

CHICAGO, IL

929 W. EXCHANGE AVENUE



ML REALTY
PARTNERS

EXCEPTIONALLY LOCATED WITHIN
CHICAGO STOCKYARDS

±76,725 SF

AVAILABLE FOR LEASE
IN UNION STOCK YARD
INDUSTRIAL CORRIDOR



EXCEPTIONALLY LOCATED WITHIN CHICAGO STOCKYARDS



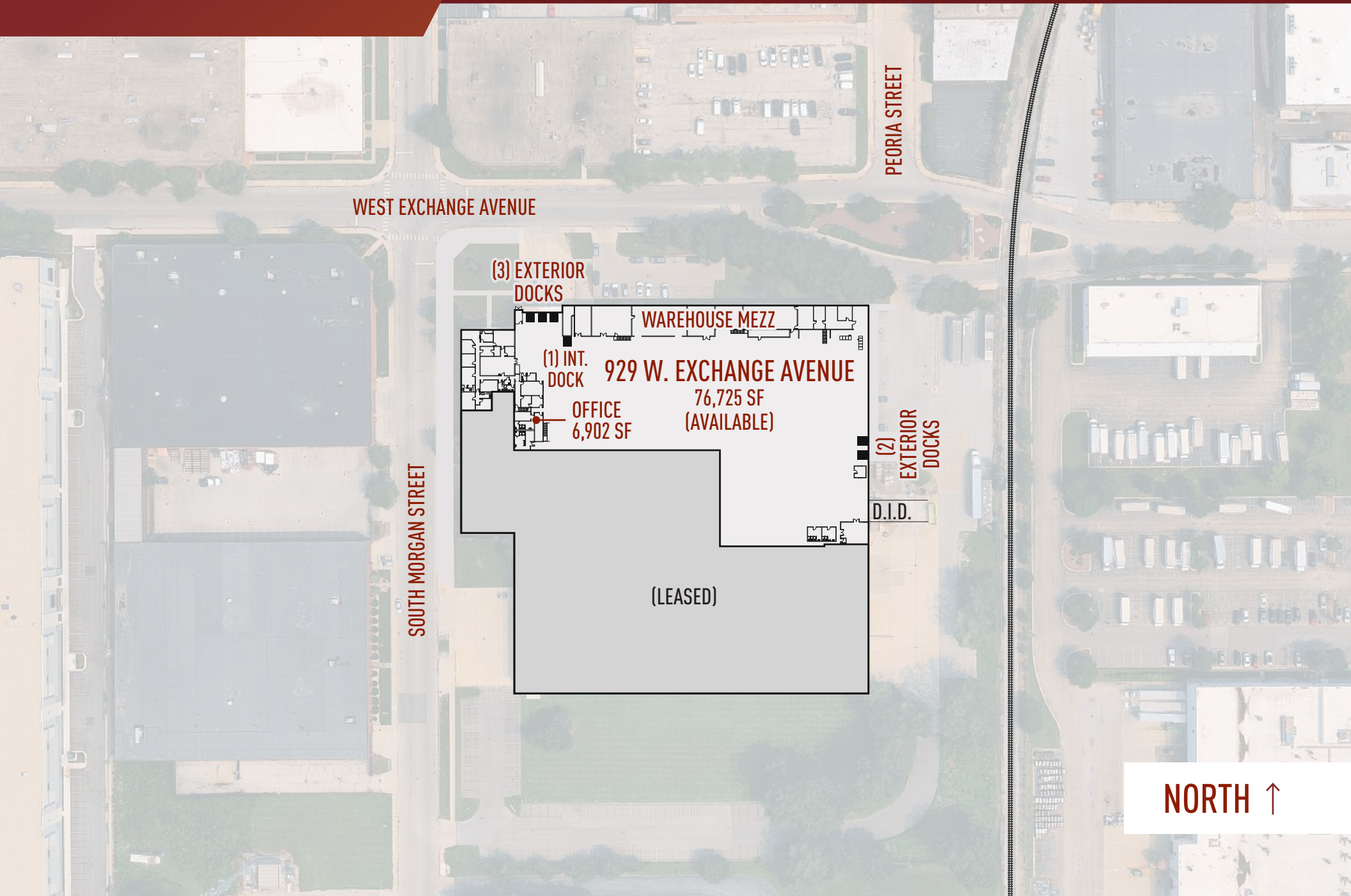
LOCATION HIGHLIGHTS

- ✓ 4 MILES TO CHICAGO CBD
VIA DAN RYAN EXPRESSWAY
(I-90/I-94)
- ✓ EXCELLENT ACCESS TO KEY
LABOR POOL IN SURROUNDING
NEIGHBORHOODS
- ✓ LOCATED IN ENTERPRISE
ZONE 2, PROVIDING POTENTIAL
TAX BENEFITS
- ✓ CONVENIENT ACCESS TO
MIDWAY AIRPORT AND
INTERSTATE HIGHWAY SYSTEM



BUILDING HIGHLIGHTS

TOTAL BUILDING SIZE	±162,915 SF
TOTAL AVAILABLE SIZE	±76,725 SF
OFFICE	±6,902 SF
CLEAR HEIGHT	24'
ACRES	±8.76
LOADING	5 Exterior Docks & 1 Interior Dock
POWER	3000A, 277/480V, 3 PH 2000A, 277/480V, 3 PH 800A, 277/480V, 3 PH
PARKING	53 Cars
ZONING	PMD-8
SPRINKLERS	Wet



WEST EXCHANGE AVENUE

PEORIA STREET

SOUTH MORGAN STREET

(3) EXTERIOR
DOCKS

WAREHOUSE MEZZ

(1) INT.
DOCK

OFFICE
6,902 SF

929 W. EXCHANGE AVENUE
76,725 SF
(AVAILABLE)

(2) EXTERIOR
DOCKS

D.I.D.

(LEASED)

NORTH ↑

5 | 929 W. EXCHANGE AVENUE

UNLOCK THE POTENTIAL OF AN INFILL LOCATION





**AVISON
YOUNG**

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