

Industrial | For Lease

Q1 2023 DELIVERY

1032 W 43rd Street

Chicago, IL

CBRE

A development of:

THE MISSNER GROUP

REALTERM

WALLS ARE UP! 69,254 SF REMAINING FOR LEASE



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Building Overview

Building Specs

TOTAL BUILDING SIZE	130,354 SF
TOTAL SITE SIZE	7.98 acres
AVAILABLE SF	69,254 SF (divisible to 21,153 SF)
CEILING HEIGHT	32' clear
LOADING DOCKS	14 exterior docks (expandable)
DRIVE IN DOORS	1 drive in door
BAY SIZES	50' x 60'8"
CAR PARKING	146 spaces (expandable)
TRAILER PARKING	11 trailer stalls
ASKING LEASE RATE	Subject to offer

Highlights

New construction on Chicago's South Side delivering Q1 2023

Located in the desirable Stockyards Industrial Park

Excellent access to I-55, I-94 & Downtown Chicago

Access to ample labor pool

6b tax incentive secured

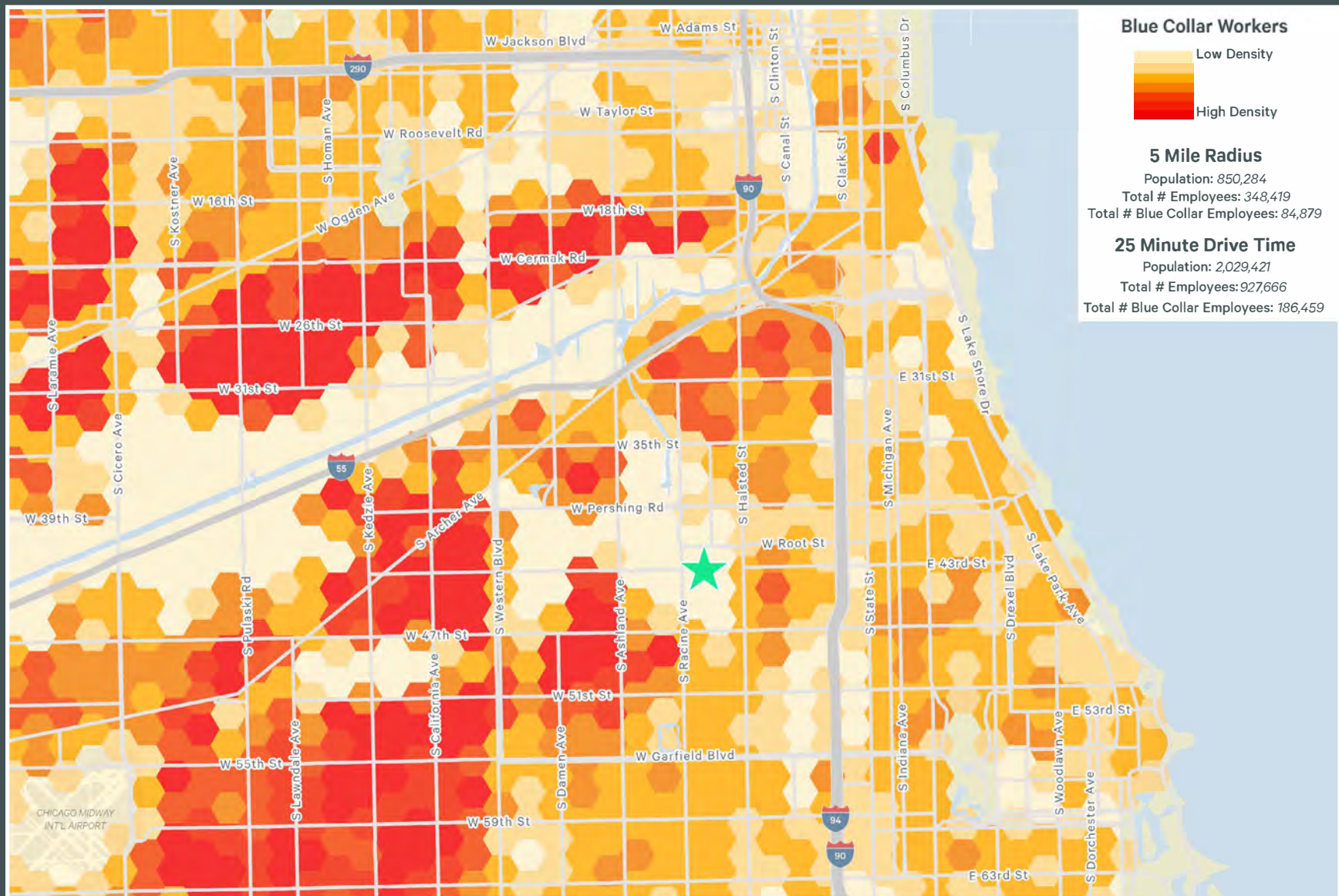
Located in Enterprise Zone 2. Incentives include sales tax exemption for building materials, machinery & equipment sales tax exemption and utility tax exemption



