



WEST PULLMAN INDUSTRIAL CENTER

ESTABLISHED SPONSOR SEEKING JV EQUITY

RARE SPECULATIVE DEVELOPMENT OPPORTUNITY
IN CHICAGO'S WEST PULLMAN PMD

+/- 413,400 SQUARE FEET UPON COMPLETION

Q2 2026 ESTIMATED DELIVERY

FULLY ENTITLED INFILL DEVELOPMENT SITE

6B TAX ABATEMENT

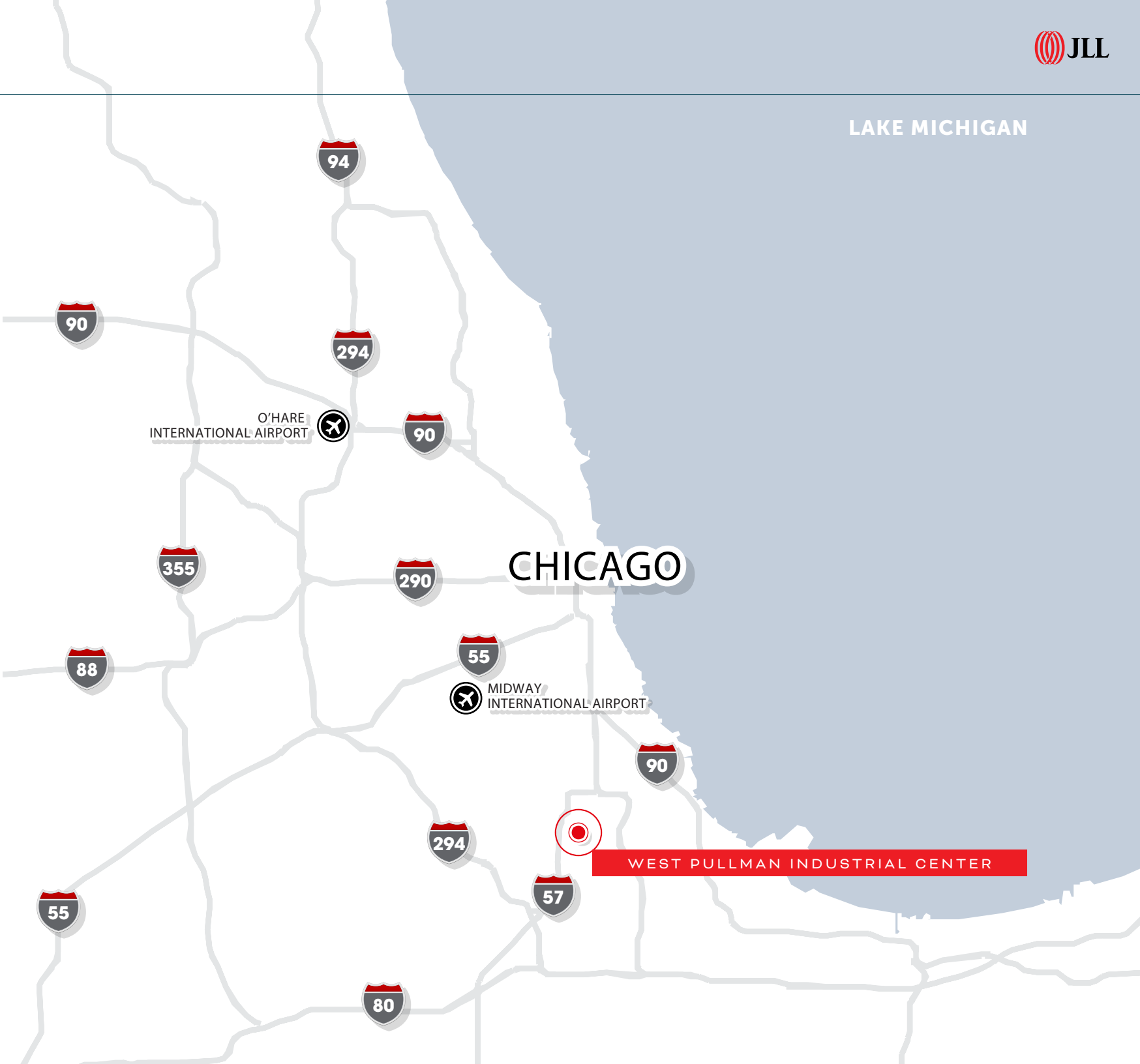
CHICAGO MSA



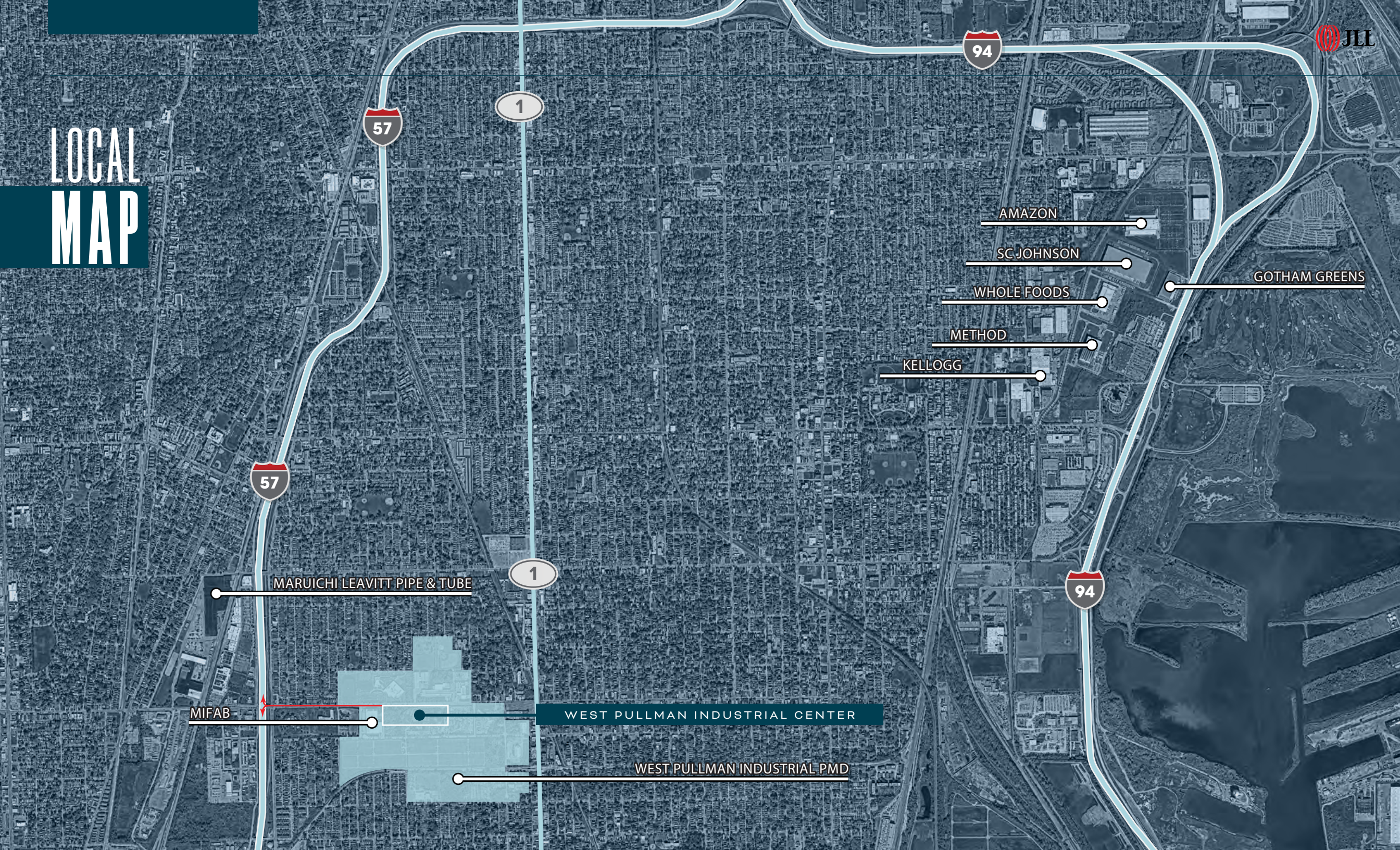
REGIONAL MAP

KEY DISTANCES

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



LOCAL MAP



AMAZON

SC JOHNSON

WHOLE FOODS

METHOD

