

Industrial | For Lease

CBRE

328 W 40th Place

Chicago, IL 60609

A development of:

THE MISSNER GROUP

180,900 SF OF NEW CONSTRUCTION AVAILABLE IN CHICAGO'S STOCKYARDS INDUSTRIAL PARK



building rendering

Property Overview

Building Specs

TOTAL BUILDING SIZE	±180,900 SF
TOTAL SITE SIZE	12.42 acres
AVAILABLE SF	±180,900 SF (divisible to 25,920 SF)
OFFICE SF	To suit
CEILING HEIGHT	32'0" clear
LOADING DOCKS	20 exterior docks (expandable)
DRIVE IN DOORS	2 drive in doors
BAY SIZES	52' x 50' (60' speed bays)
CAR PARKING	208 car spots
TRAILER PARKING	36 trailer stalls
ZONING	PMD 8A
ASKING LEASE RATE	Subject to offer

Property Highlights

New construction in Chicago's Stockyards Industrial Park

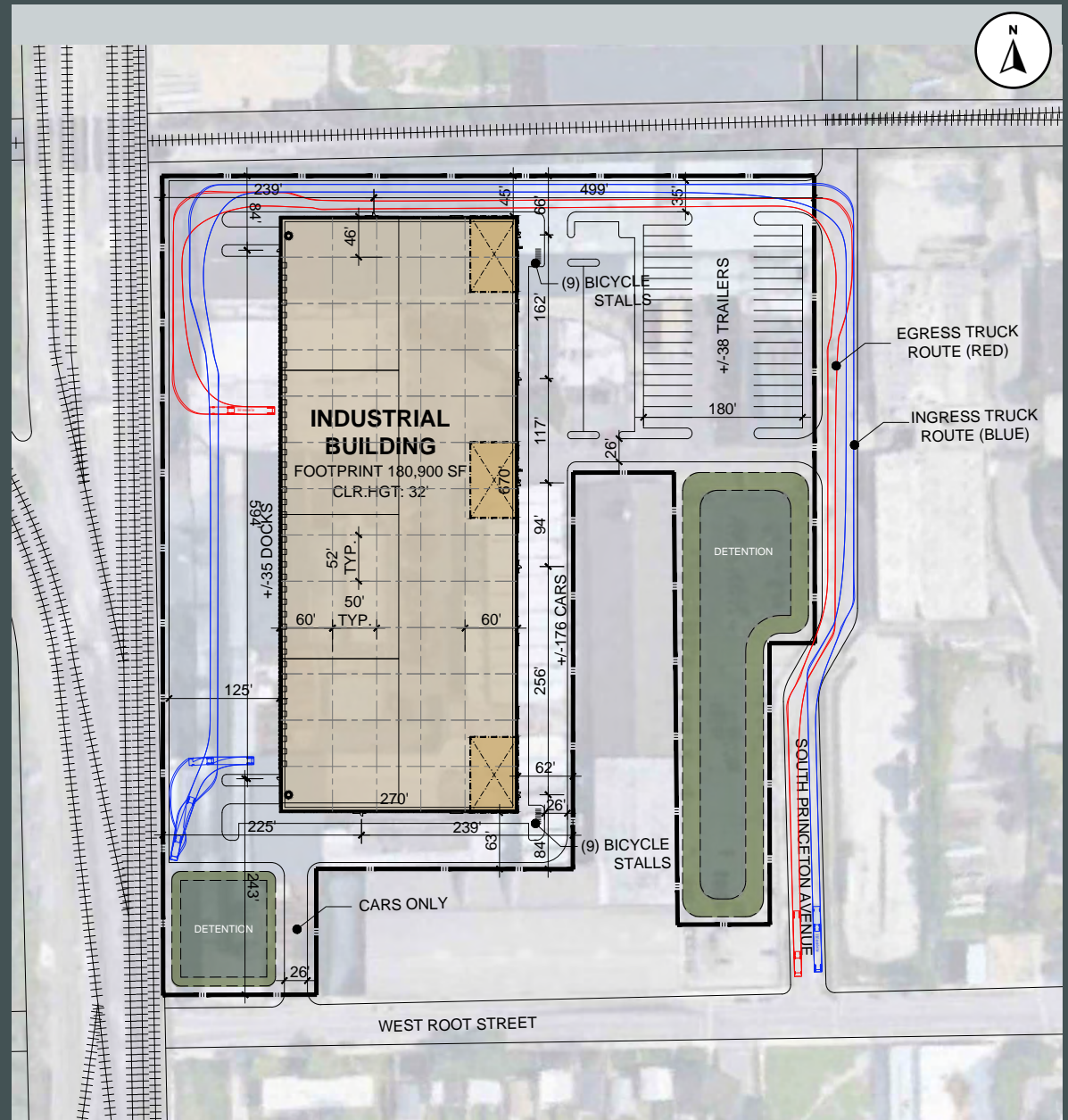
Delivering Q1 2025

Heavy car & trailer parking

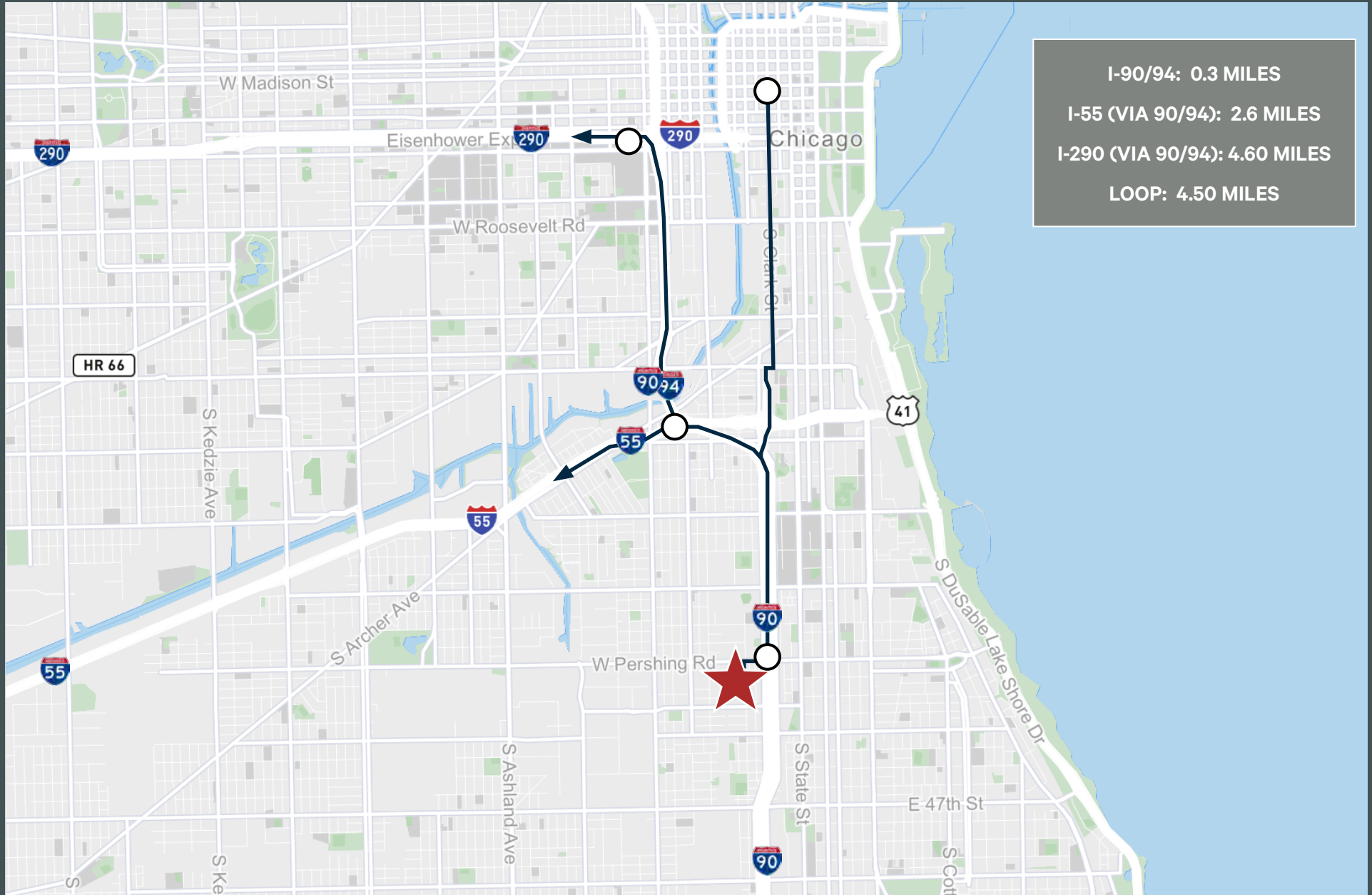
Excellent access to expressways & Downtown Chicago

