4435 S WESTERN BLVD
CHICAGO, IL 60609

INDUSTRIAL SPACE FOR LEASE
568,689 SF

A HUB FOR MODERN INDUSTRY ROOTED IN THE SOUL OF CHICAGO



CONNECTIVITY AT THE CORE

Strategically located near major highways, rail lines, airports and commercial hubs, Western Works offers unmatched access to Chicago, the Midwest, and the world.

PARK HIGHLIGHTS

- Four Building Industrial Park
- Total Available SF: 568,689 SF
- Divisible to 35,000 SF
- Clear Height: 32’
- 4,000A Per Building
- Secured Loading
- Great Labor Availability
- New 6B Tax Incentive
- Delivering in Q1 2027



KEY DISTANCES

I-55	1.7 MILES
I-94	3.3 MILES
CHICAGO LOOP	7.1 MILES
MIDWAY INT’L AIRPORT	3.9 MILES
O’HARE INT’L AIRPORT	21.8 MILES

BOOK A TOUR
LEASING CONTACTS

Zeke Rowan
708.359.9963
zeke.rowan@jll.com

Michael Fonda, SIOR
847.420.3228
michael.fonda@avisonyoung.com

Adam Haefner
773.343.1441
adam.haefner@jll.com

Katie Stevens
630.209.9902
katie.stevens@bgre.com

BGRE
AVISON YOUNG
JLL

© 2026 Avison Young - Chicago, LLC All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

4435 S WESTERN BLVD
CHICAGO, IL 60609

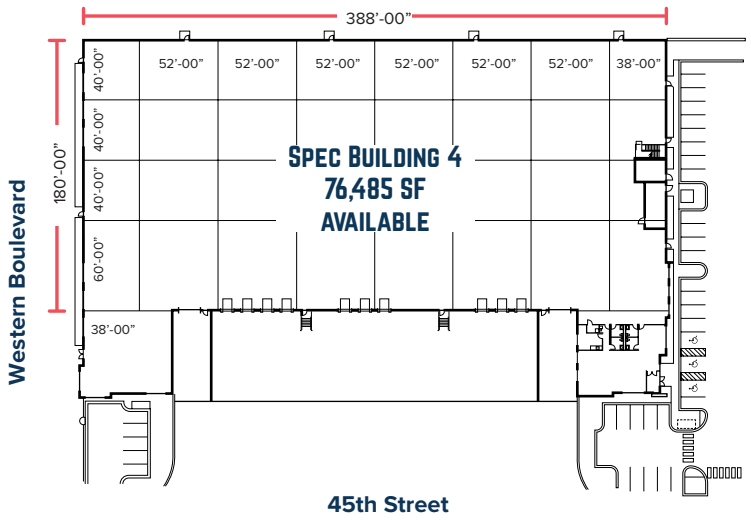
WESTERN WORKS
45TH & THE BOULEVARD

WHERE AMERICAN HERITAGE MEETS INNOVATION

Located in Back of the Yards along South Western Boulevard, within the historic Central Manufacturing District where Chicago's great makers once forged their legacy, a new generation of business takes root.

These walls once powered Chicago's industrial rise; from steel workers and meatpacking giants to iconic innovators and manufacturers, many whose products and businesses still exist today.

With units ranging from 35,000 to 198,248 sq ft, Western Works at 45th and the Boulevard embraces the city's community and industrial heritage while integrating modern infrastructure, sustainable systems, and flexible spaces built for the next century of industry.





BOOK A TOUR
LEASING CONTACTS

Zeke Rowan
708.359.9963
zeke.rowan@jll.com

Michael Fonda, SIOR
847.420.3228
michael.fonda@avisonyoung.com

Adam Haefner
773.343.1441
adam.haefner@jll.com

Katie Stevens
630.209.9902
katie.stevens@bgre.com

BGRE
AVISON YOUNG
JLL

© 2026 Avison Young - Chicago, LLC All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

4435 S WESTERN BLVD
CHICAGO, IL 60609

WESTERN WORKS
45TH & THE BOULEVARD

BUILDING 1 SPECIFICATIONS

BUILDING SF	±156,546
OFFICE SF	2,700
DOCK DOORS	10 (expandable to 22)
TRAILER PARKING	21 stalls
AUTOMOBILE PARKING	98 spaces
BAY SIZE	52' x 46'
DELIVERY DATE	Q4 2026

