



**Chicago Industrial Real Estate**  
EXCLUSIVE LIST  
August 2012



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Broker Contact List**

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	SQ. FT.	DIV	ADDRESS	TYPE	LAND	OFFICE	CEILINGS	POWER	DOCKS	DID	RAIL	LEASE	SALE	TAXES	CONTACT	COMMENTS
P.R.	109,000	yes	6801 W. 66th Pl., Bedford Park	MT	3.12		13' - 20'	400 Amps	12	2	possible	<b>\$2.95 G</b>	\$890,000	\$115,000 (2009)	Beverly or Matt	<b>PRICE REDUCED!</b> Multi-tenant investment property aggressively priced! Current annual income of \$166,000. 47,000 SF available for lease. Just minutes to Midway Airport and I55 expressway. <b>Under Contract</b>
	103,000	yes	6360 W. 73rd St. Bedford Park		12.56 Acres	5,722	24'	1400 Amps	4	2		\$4.95 G	STO	\$175,869	Matt or Beverly	Excellent crane building with 4-10 ton, 4-15 ton, & 2-25 ton cranes. Building has been well maintained and sits on a 12.56 acre site! Owner might consider a sale/leaseback on part of the building!!!
	101,680	Yes	4600 S. Kolin Ave. Chicago	MT	2.79 Acres	10,000	12'-25'	Heavy	6	1		\$2.45- \$3.45 G	STO		Matt	<b>What a great deal!!!</b> Located in the Crawford Industrial Park just a few minutes to I55 expressway. The building features a modern 43,000 SF high cubed addition with off street parking. Original building features docks and clear span space! <b>Building divisible to 5,000 SF!</b>
	92,859	Yes	4500 S. Tripp, Chicago	MT		To Suit	11'5"-16'	800 Amps	6	1		<b>.95 Gross</b>	STO		Matt	This upper floor space is perfect for inexpensive storage!!! Located in the Crawford industrial park. Just a few blocks to I55 expressway full interchange.
	72,900		7300 S. Kostner Chicago			3,000	22'		3 outside	8		<b>STO</b>	\$595,000	\$26,630	Matt	All concrete building with 65,000 sq. ft. of off street parking. Also has an additional 23,000 sq. ft. of basement space. Building needs new mechanicals. Located next to Ford City just off Cicero Avenue.
	55,000	No	2120 S. Jefferson Chicago			2,357	33.4'-18.6'	800 Amps	3	2		\$6.75 G	STO		Matt	High cube distribution facility with highway exposure. Features: high ceilings, large off street parking/storage area, modern offices, airlines & exhaust fans throughout, and excellent loading!
P.R.	48,000	Yes	3048 W. 48th Pl. Chicago		2.22 Acres	4,000	15'-18'	1,000 Amps	2 Int 291'X50' platform	1		<b>\$2.95 G</b>	<del>\$4,400,000</del> <b>\$995,000</b>	\$50,166 (2009)	Matt	Free standing one story facility on a 2.22 acre site. Excellent loading. Secure off street parking. Owner would lease back 23,000 SF. Just one block from CTA orange line train stop. <b>Under Contract</b>
P.R.	47,000	yes	6801 W. 66th Pl. Bedford Park	MT		To suit	13'-20'	200 Amps	8	2	Possible	<b>\$2.95 G</b>			Beverly or Matt	<b>PRICE REDUCED!</b> Functional distribution space with excellent loading!!! Features 8 truck docks, 2 drive in doors, and a large fenced-paved yard! Close to Midway Airport and expressways. Reasonable rate!!! <b>Under Contract</b>
	40,980		2250 W. 57th St. Chicago			3,500	27.8'-8.2'	800 Amps	2	5		<b>STO</b>	\$1,100,000	\$20,071	Matt	Crane building with off street parking/storage. Includes 3 - 5 ton cranes and 1 -3 ton crane
	33,150		6360 W. 73rd St. Bedford Park			722	24'	400 Amps	1	1		\$4.95	STO		Matt or Beverly	Crane building featuring 4 - 15 ton cranes, large outside parking/storage area, airlines, exhaust fans, and close proximity to Midway Airport & I55/I294 expressways.
	25,360		1826-40 S. Clinton Chicago			4,250	13'-16'	1,800 Amps		4		STO	STO		Matt or Beverly	2,000 SF - 9,360 SF - 14,000 SF buildings can be sold/leased as a package. Clear span one story with extra land. Blocks to expressway and minutes to downtown Chicago. Includes a 14,000 SF fenced yard for parking or storage.
	25,000		3048 W. 48th Pl. Chicago				18'	Heavy	10 (platfor m)			\$2.95 G			Matt	Free standing one story facility on a 2.22 acre site. Excellent loading. Secure off street parking. Just one block from CTA orange line train stop. <b>Under Contract</b>
	24,000		2411 S. Wallace St. Chicago	FS		1,500	14'	1600 Amps	1			\$5.95 G	STO	\$26,259	Matt or Beverly	Multi use facility in an outstanding location! This building has excellent visibility on Archer Avenue. Features wide bays, heavy power, truck dock, and upgraded offices.
	21,280		1000 E. 87th St. Chicago	FS			24'		2			\$4.25 G	\$785,000	\$4,576	Matt	Great value!!! Includes secure off street parking.
	20,900		3131 S. Canal St. Chicago	FS	.93 Acres	2,970	8.6'-18'	800 Amps	7			STO	\$2,300,000	\$23,389	Matt or Beverly	USDA Facility - Features: 5,574 SF coolers, 1,730 SF freezers on a 40,625 SF site. Only a few blocks to expressway - close to downtown. Possible redevelopment site.
	20,000	No	4600 S. Kolin Ave. Chicago			To Suit	25'		2	1		\$3.75G	STO		Matt	<b>What a great deal!!!</b> Located in the Crawford Industrial Park just a few minutes to I55 expressway. This space features wide bays, high ceilings, docks and drive in door. Secure 19,760 SF fenced lot also included.
	20,000	Yes	22401 Joshua Sauk Village	FS	4.3 Acres	3,244	18' 4"	400 Amps 3 phase	1	1		\$5.95 G	\$1,430,000	\$57,193	Matt	Modern building, I394 exposure. Secure outside storage available.

