



# WEST PULLMAN INDUSTRIAL CENTER

# TWO-BUILDING CLASS A INDUSTRIAL CAMPUS

TWO ±201,960 SF BUILDINGS, DIVISIBLE TO ±100,000 SF

SHOVEL-READY CAMPUS  
WITH SUITES FROM ±100,000 SF

CHICAGO'S HISTORIC WEST PULLMAN  
INDUSTRIAL CORRIDOR — RE-IMAGINED  
AS A MODERN CLASS A CAMPUS

- \* SHOVEL-READY AND FULLY ENTITLED
- \* 6B TAX ABATEMENT
- \* Q4 2027 ESTIMATED DELIVERY
- \* FULL-BUILDING, MULTI-TENANT, AND PHASED OCCUPANCY OPTIONS AVAILABLE



**MICHAEL CONWAY**  
+1 815 529 7100  
michael.conway@kbcadvisors.com

**JACKIE SHROPSHIRE**  
+1 312 228 3247  
jackie.shropshire@jll.com

Developed By



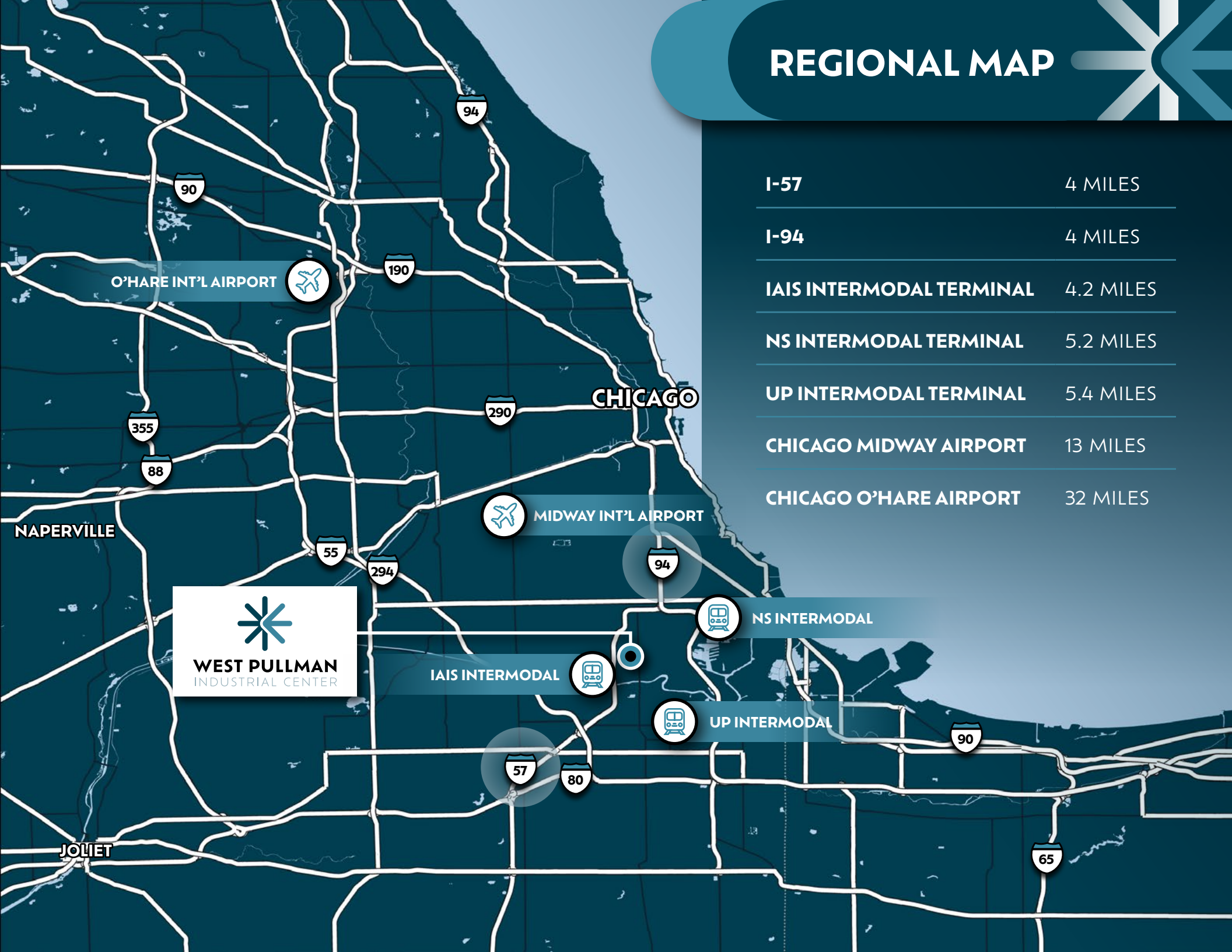
Design & Build



Leasing Team



# REGIONAL MAP



I-57	4 MILES
I-94	4 MILES
IAIS INTERMODAL TERMINAL	4.2 MILES
NS INTERMODAL TERMINAL	5.2 MILES
UP INTERMODAL TERMINAL	5.4 MILES
CHICAGO MIDWAY AIRPORT	13 MILES
CHICAGO O'HARE AIRPORT	32 MILES

