

FOR LEASE

174,536 SF Available, Divisible To 70,000 SF

2545 W. 24th Street, Chicago, Illinois 60608



Located in an
ENTERPRISE ZONE

MODERN
Construction

ON-SITE
Trailer Parking

HYPER INFILL
Location

ACCESS TO
Deep Labor Pool

REAR
Load

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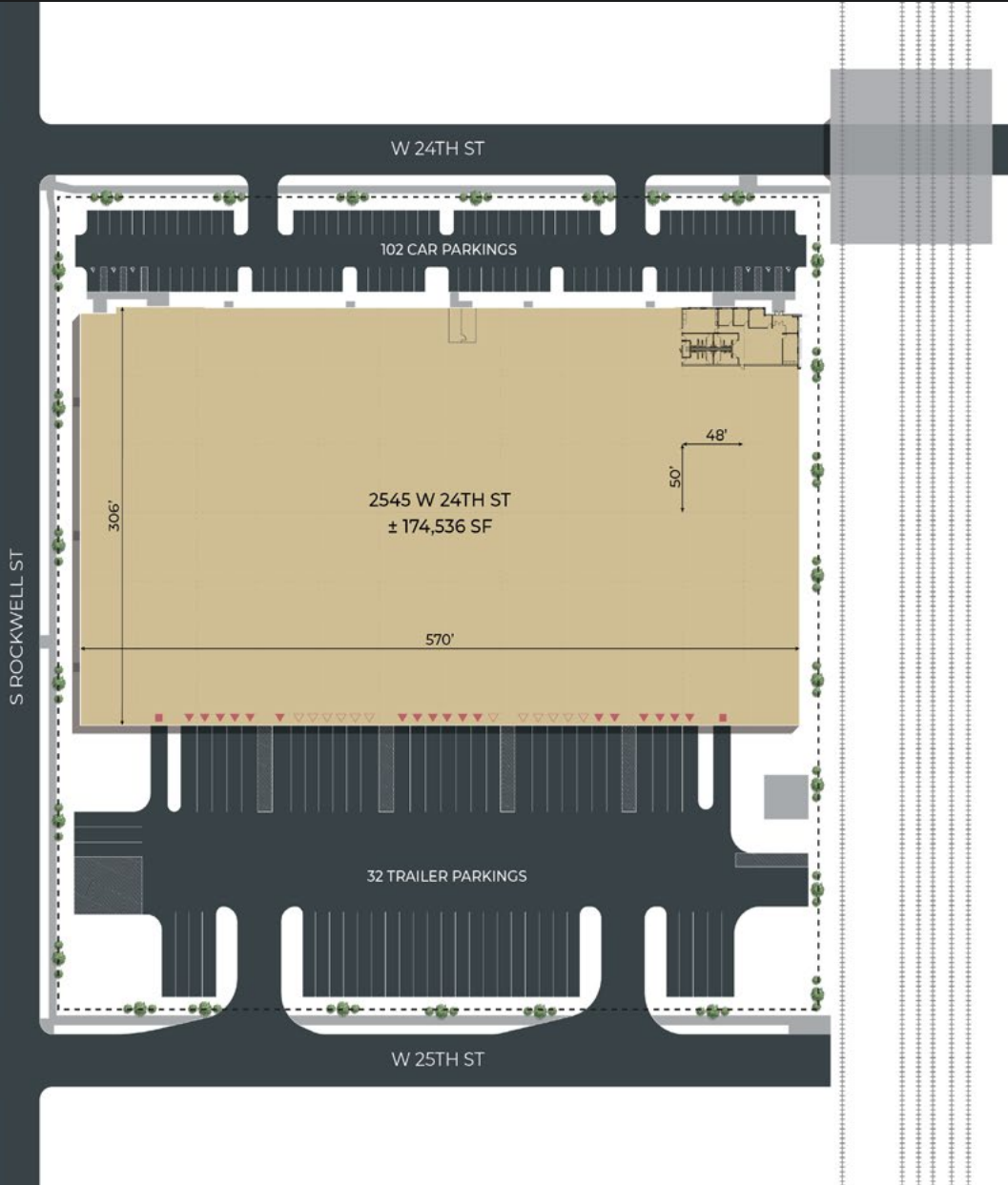
STREAM

