



WEST PULLMAN INDUSTRIAL CENTER

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

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



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Developed By



Design & Build



Leasing Team



REGIONAL MAP

O'HARE INT'L AIRPORT

CHICAGO

MIDWAY INT'L AIRPORT



OMNITRAX INTERMODAL

IAIS INTERMODAL

UP INTERMODAL

NS INTERMODAL

I-57

0.5 MILES

I-94

2.9 MILES

OMNITRAX INTERMODAL

1 MILE

IAIS INTERMODAL TERMINAL

4.2 MILES

NS INTERMODAL TERMINAL

5.2 MILES

UP INTERMODAL TERMINAL

5.4 MILES

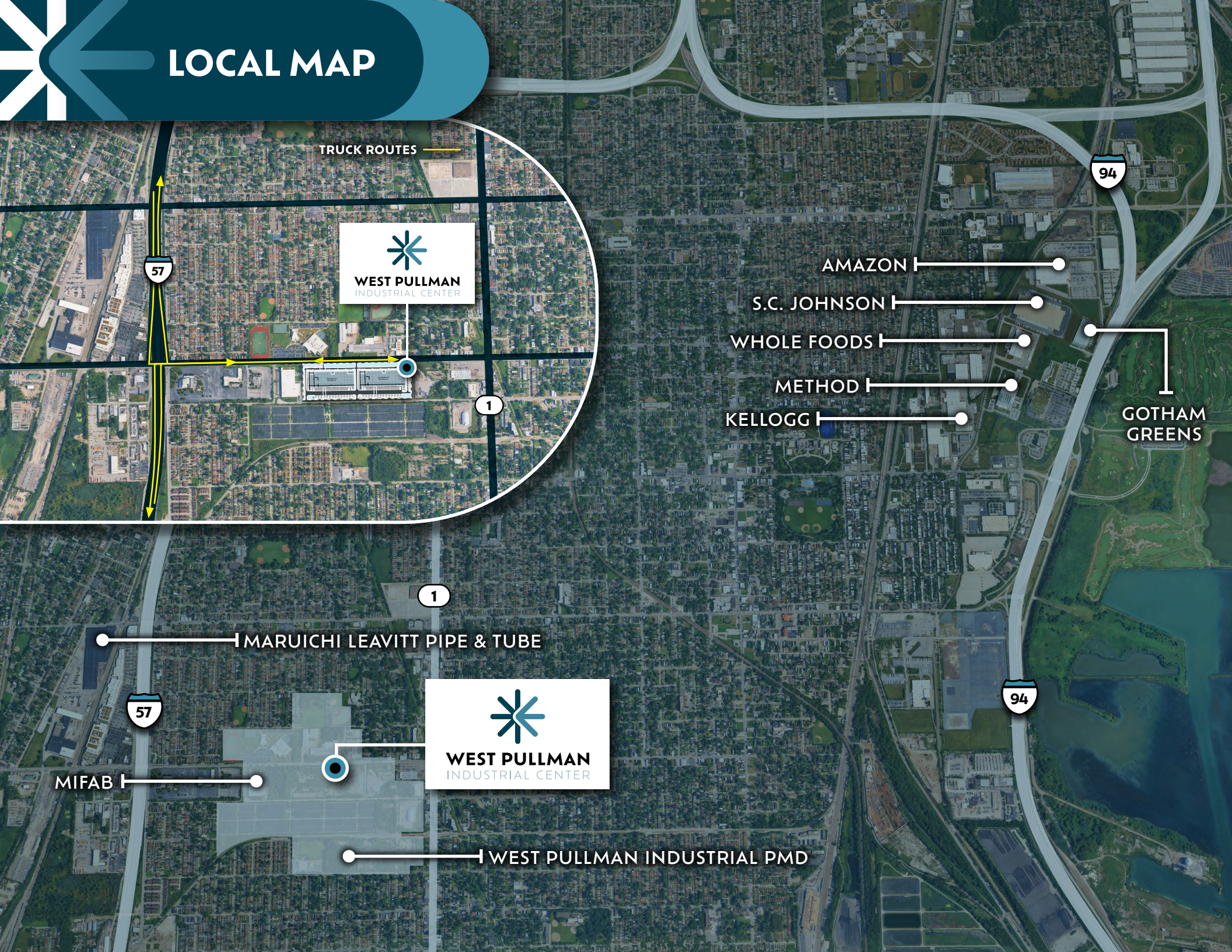
CHICAGO MIDWAY AIRPORT

11 MILES

CHICAGO O'HARE AIRPORT

32 MILES

LOCAL MAP



TRUCK ROUTES



WEST PULLMAN
INDUSTRIAL CENTER

AMAZON

S.C. JOHNSON

WHOLE FOODS

METHOD

KELLOGG

GOHAM
GREENS

MARUICHI LEAVITT PIPE & TUBE



WEST PULLMAN
INDUSTRIAL CENTER

MIFAB

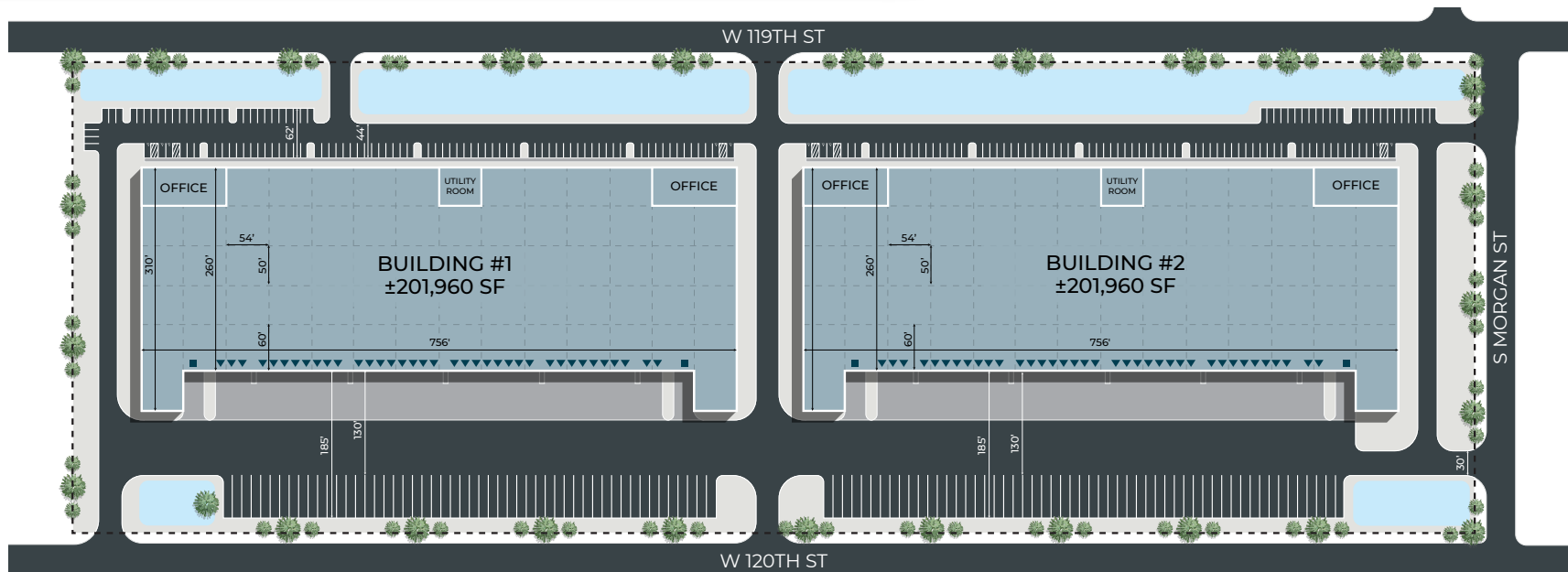
WEST PULLMAN INDUSTRIAL PMD

PROPERTY SPECS

DIVISIBLE TO $\pm 100,000$ SF



-  DOCK DOOR
-  DRIVE-IN DOOR