  
**WEST PULLMAN**  
INDUSTRIAL CENTER

IAIS INTERMODAL

NS INTERMODAL

UP INTERMODAL

O'HARE INT'L AIRPORT

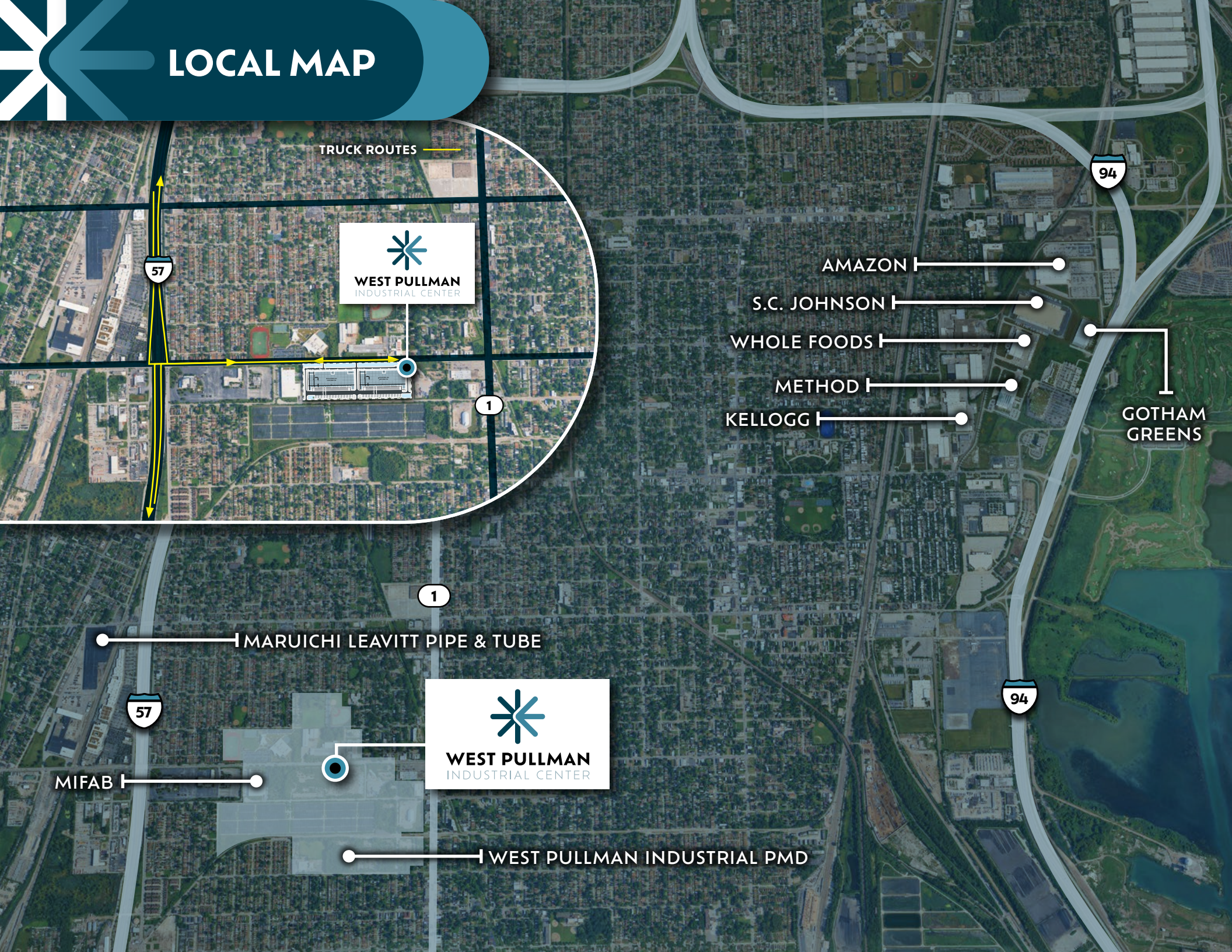
MIDWAY INT'L AIRPORT

CHICAGO

NAPERVILLE

JOLIET

# LOCAL MAP



TRUCK ROUTES



WEST PULLMAN  
INDUSTRIAL CENTER

AMAZON

S.C. JOHNSON

WHOLE FOODS

METHOD

KELLOGG

GOTHAM  
GREENS

MARUICHI LEAVITT PIPE & TUBE



WEST PULLMAN  
INDUSTRIAL CENTER

MIFAB

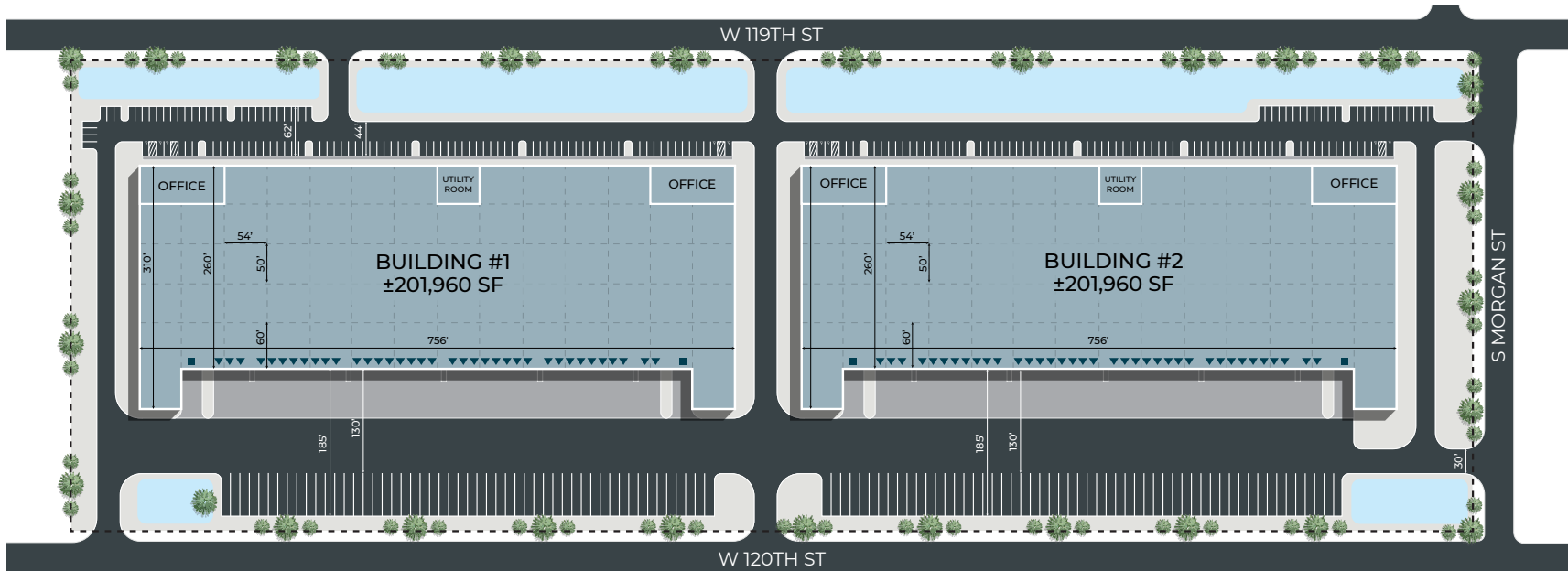
WEST PULLMAN INDUSTRIAL PMD

# PROPERTY SPECS

DIVISIBLE TO ±100,000 SF



▲ DOCK DOOR  
■ DRIVE-IN DOOR



±403,920 SF TROPHY CLASS A INDUSTRIAL CAMPUS  
PRIME, ±25 AC SITE  
15-MILES SOUTH OF CHICAGO'S CBD

ADJACENT TO I-57, CONNECTED TO I-94  
PROXIMATE TO MAJOR INTERMODAL TERMINALS  
CHICAGO SOUTH INDUSTRIAL SUBMARKET

AMENITY-RICH LOCATION WITH DENSE DEMOGRAPHICS  
LEED SILVER CERTIFICATION

<b>ADDRESS</b>	1001 W. 119TH ST
<b>LOCATION</b>	CHICAGO, IL