BUILDING 2 SPECIFICATIONS

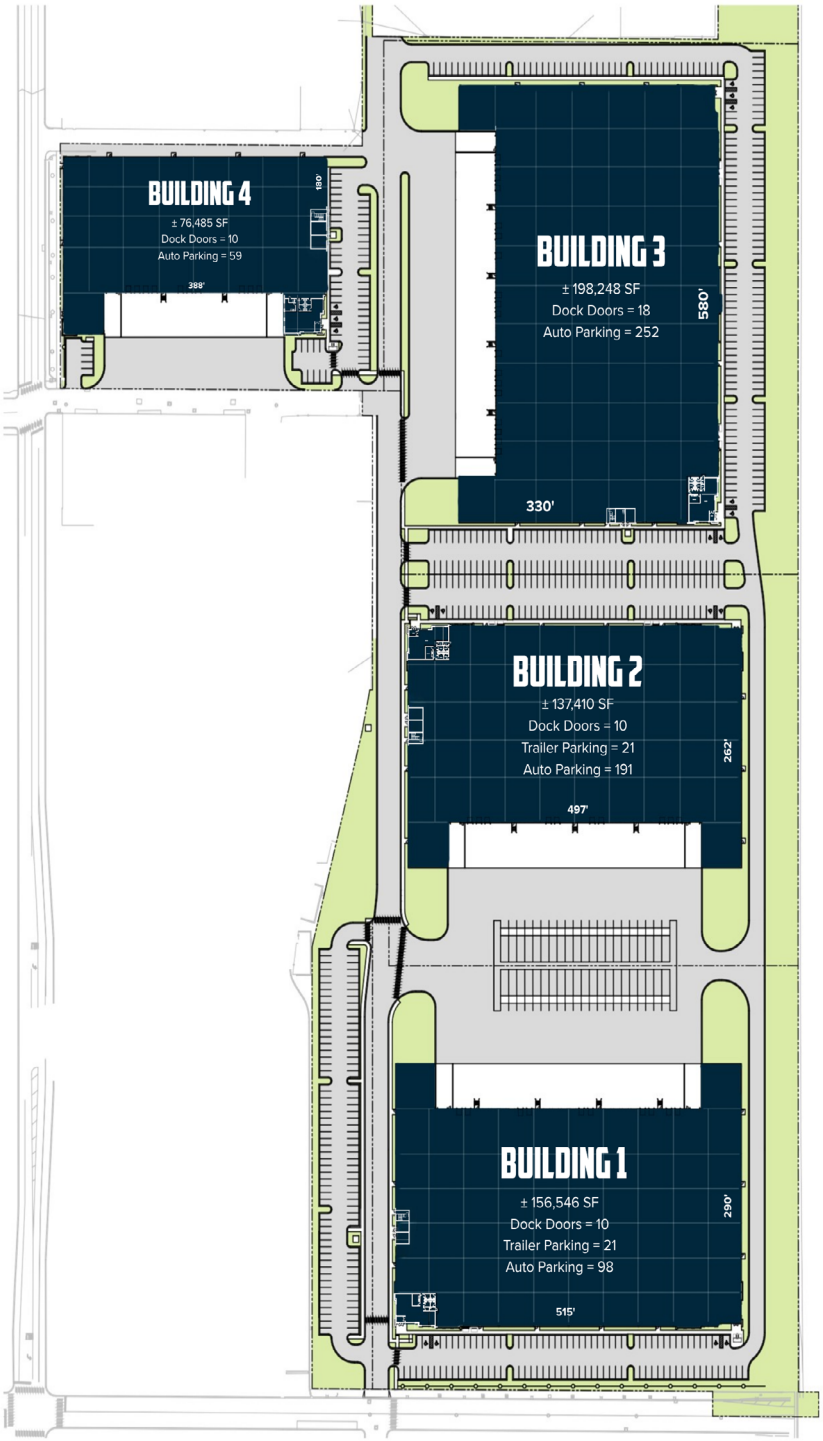
BUILDING SF	±137,410
OFFICE SF	2,700
DOCK DOORS	10 (expandable to 22)
TRAILER PARKING	21 stalls
AUTOMOBILE PARKING	191 spaces
BAY SIZE	52' x 50'
DELIVERY DATE	Q1 2027

BUILDING 3 SPECIFICATIONS

BUILDING SF	±198,248
OFFICE SF	2,700
DOCK DOORS	18 (expandable to 27)
TRAILER PARKING	21 stalls
AUTOMOBILE PARKING	252 spaces
BAY SIZE	52' x 54'
DELIVERY DATE	Q1 2027