KELLOGG

GOTHAM GREENS

MARUICHI LEAVITT PIPE & TUBE

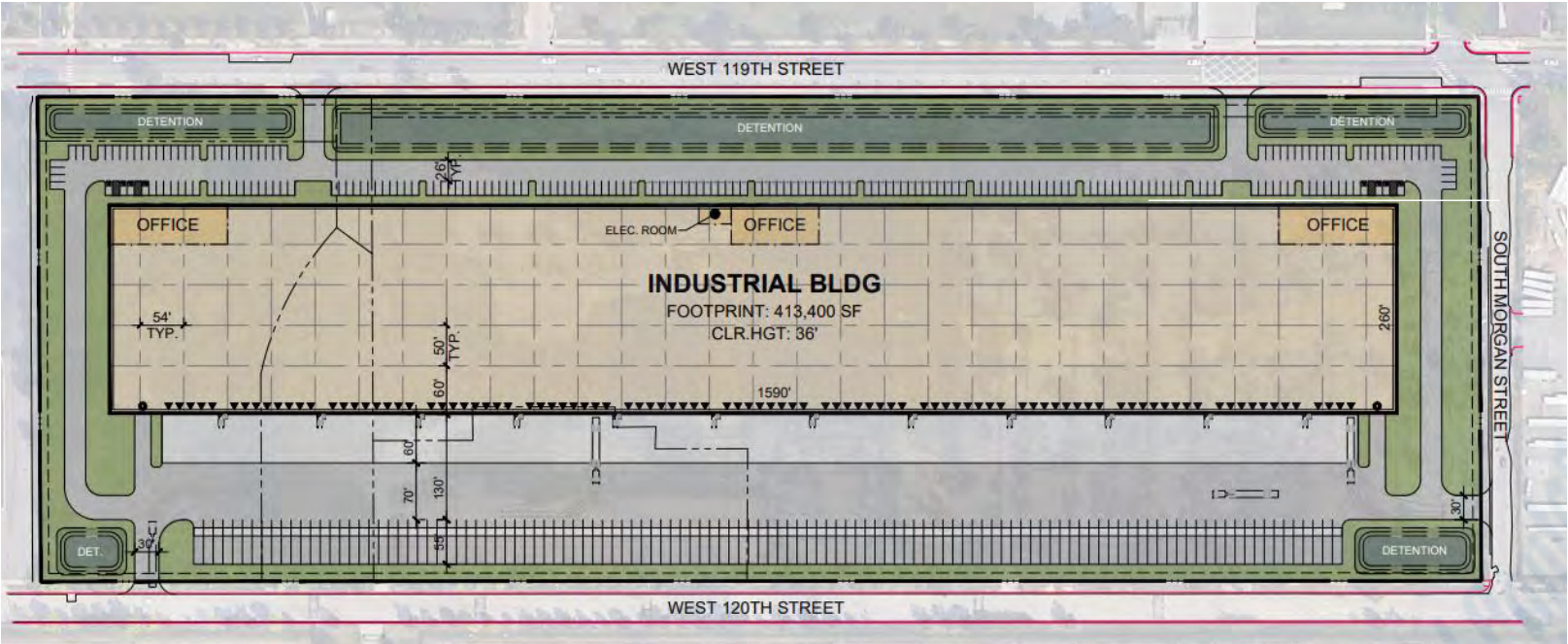
MIFAB

WEST PULLMAN INDUSTRIAL CENTER

WEST PULLMAN INDUSTRIAL PMD

SITE PLAN & DEVELOPMENT SPECIFICATIONS

ADDRESS	1000 West Pullman W. 119th St
LOCATION	Chicago, IL
BUILDING SIZE	+/- 413,400 SF
OFFICE SIZE	+/- 18,900 (4.5%)
SITE SIZE	24.3 acres
CONSTRUCTION TYPE	Load bearing precast
CLEAR HEIGHT	36'
DOCK POSITIONS	55 dock doors (42 knockouts)
BAY SPACING	54'x50' (warehouse) 54'x60' (dock area)
PARKING	Trailer: 119 stalls Car: 173 stalls (43 EV ready)
TRUCK COURT DEPTH	130'
POWER	4,000A, 480/277 3PH
ROOF TYPE	60mil TPO
SUSTAINABILITY	LEED Silver Certified



Public-Private Partnership with City of Chicago

6B Tax Abatement application in progress

5.3 acres of the total site size will be transferred from the city to Sponsor

Chicago Department of Transportation investing
into S. Morgan St. to facilitate increased truck traffic

JLL INDUSTRIAL CAPITAL MARKETS



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