KBCADVISORS

Site Plan



- ▲ DOCK DOOR
- △ FUTURE DOCK DOOR
- DRIVE-IN DOOR



±174,536 SF
Available For Lease

±2,500 SF
Office

8.22
Acres

2,000 AMPS
480 Volts

306' X 570'
Building Dimensions

49'W X 54'D
Column Spacing

32'
Clear Height

205'
Truck Court Depth

2
Drive-In Doors

32
Trailer Parks

18
Dock High Doors
(Expandable To 30)

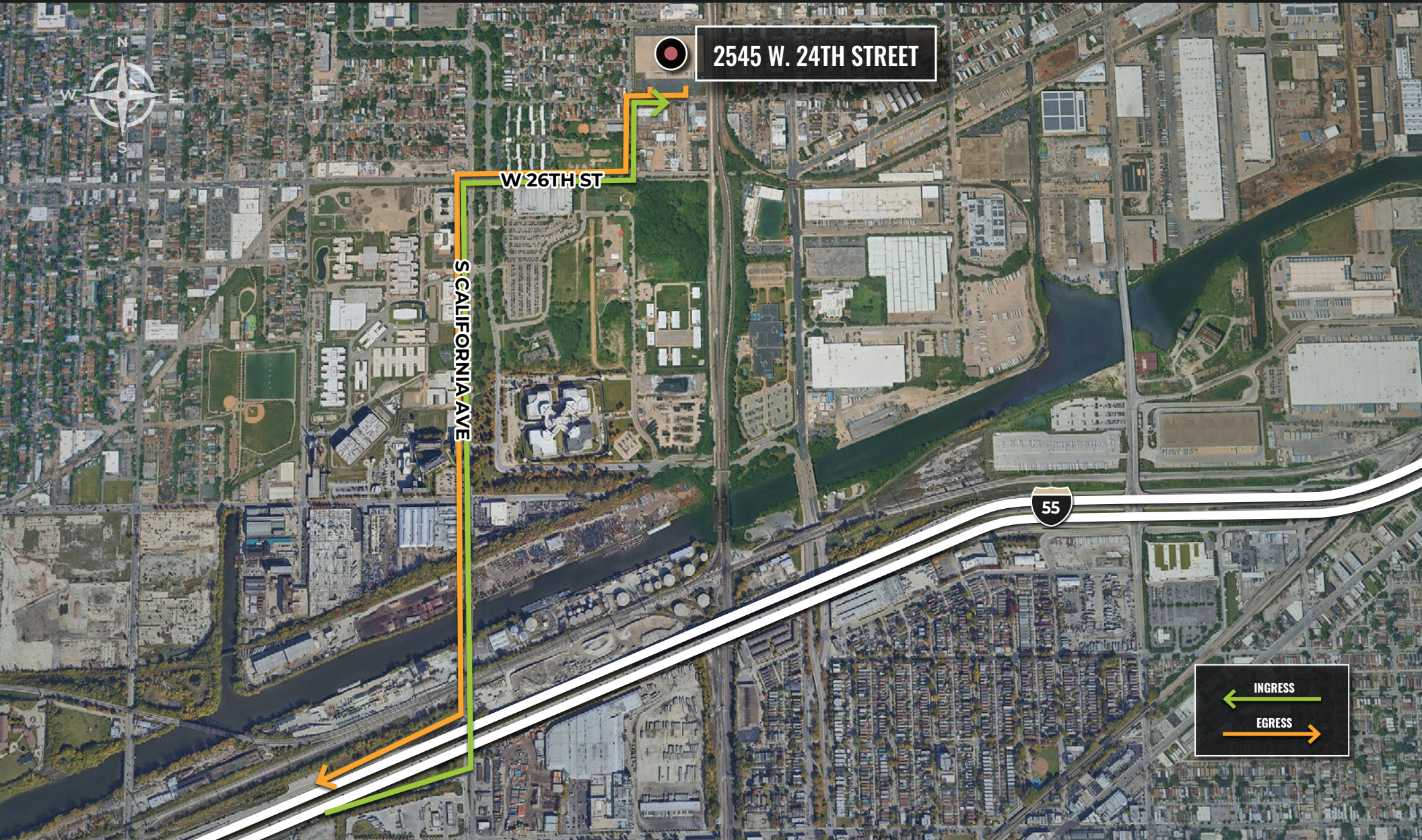
102
Auto Parks
(Expandable)