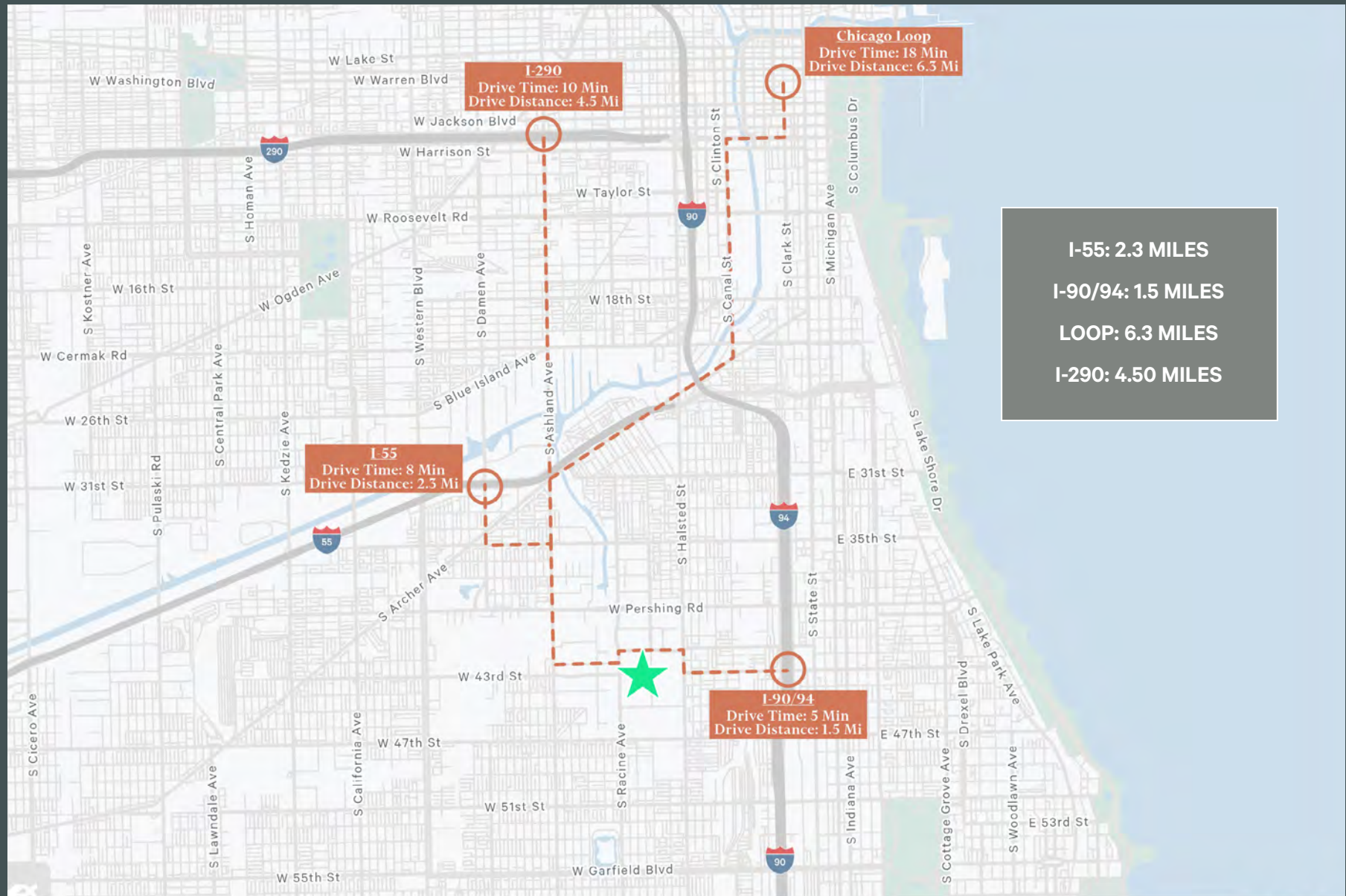
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Labor Overview