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19,200		6933 W. 59th St. Chicago	FS		1,950	12.7'-17.8'	1,600 Amps	1	3			\$699,000	\$16,441	Matt or Beverly	Well maintained manufacturing-distribution building with <b>excellent power distribution</b> , natural light, <b>low taxes</b> , and easy access to I55 expressway!
17,000		6793 S. South Chicago Ave. Chicago		27,000		16'					STO	\$395,000	\$4,608	Matt	Clear span garage building with large fenced parking lot. Close to the Chicago Skyway. Needs work... Priced to sell!!!
15,000		2329 S. Michigan Chicago			4,000	10'-14'	400 Amps		1		\$8.00-\$24.00 G			John	Entire three-story building on Michigan Avenue in the South Loop.
14,000		1826 S. Clinton St. Chicago		28,000	2,500	13'	1,200 Amps		1		\$5.50 G	\$895,000	\$15,838	Matt or Beverly	Clear span one story with beautiful office-showroom. Includes 14,000 SF fenced yard. Blocks to expressway!
10,000		2825 W. 5th Ave. Chicago		12,500	1,000	30'	400 Amps		2		NFL	\$615,000	\$7,100	John	Rare high cube clear span garage - warehouse building with drive thru capability and 30' ceilings. Close to expressways and just minutes to loop. Adjacent 3,200 SF garage can be purchased for \$165,000. Additional land available for purchase.
9,833		1411 S. Laramie Ave. Cicero		15,271	1,700	10'10"	800 Amps	1	1			\$395,000	\$27,169	Matt	<b>Fully leased building!!!</b> Clean one story with off street parking. Updated electrical distribution, air lines, ceiling fans. Excellent exposure on high traffic street. Blocks to I290 expressway!
9,360		1830 S. Clinton St. Chicago			1500	13'	400 Amps		1		\$4.95 G	STO	\$6,950	Matt or Beverly	Clear span space located just a few blocks from I90/94 expressway.
8,000		1425 N. Pulaski Chicago		11,000	300	10'			2		NFL	\$395,000	\$19,775	John or Matt	Insulated building with walk in <b>coolers and freezers</b> . Includes fenced off street parking
7,200	S	2101 N. Cicero Chicago				10'-15'	400 Amps	1				\$125,000		John or Matt	<b>WHAT A DEAL.... ONLY \$125,000!!!</b> Corner building on high traffic Cicero Avenue. Building has many possibilities - retail, office, or industrial. This gem needs to be completely rehabbed.
7,000		2710-14 W. Belmont Chicago			To Suit	12'-14'	600 Amps	1	1		\$14.00 G	\$1,065,000	\$21,992	John or Matt	Located on high traffic Belmont Avenue. This property features store front identity, close to the Kennedy expressway, off street parking, and a wide open layout.
6,900		22401 Joshua Sauk Village	MT		To Suit	18'4"	400 Amps	1			\$5.95 G			Matt	Modern distribution facility with exposure on I394! Outside storage available. Close to expressways! Entire 20,000 SF building available for sale.
6,500		4701 S. Whipple Chicago	MT		250	14'	400 Amps	2			\$4.50 G	NFS		Matt	Great loading for this hard to find size space! Very clean space with upgraded power.
6,500		5711 S. Claremont Chicago	MT		100	10'	200 Amps	2	1		\$4.95 G			Matt	Clear span space with great loading. Heavy zoning.
6,250		2328 W. Nelson Chicago				12'-20'	800 Amps		2		\$6.95	STO		John or Matt	Clear span garage type space with abundant natural . Close-in location - blocks to Kennedy Expressway!
6,250		2334-36 W. Nelson Chicago			1,000	12'-20'	200 Amps		2		\$6.95	STO		John or Matt	Clear span garage type space with abundant natural . Has 1,500 SF of office on second floor (not included in the building SF) Close-in location - blocks to Kennedy Expressway!
6,250		2338 W. Nelson Chicago			2,000	12'-20'	200 Amps		1		\$6.95	STO		John or Matt	Clear span garage type space with abundant natural . Has 500 SF of office on second floor (not included in the building SF) Close-in location - blocks to Kennedy Expressway!
6,200		6111 S. Sayre Chicago	MT	20,000	600	16'	100 Amps		1		\$5.00 G	NFS		Beverly	Excellent building for contractor or service business. Includes secure off street parking. Located two blocks from Harlem Avenue and close to I55 expressway.
6,250		4120 W. Belmont	FS	10,000	1,500	14'			1		\$6,000/n	\$900,000		Beverly or John	Office/retail/warehouse on Belmont; many possible uses, great off street parking. 5,000sf clear span warehouse with retail/office.
6,000		3734 W. Belmont Chicago	FS	10,000	1,500	10'	600 Amps		1		\$12.00 G	\$575,000	\$11,000	Beverly or John	Includes secure off street parking, 100% air conditioned, air lines, corner building on high traffic Belmont located just a 1/4 mile from the Kennedy Expressway / CTA Blue Line!
5,250		530 Pratt North Schaumburg			1,600	14'	200 Amps	1	1		NFL	\$480,000		Keith	Located a few blocks to Elgin-O'Hare Expressway. 100% temperature controlled. Tons of natural light! Excellent facility for high tech or service business. Professionally landscaped.
5,040	P.R.	1019 W. 16th St. Chicago	FS	9240	576	17'	100 Amps		2		NFL	\$365,000	\$5,428	Matt	<b>PRICE REDUCED!!!</b> Garage building with off street parking. Located in desirable Pilsen neighborhood.