$\pm 403,920$ 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

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

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

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



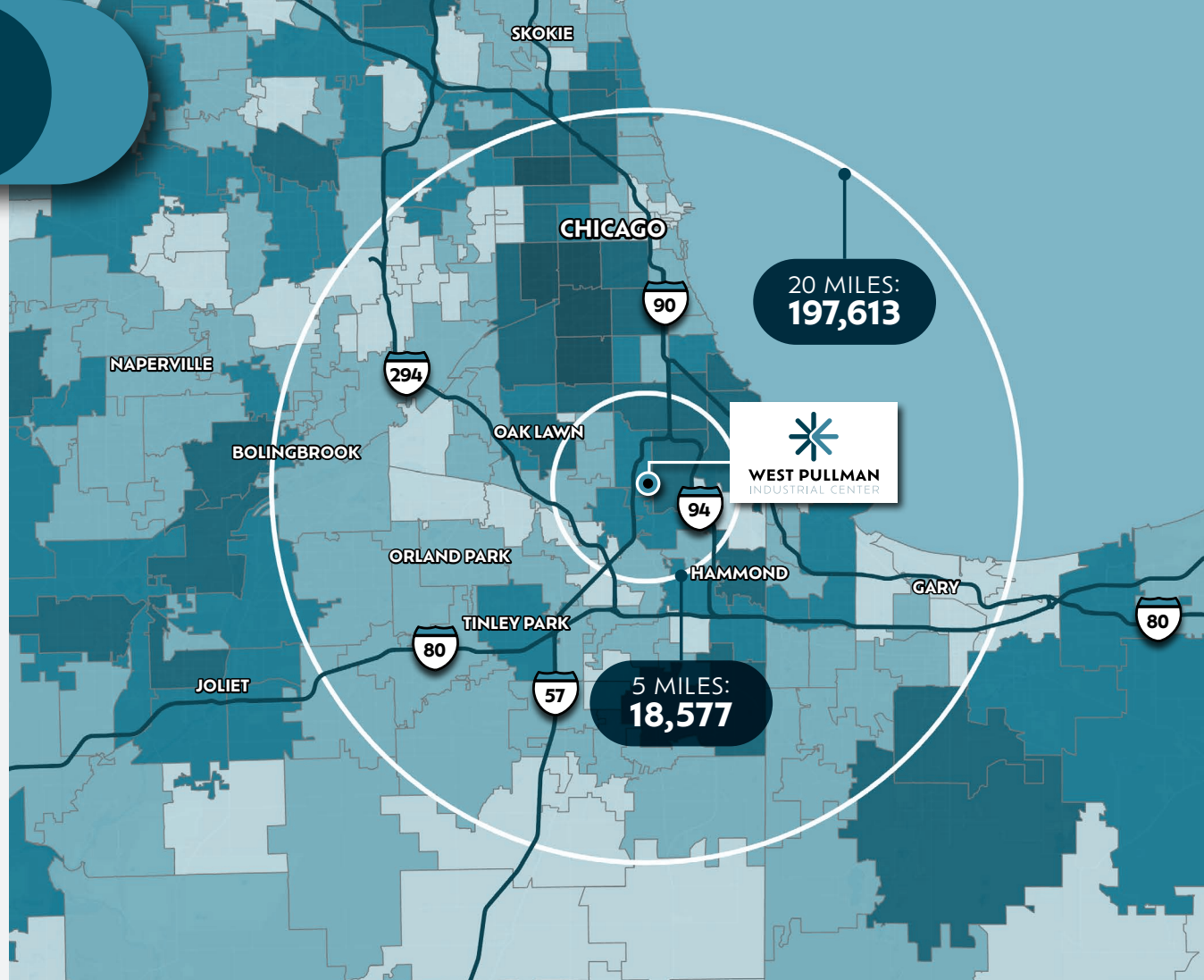
WORKFORCE ADVANTAGE

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

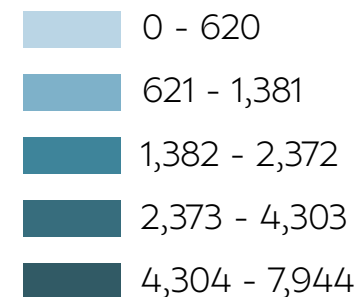
Industrial vacancy rate near historic lows



\$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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