<b>BUILDING #1</b> <b>BUILDING #2</b> <b>TOTAL CAMPUS</b>	±201,960 SF ±201,960 SF ±403,920 SF
<b>OFFICE SIZE</b>	±18,900 SF ±4,725 SF PER SUITE
<b>SITE SIZE</b>	±25 AC
<b>CONSTRUCTION TYPE</b>	LOAD BEARING PRECAST

<b>CLEAR HEIGHT</b>	36'	
<b>DOCK POSITIONS</b>	37 DOCKS (IN EACH BUILDING) 2 DID (IN EACH BUILDING)	
<b>BAY SPACING</b>	54'X50' (WAREHOUSE) 54'X60' (DOCK AREA)	
<b>PARKING</b>	TRAILER: BUILDING 1 - 52	TRAILER: BUILDING 2 - 55
	AUTO: BUILDING 1 - 107	AUTO: BUILDING 2 - 101
<b>TRUCK COURT DEPTH</b>	130'	

<b>POWER</b>	4,000A, 480/277 3PH
<b>ROOF TYPE</b>	60MIL TPO
<b>SUSTAINABILITY</b>	LEED SILVER CERTIFIED
<b>ASKING RATE</b>	SUBJECT TO OFFER (STO)
<b>TAXES PSF</b>	\$1.90 PSF (ESTIMATED)
<b>CAM &amp; INS PSF</b>	\$0.60 PSF (ESTIMATED)

# WHY CHICAGO



## JOB CREATION

The West Pullman Industrial Center transforms a historically vacant site into a productive economic asset, positioned within a dense labor population in the immediate area.



