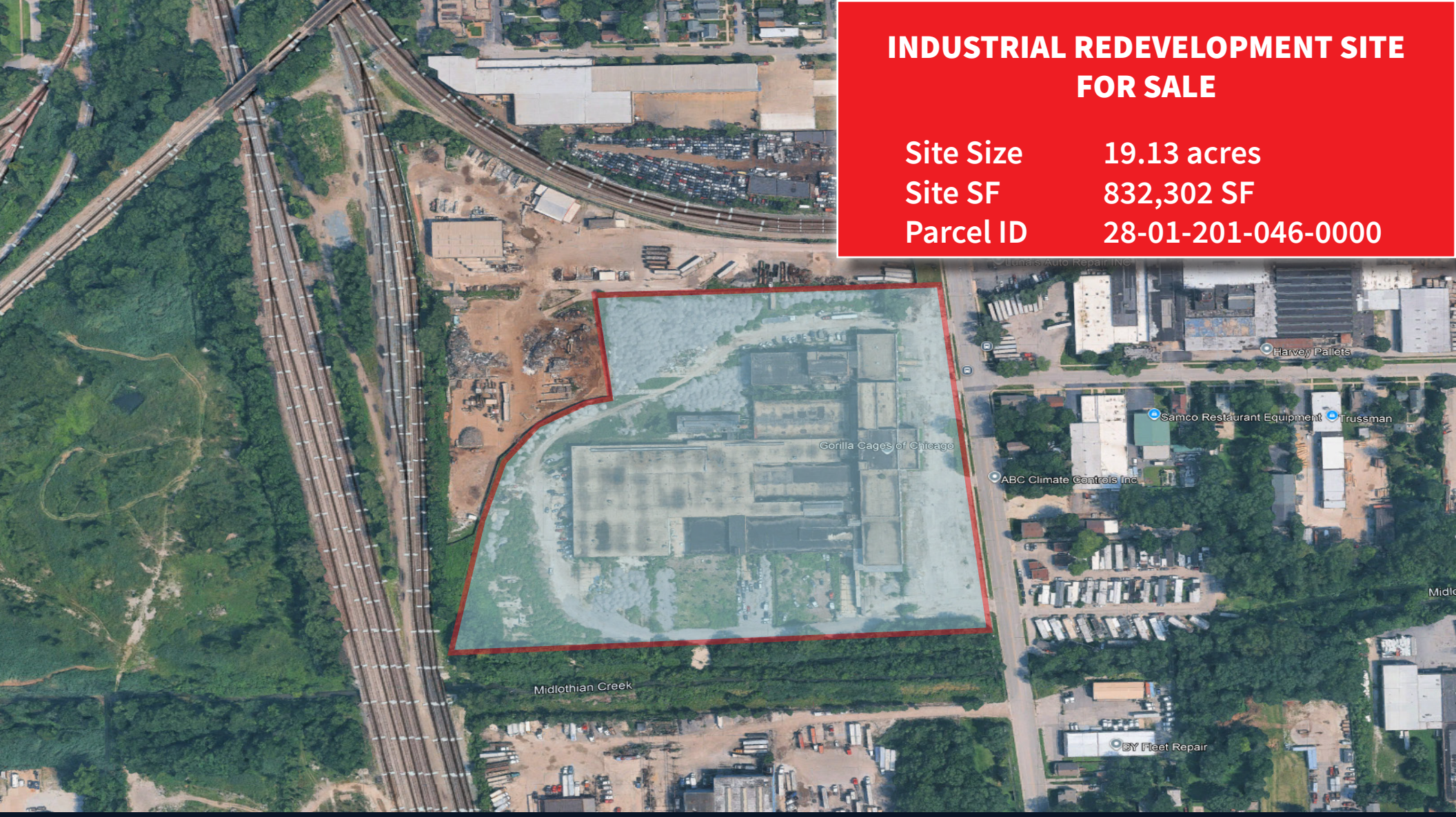


INDUSTRIAL REDEVELOPMENT SITE FOR SALE

Site Size	19.13 acres
Site SF	832,302 SF
Parcel ID	28-01-201-046-0000

For sale

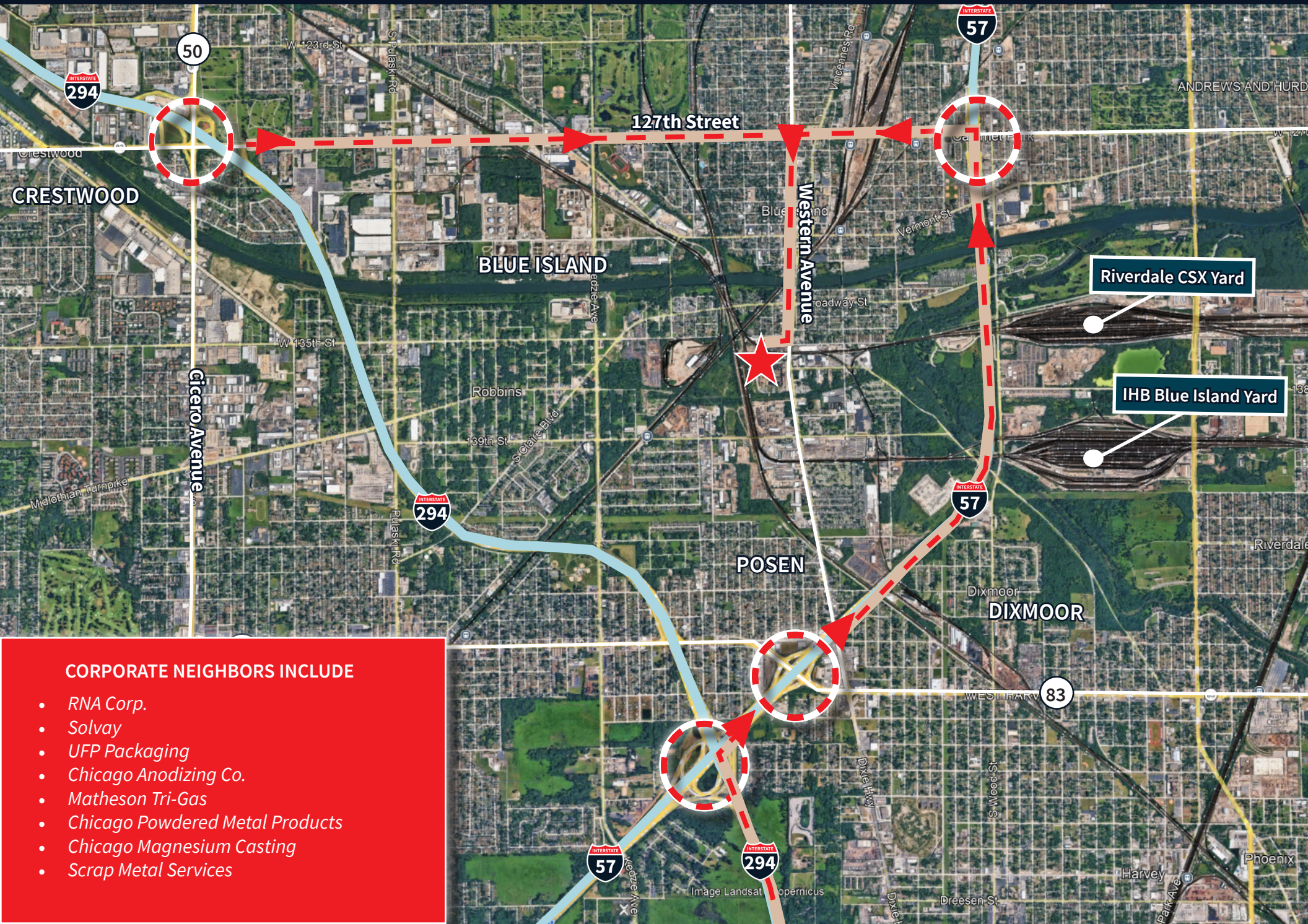
13636 S. Western Avenue | 19.3 acres

Blue Island, IL 46342

JLL SEE A BRIGHTER WAY

Jones Lange LaSalle Midwest, LLC

Access Map



CORPORATE NEIGHBORS INCLUDE

- *RNA Corp.*
- *Solvay*
- *UFP Packaging*
- *Chicago Anodizing Co.*
- *Matheson Tri-Gas*
- *Chicago Powdered Metal Products*
- *Chicago Magnesium Casting*
- *Scrap Metal Services*

