



OPPORTUNITY ZONE
Q2 2019 DELIVERY

73,176 SF AVAILABLE
58% LEASED



CONSTRUCTION UPDATE: NEARING COMPLETION

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

ROCKWELL LOGISTICS CENTER
2545 W. 24th STREET, CHICAGO, ILLINOIS 60608
www.RockwellLogisticsCenter.com

BUILDING	174,536 SF
AVAILABLE	73,176 SF
OFFICE	To Suit
LOT SIZE	8.223 Acres
CEILING	32' Clear
LOADING	6 Dock Doors, expandable to 12 1 Drive-in Door
DIMENSIONS	205' truck court depth 306' building depth 570' building width
SPRINKLERS	ESFR
ROOF	15-year warranty
PARKING	13 Trailer Stalls 43 Cars (expandable)
COLUMN	48' x 50' Spacing
UTILITIES	Public Utilities to Site
ZONING	Chicago M1-3 (limited manufacturing / business) Located in an Opportunity Zone



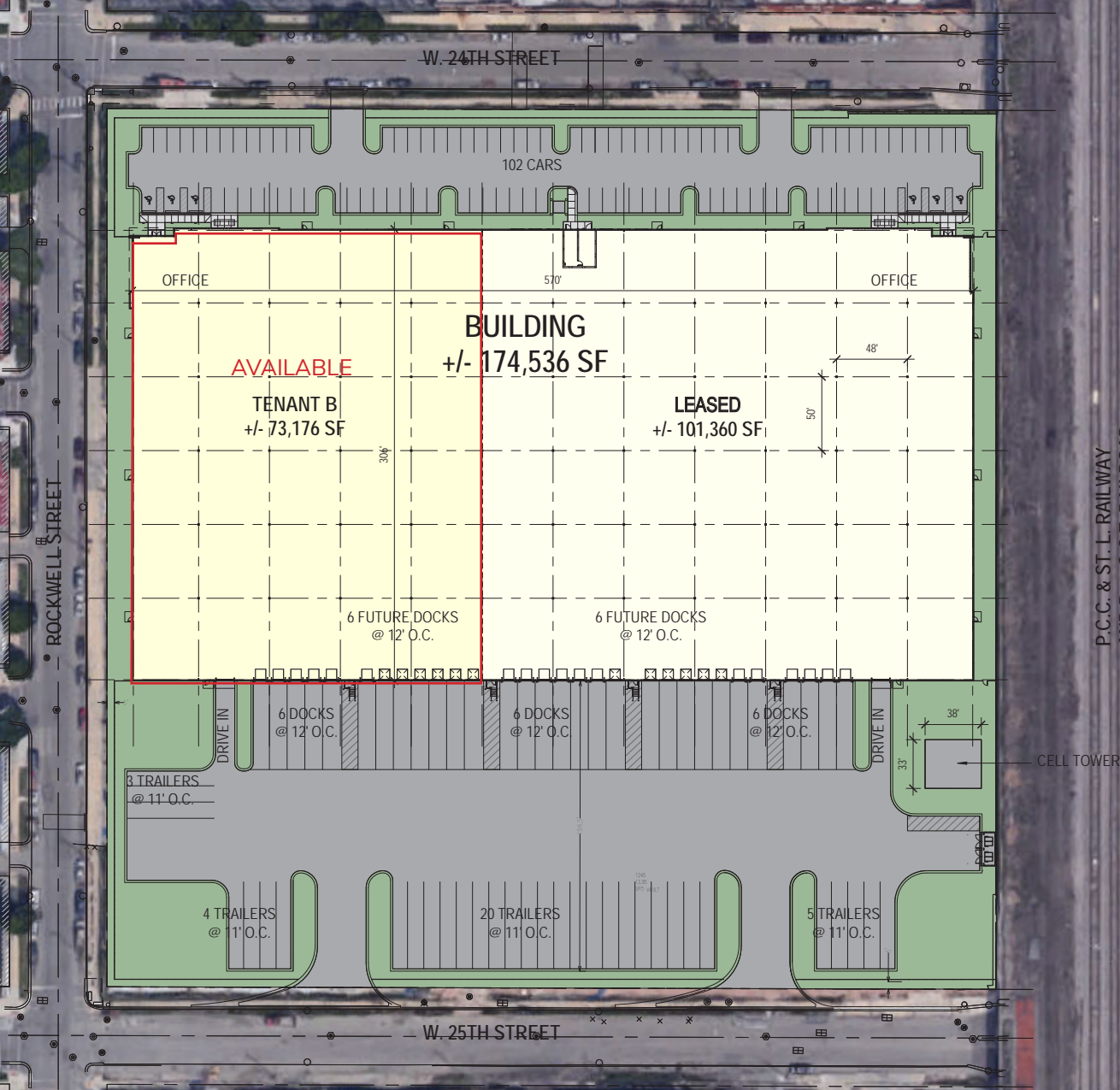
FEATURES

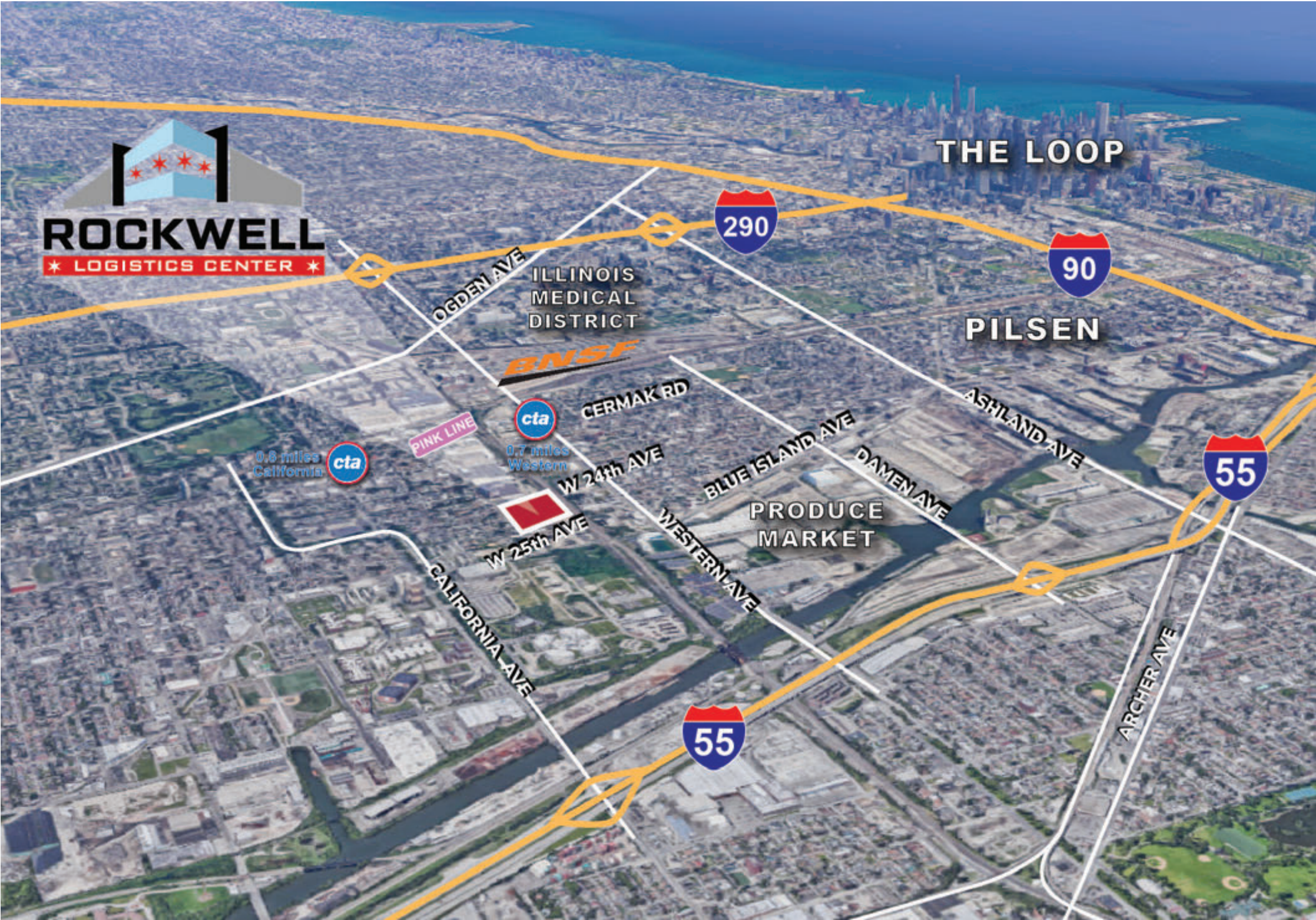
- great access to I-55, multiple interchanges less than 3 miles away
- located 7 miles from the Loop (15 minute drive)
- proximity to produce market
- less than 1 mile to nearest CTA stop (western-pink line)
- less than 0.25 miles to Western Ave bus stop
- less than 1 mile to BNSF Intermodal
- only region served by 6 out of 7 Class I railroads
- rare Chicago in-fill site
- approved 6B property tax abatement
- tremendous labor pool