BUILDING 4 SPECIFICATIONS

BUILDING SF	±76,485
OFFICE SF	2,596
DOCK DOORS	10 (expandable to 14)
AUTOMOBILE PARKING	59 spaces
BAY SIZE	52' x 40'
DELIVERY DATE	Q4 2026



BOOK A TOUR
LEASING CONTACTS

Zeke Rowan
708.359.9963
zeke.rowan@jll.com

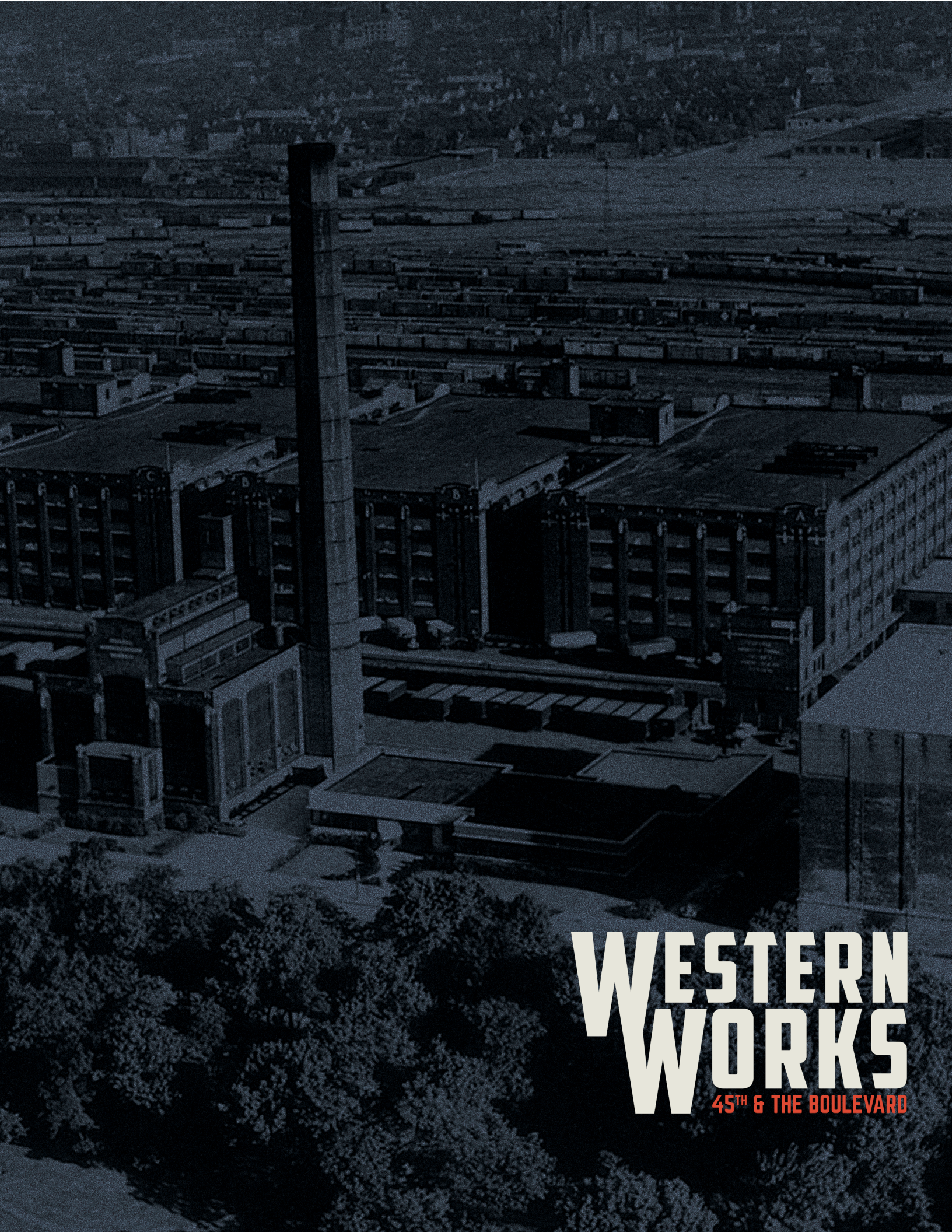
Michael Fonda, SIOR
847.420.3228
michael.fonda@avisonyoung.com

Adam Haefner
773.343.1441
adam.haefner@jll.com

Katie Stevens
630.209.9902
katie.stevens@bgre.com

BGRE
AVISON YOUNG
JLL

© 2026 Avison Young - Chicago, LLC All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.



WESTERN WORKS

45TH & THE BOULEVARD