



**Chicago Industrial Real Estate**

LISTINGS LIST  
October 2021

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Contact List**

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SQ. FT.	DIV	ADDRESS	TYPE	LAND	OFFICE	CEILINGS	POWER	DOCKS	DID	RAIL	LEASE	SALE	TAXES	CONTACT	COMMENTS
153,410	Yes	2845 W. 48th Place Chicago	MT		15,341	12'-18'		9				STO		Matt	<b>INVESTMENT OPPORTUNITY!!!</b> Fully leased multi-tenant building located on Chicago's near southwest side. Lot's of parking and good loading!
136,000	Yes	1100 W. Barker Ave. Michigan City, IN	MT	18.26 Acres	3,500	21'-30'	4,500 Amps	10	6			\$1,495,000 (\$10.99 psf)	\$16,140 (2018)	Matt	<b>DRAMATIC PRICE REDUCTION!!!! TAXES ARE ONLY \$16,140 PER YEAR!!!!</b> Located Close to I94. The 18 plus acre site allows the site endless possibilities!!! Building has received many recent upgrades!!! <b>OPPORTUNITY ZONE</b>
109,000		6801 W. 66th Place Bedford Park, IL	MT	3.13 Acres		13'-20'		12	5			\$3,495,000		Matt	<b>INVESTMENT OPPORTUNITY!!!</b> Fully leased multi-tenant building located on Chicago's near southwest side. Lot's of parking, good loading, and newer tear off roof.
N.L.		1657 N. Kostner Avenue Chicago		2.02 Acres	2,600	11'-22'	3,000 Amps	2 Ext.	2		NFL	\$2,195,000		Ari	Well maintained northside manufacturing - distribution with mostly newer roofs, 30,000 recently paved parking lot, remodelled offices with newer HVAC, and good power distribution.
41,646	Yes	825-75 Riverview Drive Benton Harbor, MI		6.72 Acres	To Suit	23'	600 Amps	4	1		\$3.65 Gross	\$695,000	\$13,000	Matt	What a deal..... Has new tear off roof!!!! Excellent distribution space with 4 docks, drive in door (more possible) acres of outside parking storage, 23' ceiling heights, 50'x30' bays, and only 15 minutes from I94 expressway! <b>OPPORTUNITY ZONE!</b>
38,656		1100 W. Barker Ave. Michigan City, IN	MT		To Suit	20'-23'	2,000 Amps	8	1		\$2.85 Gross			Matt	Excellent distribution space with 4 docks, drive in door (more possible), acres of outside parking storage, 23' ceiling heights, 50'x30' bays, and only 15 minutes from I94 expressway!
35,984		1100 W. Barker Ave. Michigan City, IN	MT		To Suit	20'-23'	1,200 Amps	1	1		\$2.95 Gross			Matt	Excellent distribution space with 1 dock, a large drive in door (more possible), acres of outside parking storage, 23' ceiling heights, 50'x30' bays, and only 15 minutes from I94 expressway!
27,000		1845 S. 55th Ave. Cicero	Land			25'	600 Amps		1			\$325,000		John	Fenced, paved lot with 5000 sf. garage building. Ideal for any business needing vehicle or outdoor storage.
26,781		1100 W. Barker Ave. Michigan City, IN	MT		To Suit	20'-23'	400 Amps	2	1		\$2.95 Gross			Matt	<b>UNDER CONTRACT...</b> Excellent distribution space with 2 docks, large drive in door (more possible), acres of outside parking storage, 23' ceiling heights, 50'x30' bays, and only 15 minutes from I94 expressway!
S		1859 S. 55th Avenue Cicero	Food	28000	2,300	16'	600 Amps	1			NFL	\$1,200,000	\$20,000	John	<b>PRICE REDUCED!!!</b> This Well maintained distribution facility features <b>8,500 SF of cooler space with 450 pallet capacity</b> , floor drains, full length interior truck dock, 600 Amps, and 8,000 SF of outside storage. Only 15 minutes to downtown / 6 miles to Midway Airport / close proximity to I55 Expressway!!!!
18,000	Yes	875 Riverview Drive Harbor, MI Benton	MT	6.72 Acres	To Suit	23'	600 Amps	4	1		\$4.50 Gross			Matt	Excellent distribution space with 4 docks, drive in door (more possible) acres of outside parking storage, 23' ceiling heights, 50'x30' bays, and only 15 minutes from I94 expressway!