South Suburbs

Lease

Leasing activity experienced a notable slowdown in Q3, with only a single lease executed, totaling 40,100 s.f. — a substantial decline compared to the 223,400 s.f. and 156,000 s.f. recorded in Q1 and Q2, respectively. This represents the lowest quarterly leasing volume in the past decade. The sole transaction was executed in Blue Island at 12741-12759 Homan Ave, where Beverly Freight Inc. secured a 40,100-s.f. facility. Consequently, the South Suburbs vacancy rate was adversely impacted by diminished Q3 tenant demand, rising 70 basis points to 4.8% — the highest level recorded since Q4 2017, when a rate of 5.1% was reported. Q3 net absorption registered at negative 174,700 s.f., though this reflects an improvement over the negative 689,300 s.f. recorded in Q2. While Q1 posted a positive net absorption of 238,100 s.f., it was insufficient to offset subsequent losses, resulting in a year-to-date figure of negative 663,000 s.f. Notably, asking net rents demonstrated resilience, with the Q3 net rent holding steady at $7.05 — maintaining a position above the $7.00 threshold for the third consecutive quarter.

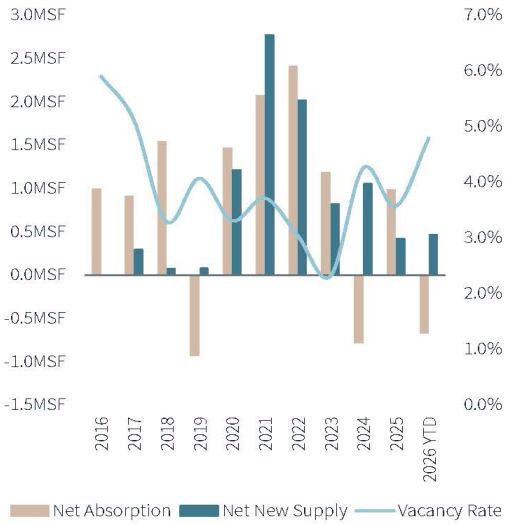
Sale

The majority of Q3 sales activity was driven by owner-user transactions. In Palos Hills, HXI Logistics acquired a 175,000-s.f. facility located at 7855 W 111th St from Global Net Exchange for $9,750,000, or $55.71 p.s.f. In Bridgeview, TradeLane Properties divested a 93,100-s.f. facility to Combined Warehouse LLC, a local third-party logistics provider, for $6,300,000, or $67.64 p.s.f. The quarter's most significant transaction was a sale-leaseback in Chicago Heights, in which Applied Acoustics International sold a 240,000-s.f. manufacturing facility to MAG Capital Partners for $13,211,579, or $55.05 p.s.f.

Development

On the development front, Kurv Industrial introduced a 341,900-s.f. speculative facility to the market in Summit at 7955 W 59th St. In addition, Freight Hunters Inc. successfully completed its 100,000-s.f. owner-built truck repair facility at 21071 Stony Island Ave, Ford Heights. With no new speculative developments currently planned, this pipeline restraint is expected to provide a stabilizing effect on the elevated vacancy rate going forward.