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5,000		4600 S. Kolin Ave. Chicago	MT		To suit	12'	Heavy	4			2.65 G	NFS		Matt	<b>What a great deal!!!!</b> Located in the Crawford Industrial Park just a few minutes to I55 expressway. Features clear span space and docks!
4,995		4600 S. Kolin Ave. Chicago	MT		To suit	12'	Heavy	4			2.65 G	NFS		Matt	<b>What a great deal!!!!</b> Located in the Crawford Industrial Park just a few minutes to I55 expressway. Features clear span space and docks!
L 4,000		2710 W. Belmont Chicago			To Suit	14'	400 Amps	1			\$14.00 G	\$565,000	\$11,535	John or Matt	Located on high traffic Belmont Avenue. This property features store front identity, close to the Kennedy expressway, and a wide open layout. Can be combined with 3,000 SF space at 2714 W. Belmont.
4,000		2329 S. Michigan Chicago			4000	10'	200 Amps		1		\$24.00 G			John	Brand new 4,000 Sq. Ft. ground floor medical office on Michigan Ave. located in the South Loop. Turnkey!!!
P.R. 2,800		4520 W. Lawrence Chicago			2800						\$3250 - \$3,500 G	\$339,000	\$18,225	John or Matt	Rehabbed office/retail building with excellent exposure on Lawrence Ave. Includes plenty of off street parking and is just a few blocks to I94 expressway. Can be leased with or without office furniture.
P.R. 2,640		330 W. 111th St. Chicago	FS	.22 Acres		12'	200 Amps		2			<del>\$426,000-</del> <del>\$99,999</del>	\$575	Matt	Mins to I57 & I90/94 expressways. Low taxes!!! Fenced & graded yard. <b>MAKE AN OFFER!!!!</b>
60,000	yes	4211 S. Marshfield		1.38 acres							\$3,000 per month	STO		Beverly	60,000 SF land site for sale or lease; secured fenced site with two 26' gates. Ideal for contractor/construction storage/vehicle/container storage.

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