Access to strong labor pool

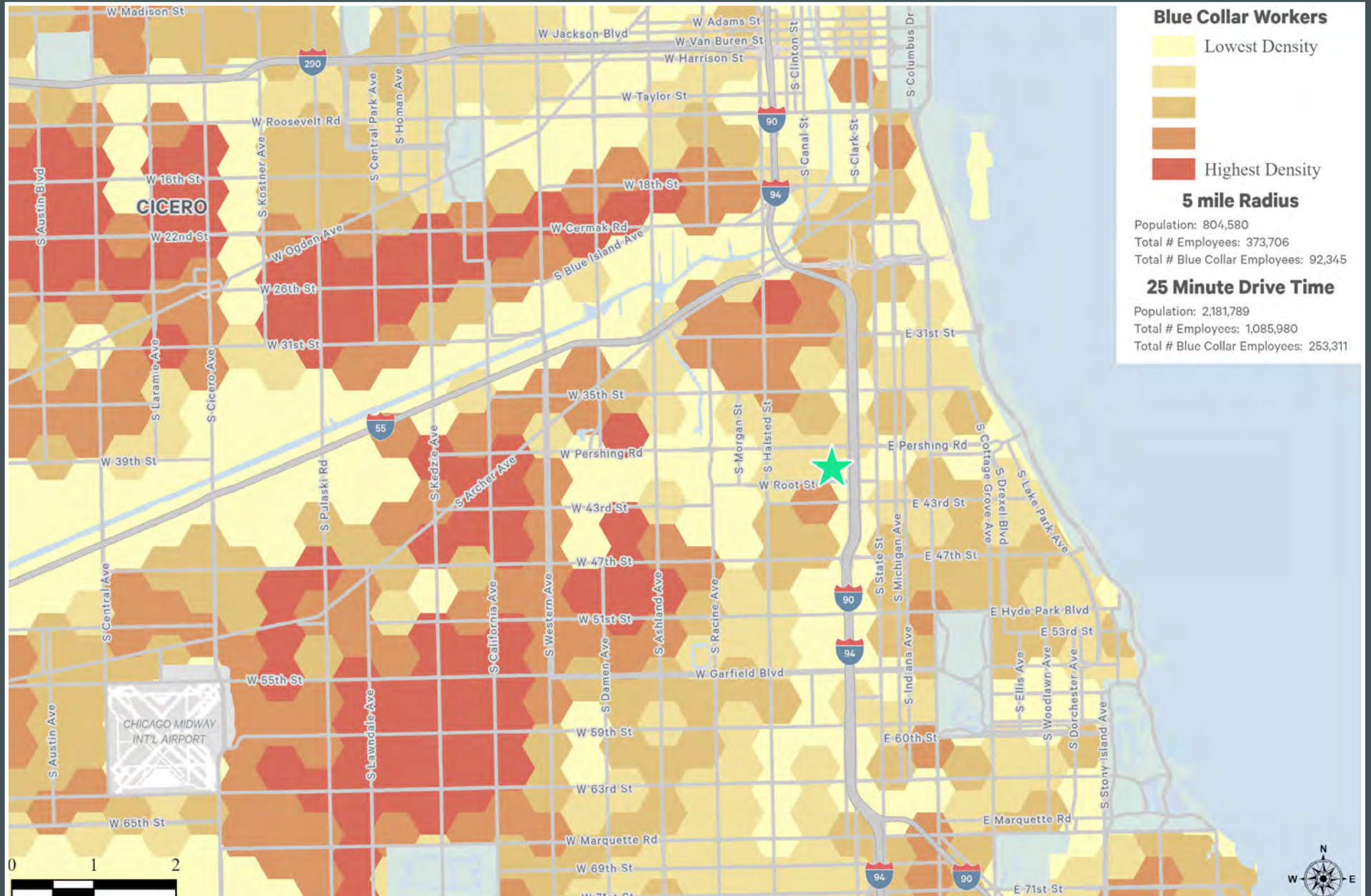
Located in Enterprise Zone 2. Potential incentives include sales tax exemption for building materials, machinery & equipment sales tax exemption and utility tax exemption