ESFR
Sprinklers

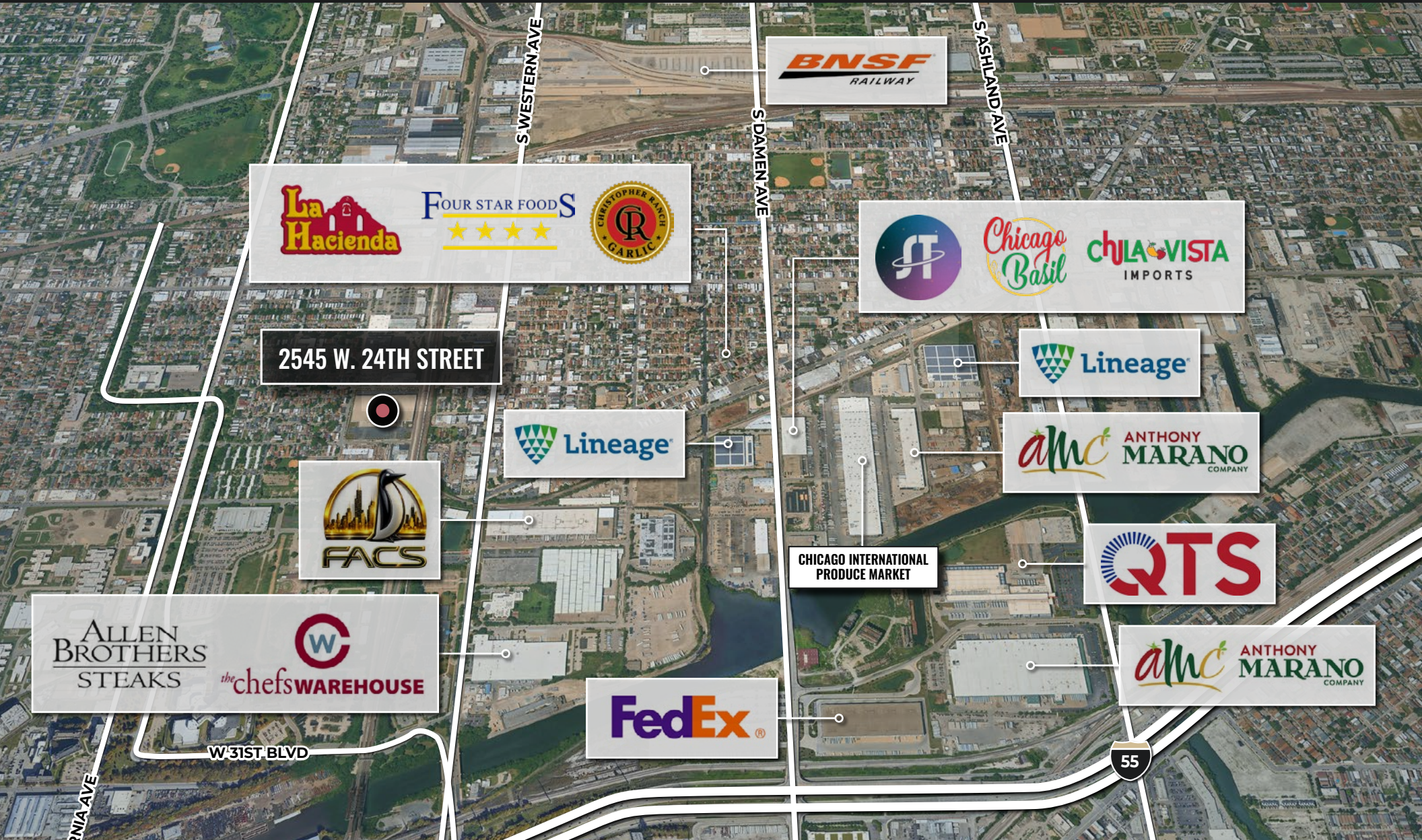
ZONING
Chicago M1-3
(Limited Manufacturing /
Business)