Transportation Overview



Amenities Overview

RESTAURANTS

- 1 Phil's Pizza
- 2 Antique Taco
- 3 Nana
- 4 Zaytune
- 5 Dunkin Donuts
- 6 South Kawa
- 7 Jimmy Johns
- 8 Bridgeport Coffeehouse
- 9 The Stockyard Coffeehouse
- 10 Domino's Pizza
- 11 McDonald's
- 12 Dunkin
- 13 Subway
- 14 White Castle
- 15 Burger King
- 16 Popeye's
- 17 Fabulous Freddies Italian Eatery
- 18 Pancho Pistolas Mexican Restaurant
- 19 Little Caesars Pizza
- 20 Laura's Pizza & Pasta
- 21 Vienna Beef Factory Story
- 22 Morrie O'Malley's Hot Dogs
- 23 Huck Finn
- 24 La Palapa
- 25 Starbucks
- 26 Buffalo Wings & Rings
- 27 Pizza Hut
- 28 Taco Bell

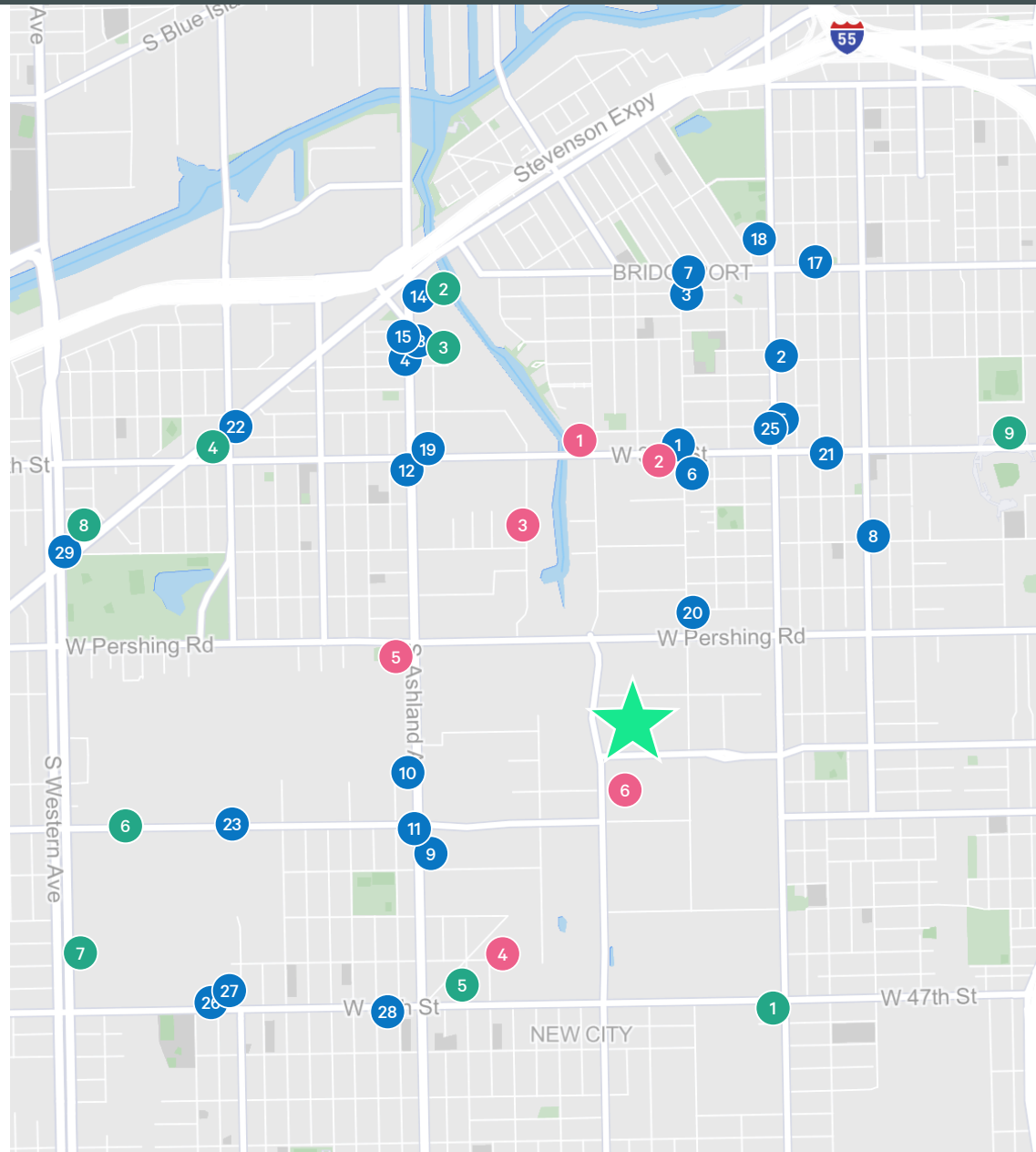
- 29 Atotonilco Taqueria
- 30 KFC

RETAIL

- 1 Mariano's
- 2 Walgreens
- 3 Cermak Fresh Market
- 4 Gordon's Ace Hardware
- 5 Dollar Tree
- 6 Aldi
- 7 Target
- 8 Home Depot
- 9 Jewel-Osco

