



**CONOR**  
COMMERCIAL REAL ESTATE



**3507 W.  
51ST ST.**  
Chicago, IL

# The Gateway to Chicago

**OFFERING 316,550 SF OF  
CLASS A INDUSTRIAL SPACE**

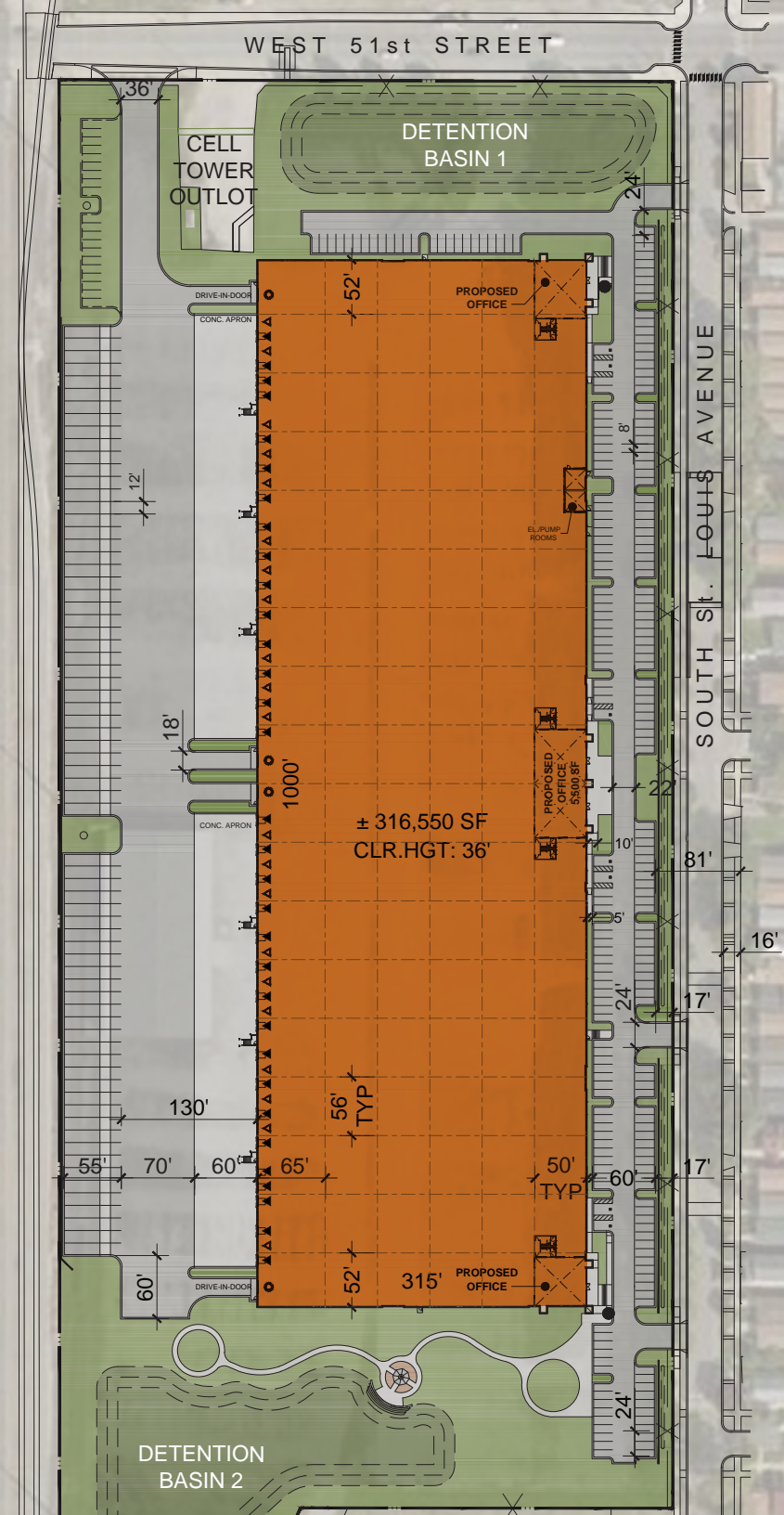
Immediately Available for Lease



# PROPERTY FEATURES

Built in 2019, **Lastmile 55 Logistics Center** is one of Chicago's newest inner-city industrial developments and offers users instant access to the nation's third largest metropolitan market. At 316,550 square feet and a soaring clear height of 36 feet, **Lastmile 55 Logistics Center** addresses the industry's growing demand for distribution and warehouse space within immediate reach of end users and amongst endless labor resources.

<b>Building Size:</b>	316,550 SF
<b>Space Available:</b>	316,550 SF (Divisible to 100,000 SF)
<b>Office Area:</b>	To Suit
<b>Site Area:</b>	±19.37 Acres
<b>Clear Height:</b>	36'
<b>Loading:</b>	32 Exterior Docks (expandable to 53) 4 Drive-in Doors
<b>Parking:</b>	229 Cars (expandable) 71 Trailer Stalls
<b>Year Built:</b>	2019
<b>Bay Size:</b>	50' x 56' with 65' speed bay
<b>Building Depth:</b>	315'
<b>Floor:</b>	7" unreinforced, 4,000 PSI
<b>Sprinkler:</b>	ESFR
<b>Taxes:</b>	Class 6B tax incentive approved
<b>Lease Rate:</b>	Subject to Offer