SITE PLAN - TRAILER PARKING

AVAILABLE SPACE INFORMATION

SITE AREA:	+/- 8.223 ACRES
AVAILABLE AREA:	+/- 73,176 SF
PARKING PROVIDED:	43 CARS 13 TRAILERS
DOCKS PROVIDED:	6 DOCKS 6 FUTURE
DRIVE IN DOORS	1 DRIVE IN





THE LOOP

PILSEN

290

90

55

55

OGDEN AVE

ILLINOIS MEDICAL DISTRICT

BNSF

CERMAK RD

PINK LINE

cta

0.7 miles Western

0.6 miles California

cta

W 24th AVE

BLUE ISLAND AVE

DAMEN AVE

ASHLAND AVE

PRODUCE MARKET

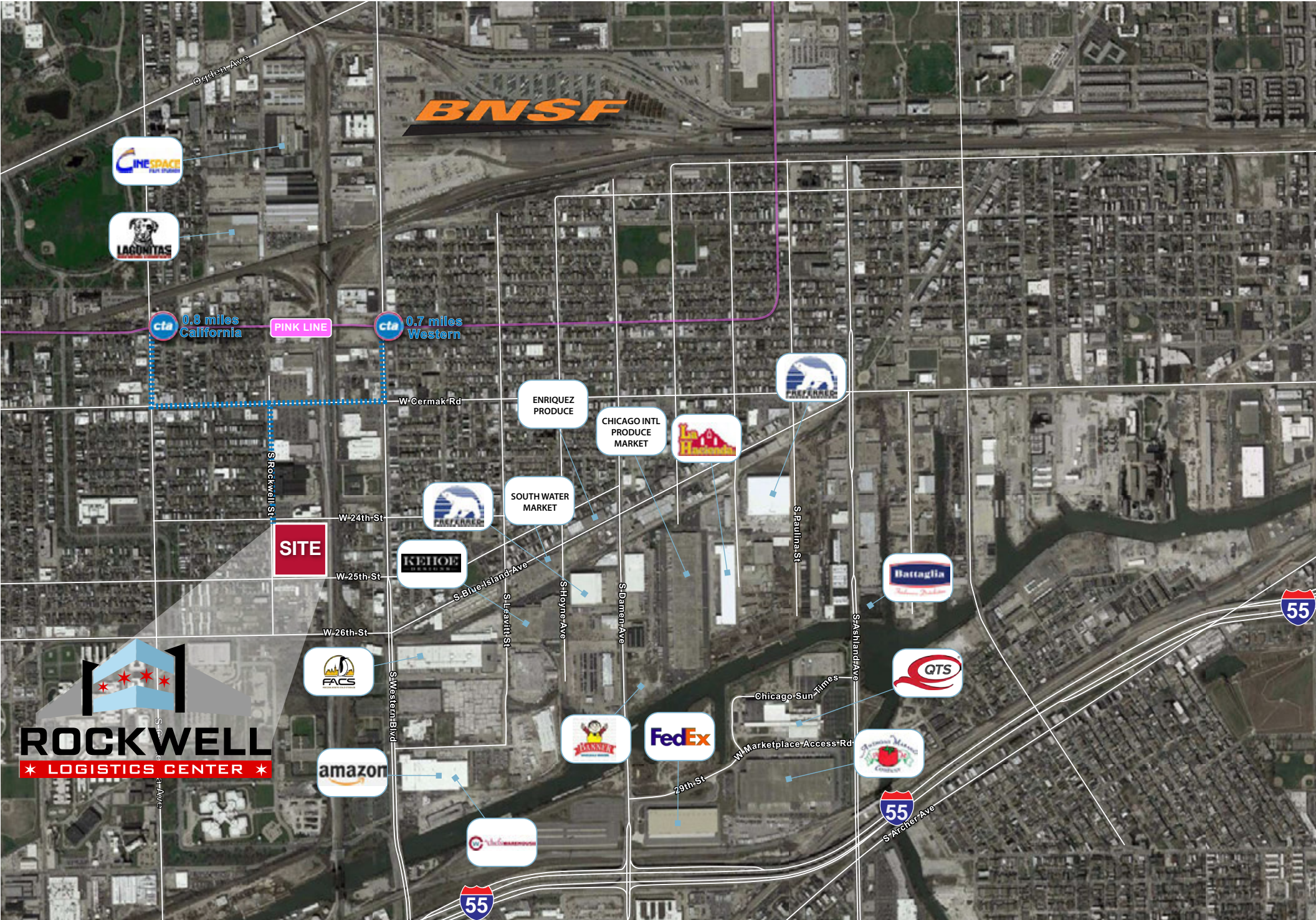
W 25th AVE

WESTERN AVE

CALIFORNIA AVE

ARCHER AVE

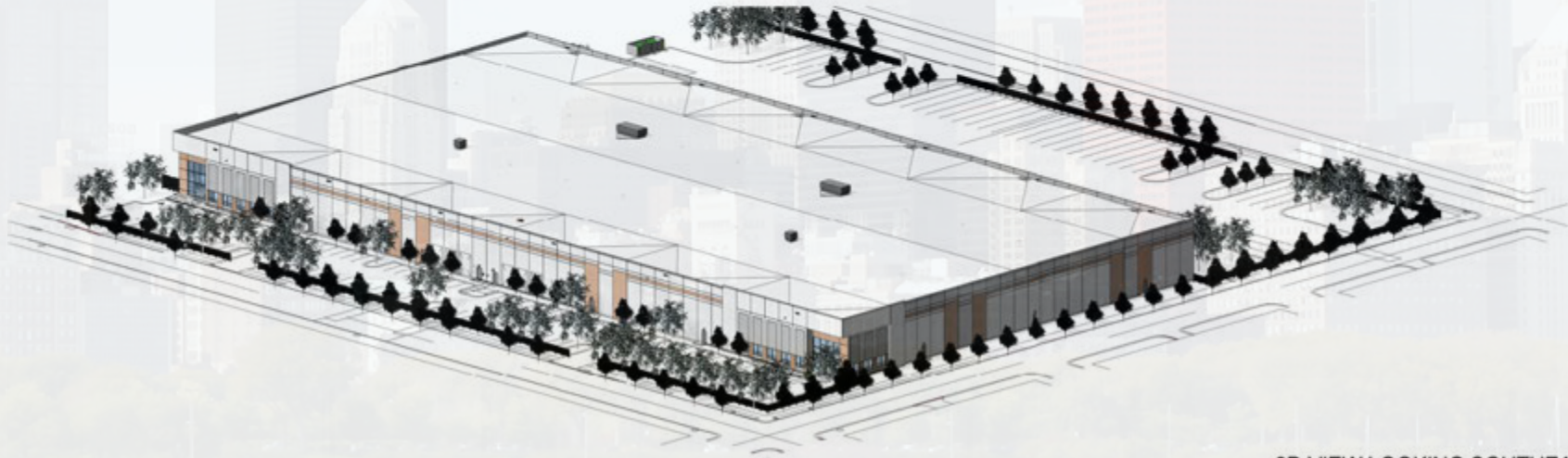




3D VIEWS



3D VIEW LOOKING NORTHEAST



3D VIEW LOOKING SOUTHEAST

UNDER CONSTRUCTION
Q2 2019 DELIVERY



FOR MORE INFORMATION:



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