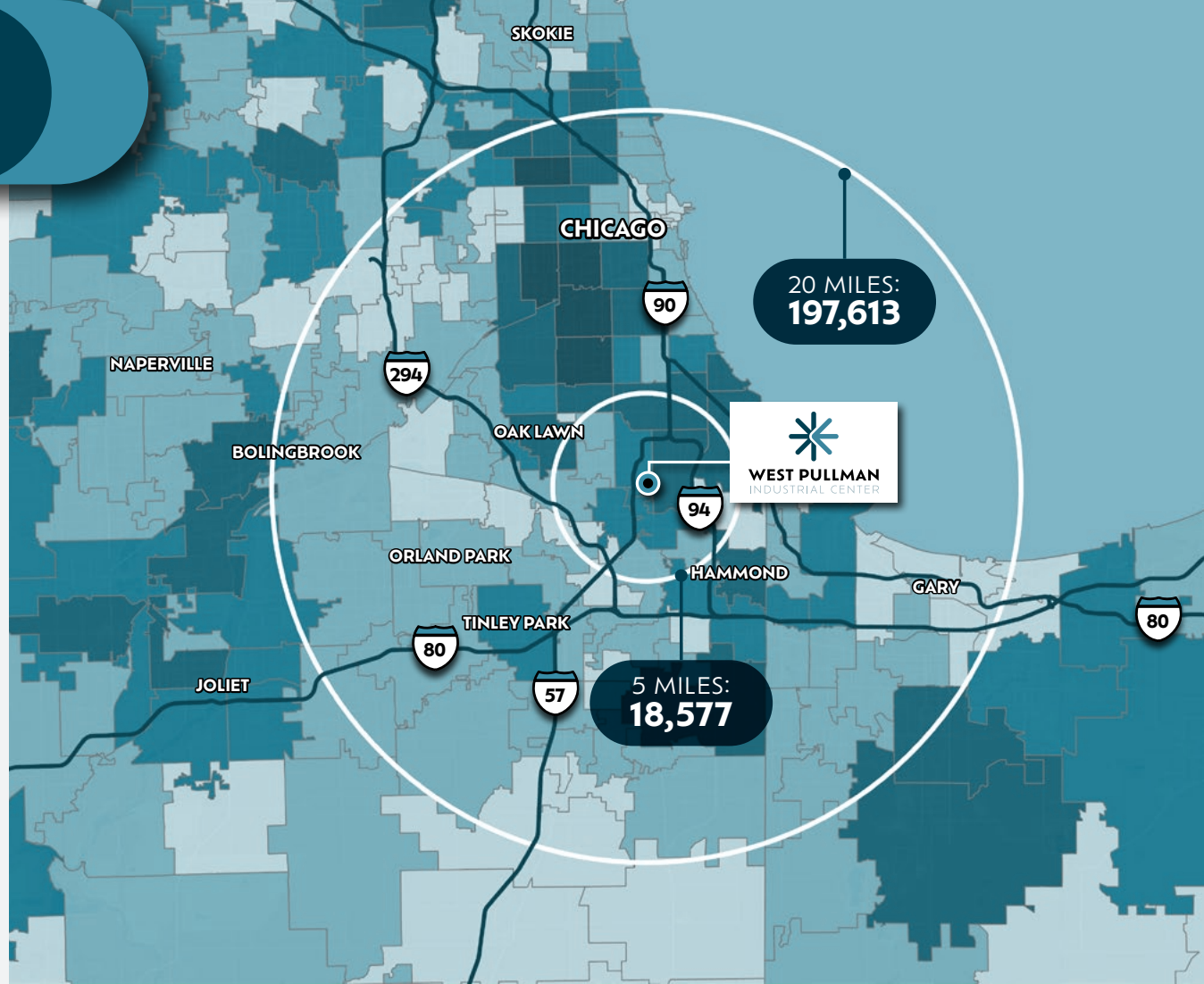
## WORKFORCE ADVANTAGE

Employers benefit from access to a robust local labor pool, while area residents gain valuable employment opportunities within their community, reducing commute times and enhancing quality of life.



## GLOBAL CONNECTIVITY

Chicago stands as a prime location for industrial development, with vacancy rates hovering near historic lows, creating an environment ripe for strategic investment. The city's unmatched transportation infrastructure, connecting major highways, rail lines, and two international airports, provides exceptional access to both regional and national distribution networks. Coupled with Chicago's skilled workforce and central location in the heart of the Midwest, developers can capitalize on high demand and limited supply to achieve premium returns in this robust industrial market.



## <5% VACANCY



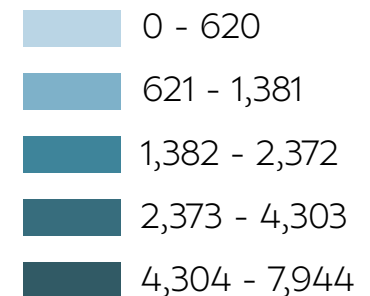
Industrial vacancy rate near historic lows

## \$886B GDP



Home to 255,967 businesses and America's third-largest economy, Chicago offers unmatched stability with the most diverse employment distribution among major metros.

## 2025 TRANSPORTATION/ MATERIAL MOVING WORKERS



FIND OUT MORE AT WORLD BUSINESS CHICAGO'S RESEARCH CENTER HERE



# CHICAGO'S OLDEST INDUSTRIAL CORRIDOR — REIMAGINED FOR TODAY

At the turn of the 20th century, the flat plains of West Pullman were more than just land on Chicago's far South Side — they were the **engine of American industry**.

In the early 1890s, manufacturers recognized the strategic advantage of this corridor: flat expanses ideal for factories, direct access to major rail lines, and proximity to the nation's fastest-growing urban market. Among the earliest was the Plano Manufacturing Company, which relocated its operations to West Pullman, investing heavily in a sprawling factory complex that would employ up to 1,800 workers to build the iconic "Light Running" harvesters used on farms coast-to-coast.

Soon other firms followed, driven by the same promise of logistics connectivity and skilled labor. By the year 1900, West Pullman's industrial district had grown into a bustling manufacturing heartland, with thousands of laborers powering factories that made everything from agricultural implements to castings and consumer goods. Workers and their families lived, worked, and thrived in a community built around production, progress, and opportunity.

For more than a century, that industrial pulse defined the neighborhood. Now — in 2026 — that same spirit of making things, moving goods, and powering growth returns.

**The West Pullman Industrial Center** reignites this historic corridor with a modern Class A industrial campus engineered for 21st-century tenants. With direct access to rail, major expressways, and a deep local workforce, the Center doesn't just occupy an industrial site — it **fulfills a legacy** of productivity that began here more than 125 years ago.

**Where industry thrived in 1900, innovation and logistics lead again in 2026.**



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Owned By



Design & Build



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