Access Overview



Labor Overview



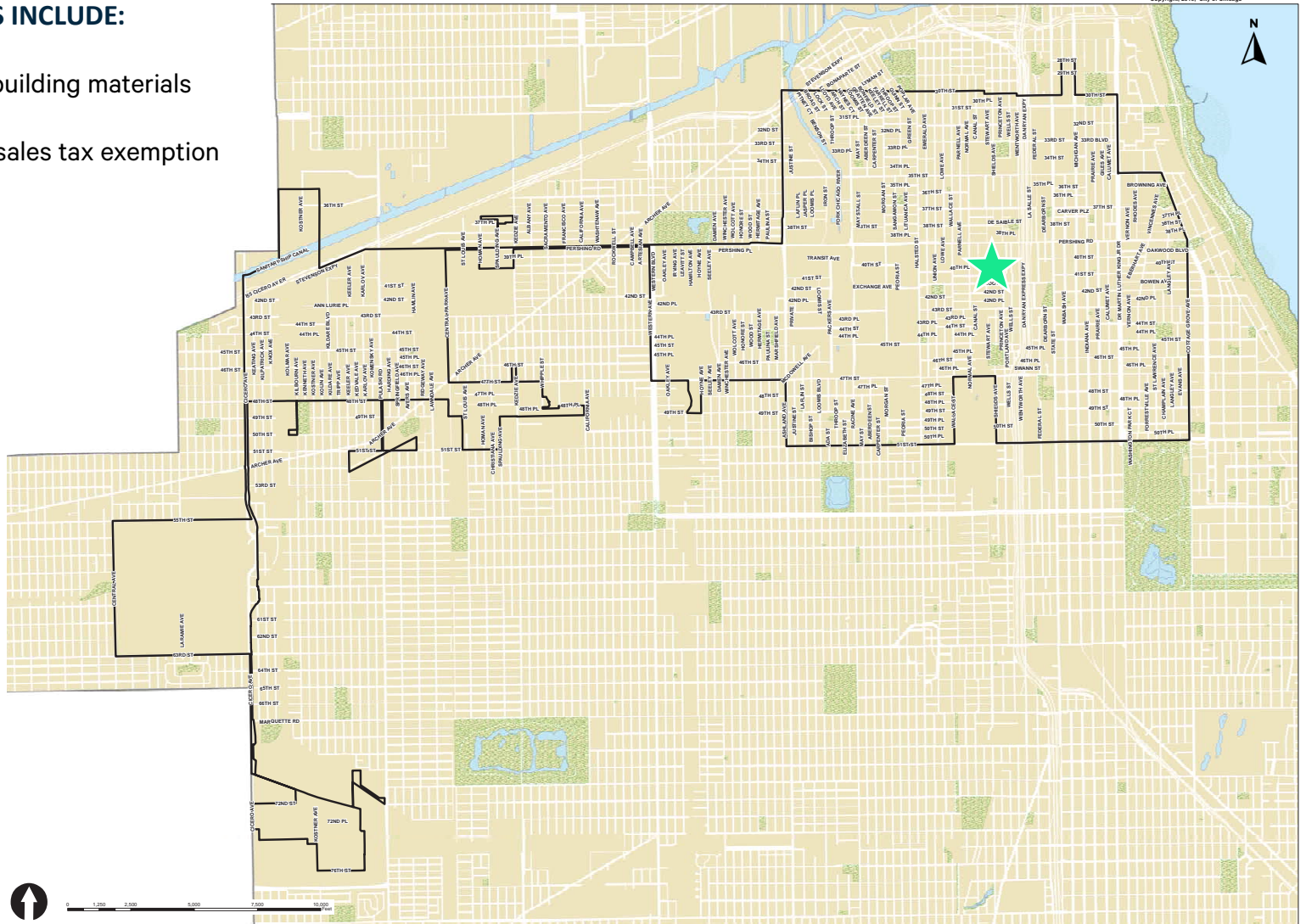
Enterprise Zone 2

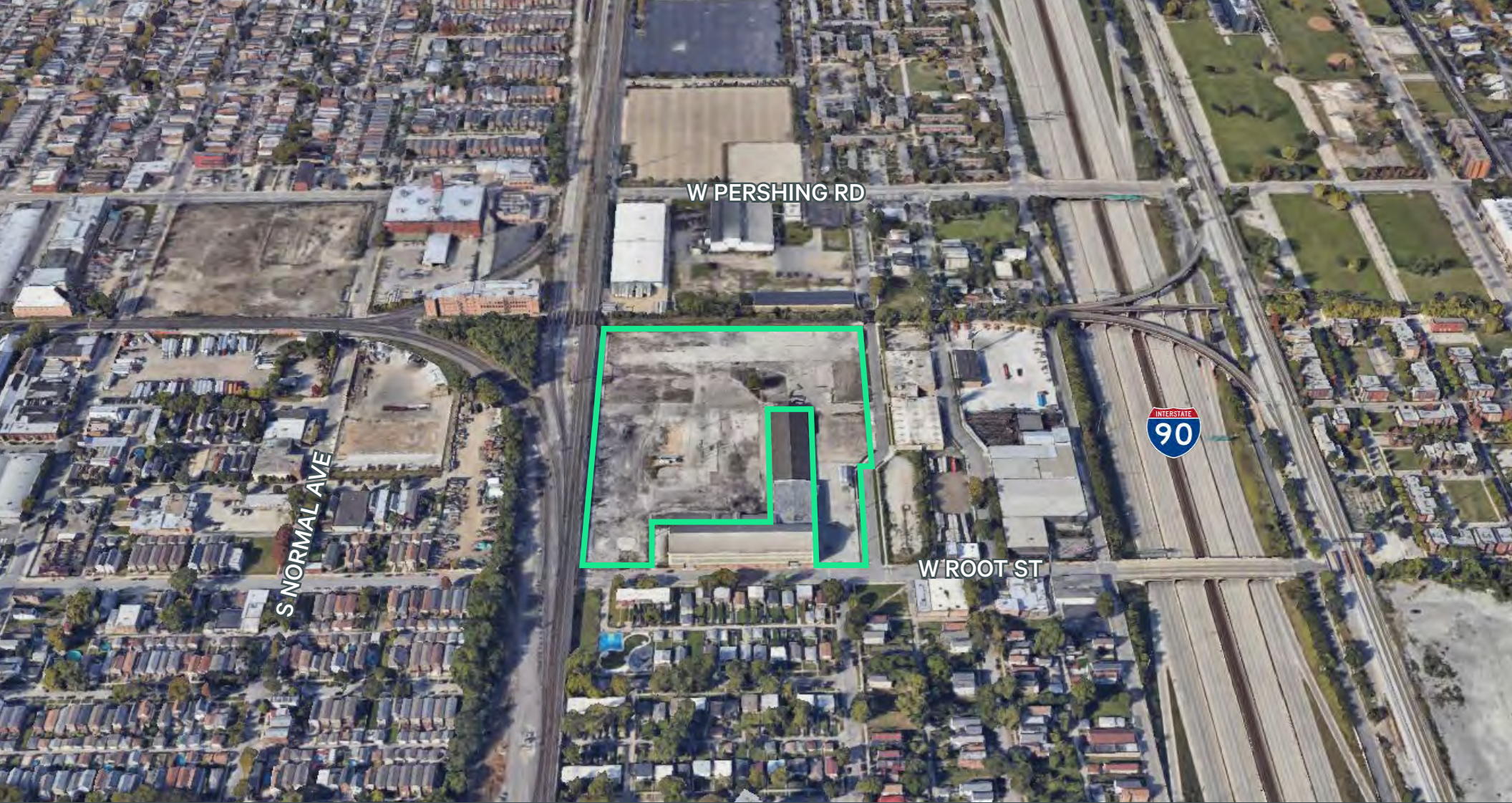


DEPARTMENT OF PLANNING
AND DEVELOPMENT
DAVID L. REIFMAN
COMMISSIONER
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POTENTIAL INCENTIVES INCLUDE:

- Sales tax exemption for building materials
- Machinery & equipment sales tax exemption
- Utility tax exemption





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