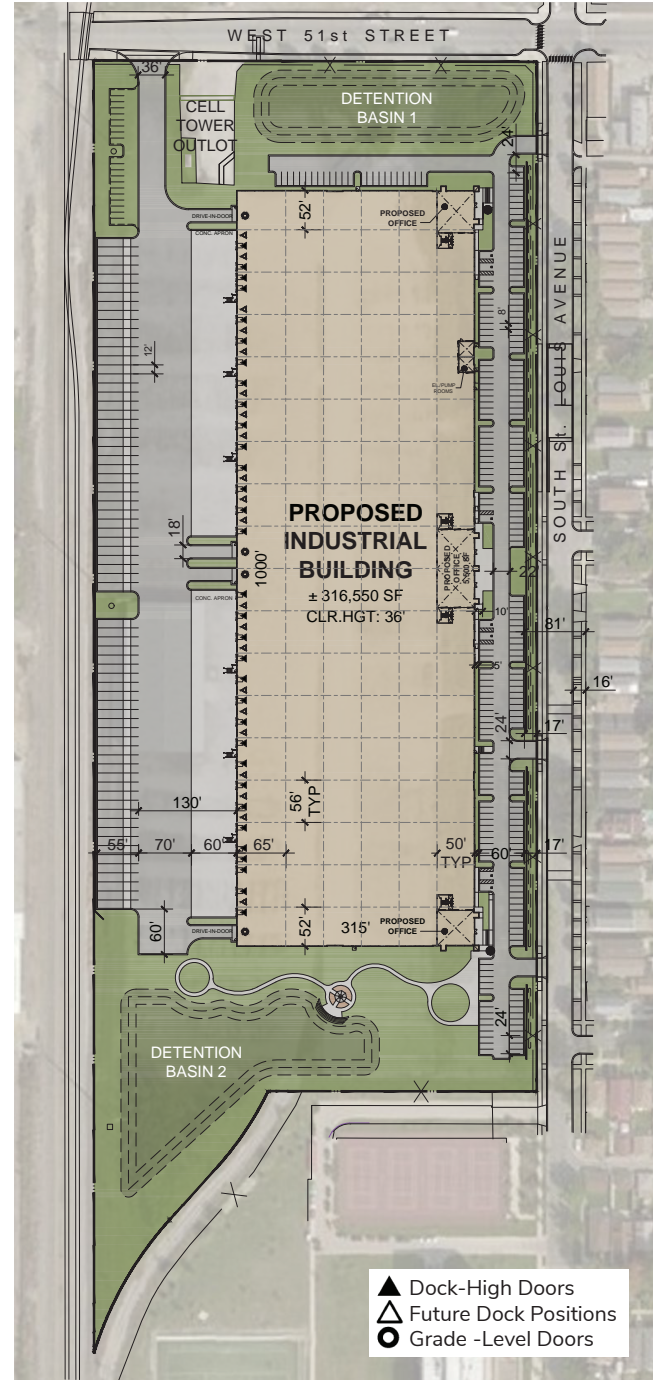
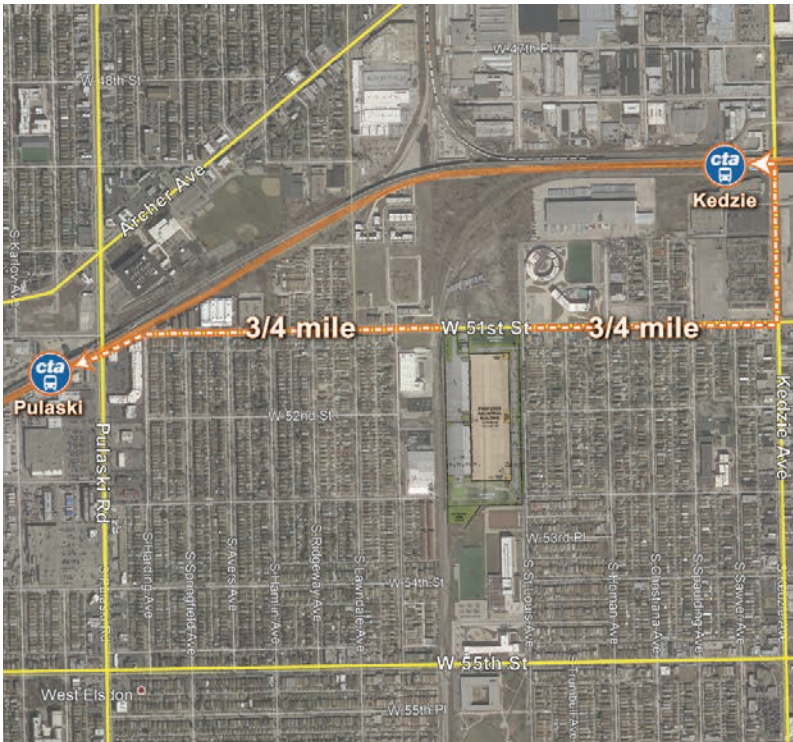
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## PROPERTY FEATURES

- Class 6B tax incentive approved
- TIF site (51st Street/Archer TIF) 2023 expiration
- One of the largest infill sites in the South City submarket along I-55.
- Proximity to multiple intermodals including the BNSF Corwith, CSX, Norfolk Southern, and Chicago Belt Railway.
- PD Zoning (PD545 – Planned Development) allows for project and design flexibility
- Convenient access via public transportation
- Local amenities including restaurants and grocery





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## POPULATION DENSITY

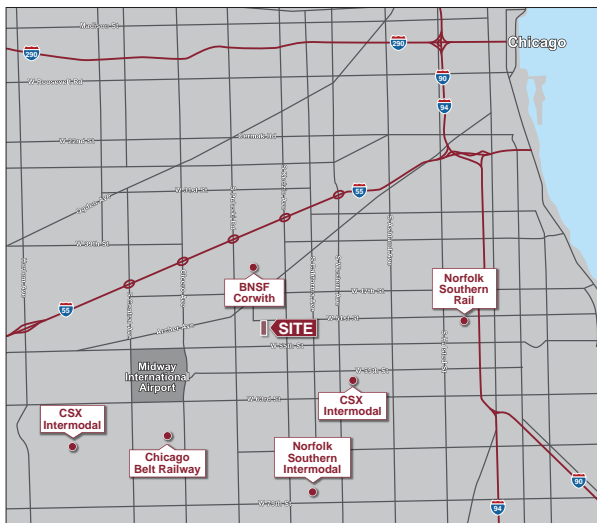
- 5.2 Million people live within 30 minutes
- 65% of the US population can be reached within a 1-day drive

## LABOR FORCE

- Quality labor force of 4.2 million people within a 30 minute drive
- 983,619 are Blue Collar Workers
- Nearly 20% travel to work by public transportation
- Just blocks from 2 CTA Orange Line stops (Kedzie / Pulaski) and multiple bus routes

## ACCESS

- 2.5 Miles to the I-55 / Pulaski full interchange
- 2.7 Miles northeast of Chicago Midway Airport
- 4.1 Miles to I-90/94
- 8.5 Miles to Chicago's Central Business District



Symbol marks Full Interchange

Demographics	3 miles	5 miles	10 miles	30 min drive
Population	314,082	811,626	2,598,432	5,217,904
Avg. Household Income	\$59,023	\$59,107	\$85,669	\$93,936
Labor Force (16 years or over)	234,233	621,052	2,075,674	4,192,203
Blue Collar Workers	82,889	193,207	507,614	983,619
Avg. Travel to Work	33.1 min	32.8 min	31.8 min	30.8 min



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