Key market indicators			
Supply	Total inventory (s.f.)	92,945,740	▲ ▲
	Total vacancy (%)	4.79%	▲ ▲
	Total availability (%)	8.96%	▲ ▼
Demand	Total net absorption (s.f.)	-174,744	▲ ▼
	YTD net absorption (s.f.)	-663,012	▼ ▼
Pricing	Average rental rate ($p.s.f.)	$7.05	▼ ▲
	12 month dollar change	$0.63	▲ ▲
Quarterly trend ▲ | Annual trend ▲			



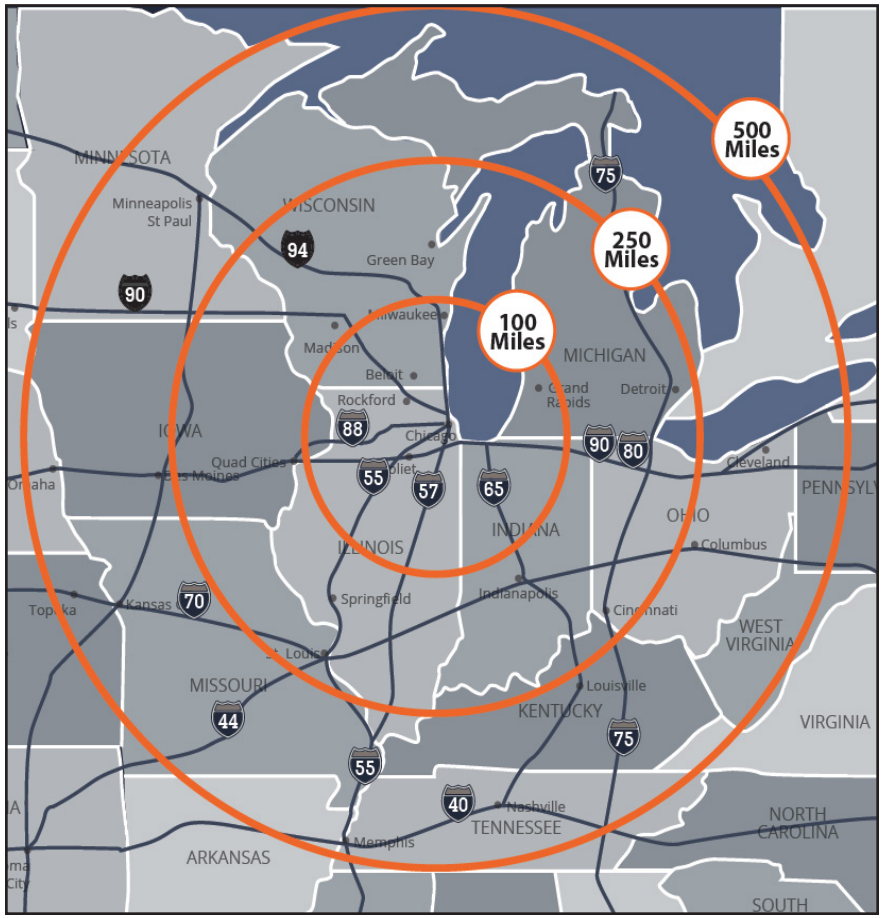
Average asking rental rate



Submarket drivers

Assembly | Auto | Plastics | Manufacturing | Local distribution

One Day Delivery Map



Milawukee	*1.5 hours*
Indianapolis	*4.0 hours*
St. Louis	*4.0 hours*
Cincinnati	*4.5 hours*
Minnaepolis	*6.5 hours*
Nashville	*7.0 hours*
Kansas City	*8.0 hours*

Chicagoland is home to the largest switching terminal in the U.S. and six of the seven Class I rail lines.

O'Hare International Airport has the 4th highest volume air freight ports in the U.S.

The Chicago/Indiana border is a national leader in pass through interstates and shortest distance to the median center of U.S Population.

Zeke Rowan
Executive Vice President
zeke.rowan@jll.com
+1 708 359 9963

Adam Haefner
Managing Director
adam.haefner@jll.com
+1 773 343 1441

Marty Mikaitis
Executive Vice President
martin.mikaitis@jll.com
+1 708 502 4663

Nick Fazio
Vice President
nick.fazio@jll.com
+1 312 860 1577

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