SQ. FT.	DIV	ADDRESS	TYPE	LAND	OFFICE	CEILINGS	POWER	DOCKS	DID	RAIL	LEASE	SALE	TAXES	CONTACT	COMMENTS
14,000		1100 W. Barker Ave. Michigan City, IN	MT	2 Acres	To Suit	20'-23'	200 Amps	To Suit	3		\$2.65 Gross			Matt	Good ceiling heights, drive in doors (docks can be added), and a VERY reasonable rate!!!
13,924		612 E. Lake Street Lake Mills, WI	MT		To Suit	12'	400 Amps		2		\$3.65 Gross			Matt	This space has WIDE open bays with drive in doors! Minutes to I94 Expressway and close to Madison and Milwaukee!
12,708	Yes	1100 W. Barker Ave. Michigan City, IN	MT	1 Acre	To Suit	<b>24'-30'</b>	200 Amps	2	1		\$2.85 Gross!!!			Matt	High ceilinged clear span space with extra land
8,500		6101 W. 31st St. Cicero, IL	Clear Span		2,000	24'	400 Amps		2			\$1,100,000	\$7,000 (2020)	John	100% temperature controlled clear span building recently renovated with exposed brick and timbers!!!. All new offices and mechanicals.. this is a great building for the company looking to have a high image. Adjacent 4,800 SF building available for sale.
7,040		3350 S. Kedzie Avenue Chicago		18,000	7,040	10'	400 Amps				\$9.95 Gross	\$395,000		Matt	<b>LEASE PENDING...</b> Fully updated office building with confrence rooms, private offices, kitchen, reception areas, large open spaces, and plenty of off street parking. Bus stop at door and just one block to I55 Expressway!!!!
6,708		612 E. Lake Street Lake Mills, WI	MT		To Suit	24'	400 Amps	1	1		\$5.50 Gross			Matt	
5,700		1845 S. 55th Avenue Cicero	Garage	24,000		25'			1			\$325,000	\$40,000 (2019)	John	<b>PRICE REDUCED!!!</b> This garage type building has a large fenced and paved storage lot! Only 15 minutes to downtown Chicago, 6 miles to Midway Airpot and close to I55 Expressway!
4,800		6111 W. 31st Street Cicero	Garage			14'	Heavy		2			\$325,000	\$21,000 (2020)	John	Garage building currently an operating body shop. Can be any industrial/commercial use. Drive-thru type building. The adjacent 8,500 SF building also available for purchase.
4,500		3350 S. Kedzie Avenue Chicago	MT		4,500	10'	400 Amps				\$11.95 Gross			Matt	<b>LEASE PENDING...</b> Upgraded office space with private offices, large meeting areas and off street parking. Bus stop at door and just a block from I55 Expressway!!!
2,400		3350 S. Kedzie Avenue Chicago	MT		2400	10'	100 Amps				\$2,600/Month Gross			Matt	<b>LEASE PENDING...</b> Rehabbed office space with off street fenced - paved parking. Great exposure on Kedzie Avenue with CTA bus stop in front of building. Two blocks to I55 (Stevenson) Expressway and 10 minutes to downtown Chicago!
2,295		612 E. Lake Street Lake Mills, WI	MT			12'	100 Amps		2		\$1,250/month Gross			Matt	Perfect space for a small user! Includes drive in door and off street parking. Minutes to I94 Expressway and close to Madison and Milwaukee!
1,487		612 E. Lake Street Lake Mills, WI	MT			18'	100 Amps		1		\$1,150/month Gross			Matt	Perfect space for a small user! Includes high ceilings, drive in door and off street parking. Minutes to I94 Expressway and close to Madison and Milwaukee!

P.R. = Price Reduced  
S = Sold (Gold Highlighted)  
L = Leased (Gold Highlighted)  
O.M. = Off Market (Gray Highlighted)  
U.C. = Under Contract

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.