ENTERTAINMENT

- 1 Guaranteed Rate Field
- 2 Bridgeport Art Center
- 3 Zhou B Art Center
- 4 Marz Community Brewing Company
- 5 Whiner Beer Company
- 6 Chicago Indoor Sports



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Corporate Neighbors



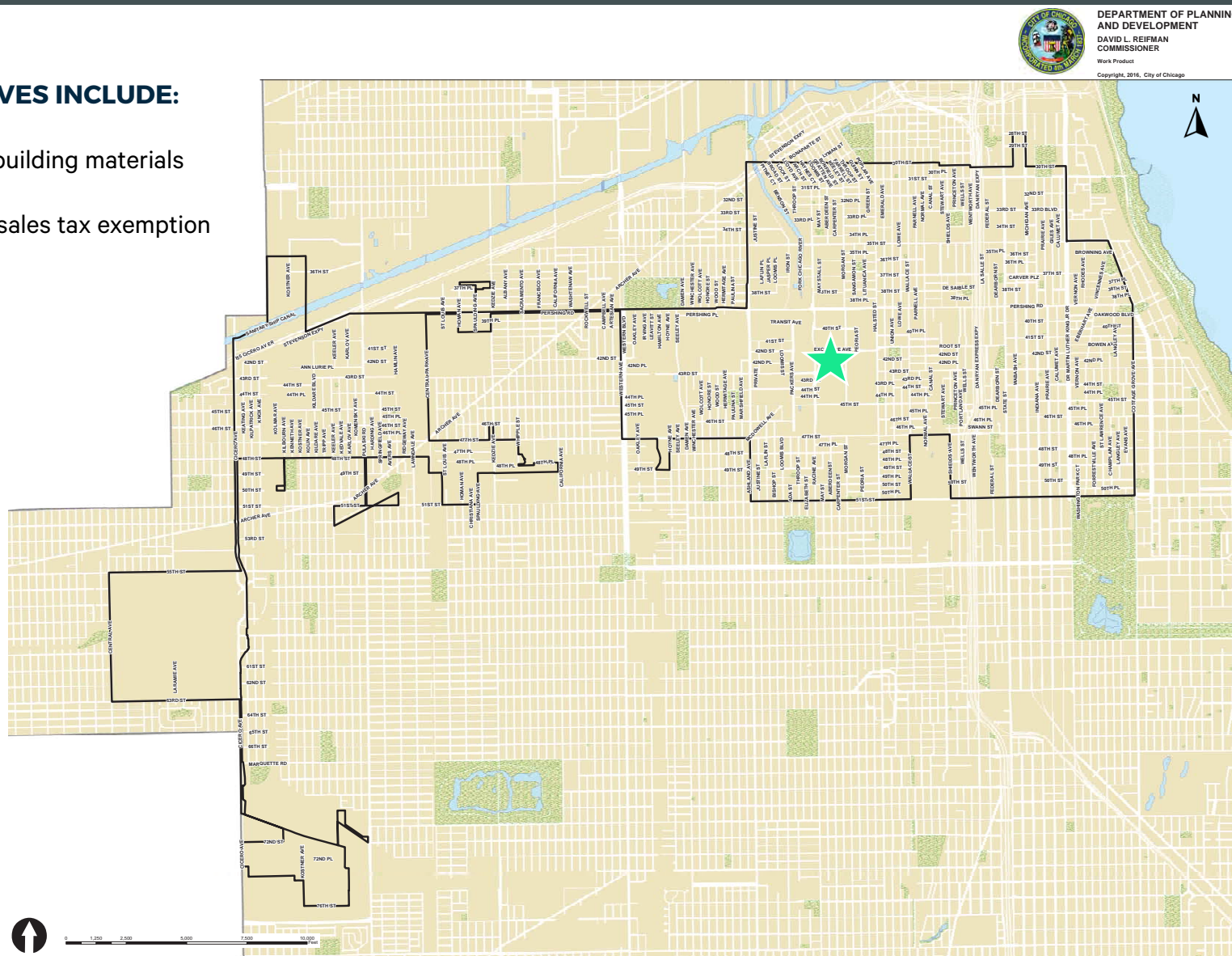
Enterprise Zone 2

POTENTIAL INCENTIVES INCLUDE:

Sales tax exemption for building materials

Machinery & equipment sales tax exemption

Utility tax exemption



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