Click to Learn More About
ENTERPRISE ZONE INCENTIVES

Access Map



Corporate Neighbors



Premier Regional Connectivity



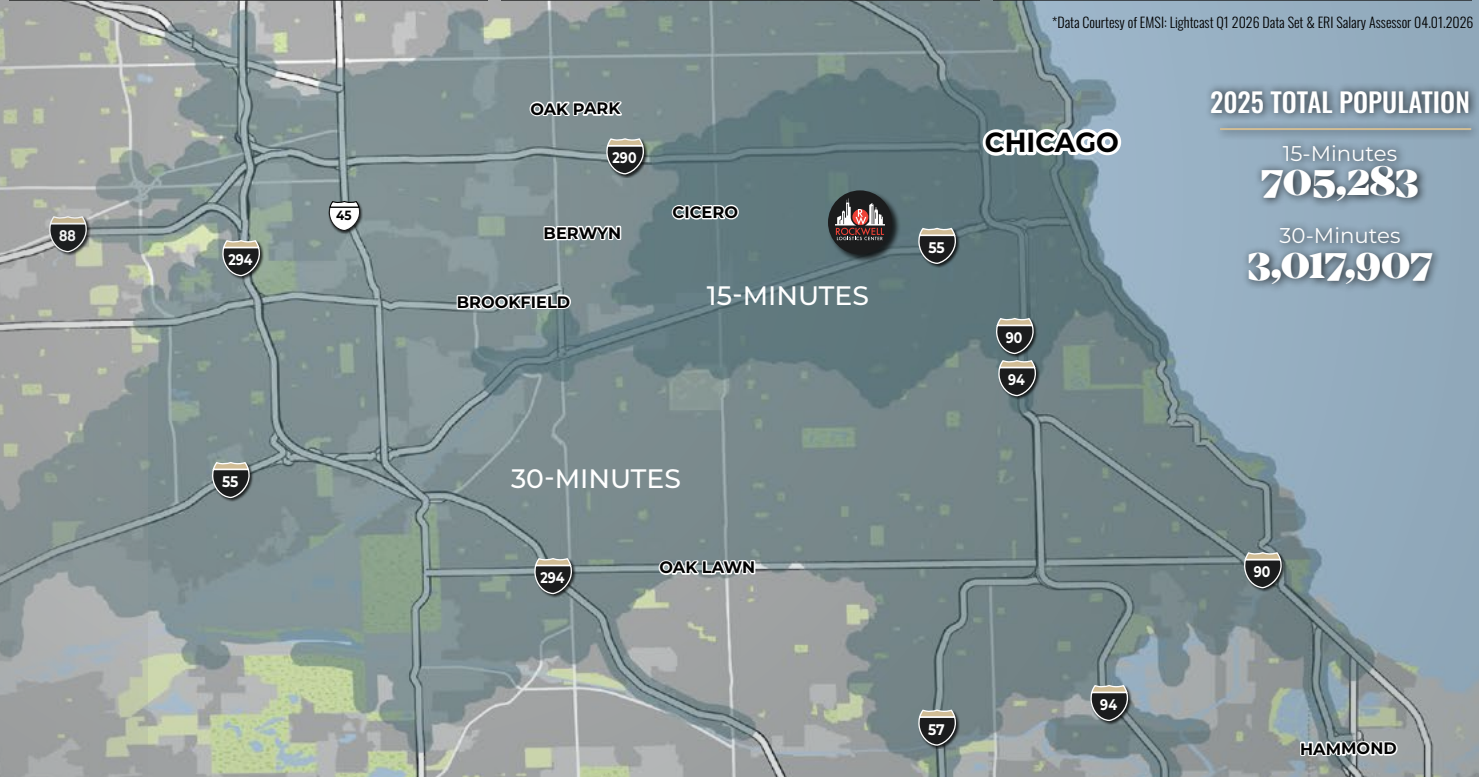
FACILITY	LOCATION	MILES
Intermodal	14th Street (Global I)	1.38
FedEx Ground	3000 S Damen Ave	1.64
Intermodal	Corwith	2.50
Intermodal	Cicero	3.88
Intermodal	59th Street	5.04
Intermodal	47th Street	5.69
FedEx Freight	4750-4800 S Central Ave	5.73
Intermodal	Landers	6.88
Airport	Chicago Midway Int'l	7.29
Intermodal	63rd Street	8.98
Intermodal	Bedford Park	10.75
Intermodal	Willow Springs	13.82
Intermodal	Chicago, IL - Northlake (Global II)	15.59
Intermodal	Calumet	15.75
FedEx Ground	5959 W Howard St	17.62
Intermodal	Franklin Park (Bensenville Intermodal)	17.70
FedEx Freight	900 County Line Rd	17.81
Intermodal	Blue Island, IL	18.13
Intermodal	Schiller Park	19.03
Airport	Chicago O'Hare Int'l	21.52
Intermodal	Chicago, IL - Dolton (Yard Center)	22.08
FedEx Freight	2300 S Mount Prospect Rd	22.87

WAREHOUSE WORKERS AVG. HOURLY EARNINGS \$20.46			
	2026 Resident Workers	2021-2026 % Change in Resident Workers	2026 Net Commuters
15-Min	15,472	1%	12,732
30-Min	76,317	4%	8,296

FORKLIFT DRIVER AVG. HOURLY EARNINGS \$22.83			
	2026 Resident Workers	2021-2026 % Change in Resident Workers	2026 Net Commuters
15-Min	1,080	3%	1,098
30-Min	1,080	6%	(197)

MANUFACTURING & FABRICATING AVG. HOURLY EARNINGS 20.43			
	2026 Resident Workers	2021-2026 % Change in Resident Workers	2026 Net Commuters
15-Min	2,962	3%	977
30-Min	14,771	8%	(1,424)

*Data Courtesy of EMSI: Lightcast Q1 2026 Data Set & ERI Salary Assessor 04.01.2026



2025 TOTAL POPULATION

15-Minutes
705,283

30-Minutes
3,017,907

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