**316,550 SF  
AVAILABLE**

# The Highlights



**CLASS 6B TAX  
INCENTIVE APPROVED**



**DIRECT ACCESS TO CHICAGO'S  
END USERS AND LABOR POOL**



**LOCATED WITHIN MINUTES OF  
MULTIPLE INTERMODAL YARDS**



**BRAND NEW CONSTRUCTION  
OFFERING MODERN FEATURES**



**SITUATED BETWEEN TWO  
CTA "L" TRAIN STATIONS**



**7.9 MILES FROM  
DOWNTOWN CHICAGO**



**2.3 MILES FROM MIDWAY  
INTERNATIONAL AIRPORT**



**2.3 MILES FROM I-55  
FOUR-WAY INTERCHANGE**



In addition to reaching the local population of 2.6 million within a 10-mile radius, **Lastmile 55 Logistics Center** users can leverage direct access to a BNSF or CSX intermodal yard, the four-way interchange of Interstate 55 and Pulaski Road, and Midway International Airport—all of which are located within three miles of the property—to fulfill national and global needs.

# Last-Mile Approved

## 10-MILE DEMOGRAPHICS



**2,638,608**  
TOTAL POPULATION



**992,321**  
HOUSEHOLDS



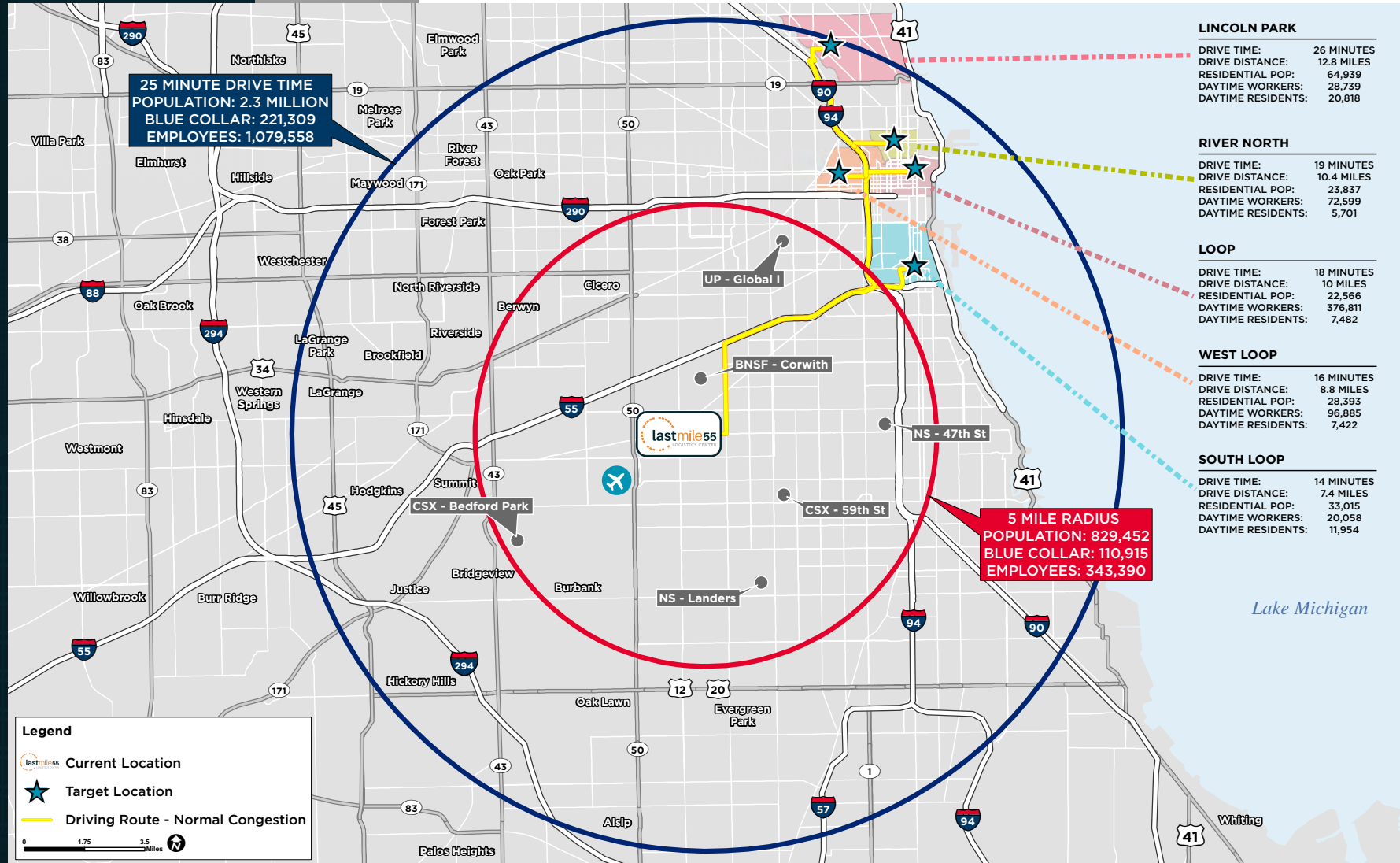
**\$55,178 MEDIAN**  
HOUSEHOLD INCOME





# The Workforce

**3507 W.  
51ST ST.**  
Chicago, IL



**LEVERAGE INSTANT ACCESS TO CHICAGO'S  
AMPLE WORKFORCE & END USERS**

2.3 million people live within a 25-minute drive





# For more information:



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