

**9933 S COTTAGE GROVE AVE
CHICAGO, IL 60628**

**INDUSTRIAL
LEASING
OPPORTUNITY**

FOR LEASE



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TWO UNITS AVAILABLE

Unit B
±31,140 SF

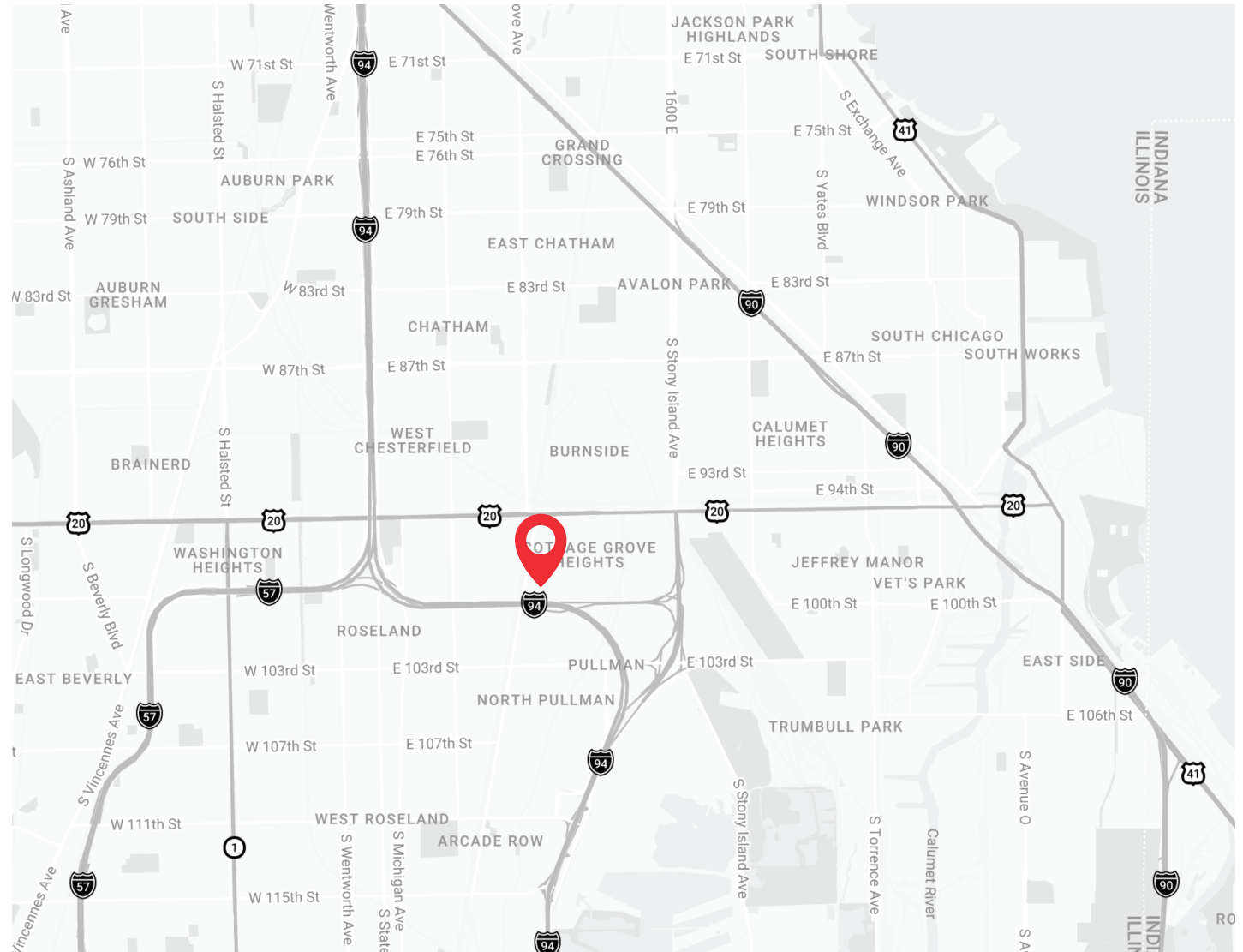
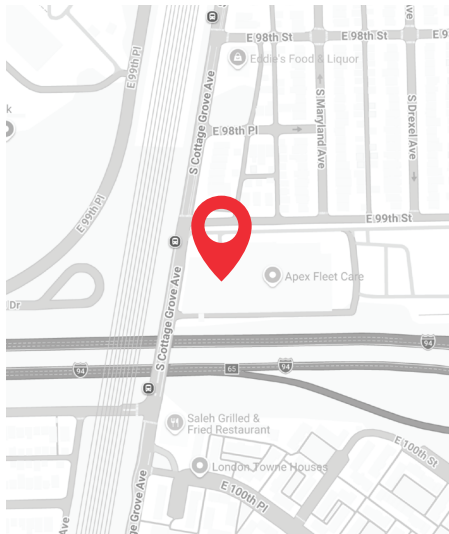
Unit C
Up to ±82,000 SF

Located on **7.24 acres** in Chicago's established South Side industrial corridor, 9933 S Cottage Grove Ave offers flexible warehouse and office space designed for manufacturing, warehousing, logistics, distribution, fleet operations, and industrial service users.

The property underwent an extensive **2025–2026 renovation program**, delivering modernized industrial facilities while maintaining flexibility for a variety of tenant requirements. Ownership offers customized office build-outs tailored to tenant operational needs, subject to lease terms.



Strategically positioned along Cottage Grove Avenue, the property provides immediate access to **I-94, I-57, I-90/94, and I-80**, approximately 15 miles south of Downtown Chicago, with convenient connectivity to Midway Airport, O'Hare Airport, intermodal rail facilities, and the 95th Street (Chicago State) Metra Electric Station.



PROPERTY DETAILS

Site Area	7.24 Acres
Property Type	Industrial Campus
Availability	Two Industrial Units
Zoning	C3-1
Renovations	Extensive Renovations Completed (2025–2026)

BUILDING FEATURES

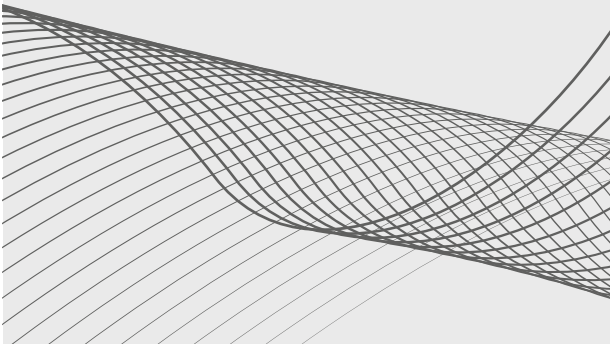
Power	1,600 Amps / 480 Volt
Clear Height	13'-3"
Column Spacing	20' x 40'
Office Build-Outs	Available to Tenant Requirements
Loading	Multiple Loading Docks & Drive-In Door Access
Parking	Truck & Trailer Parking Available

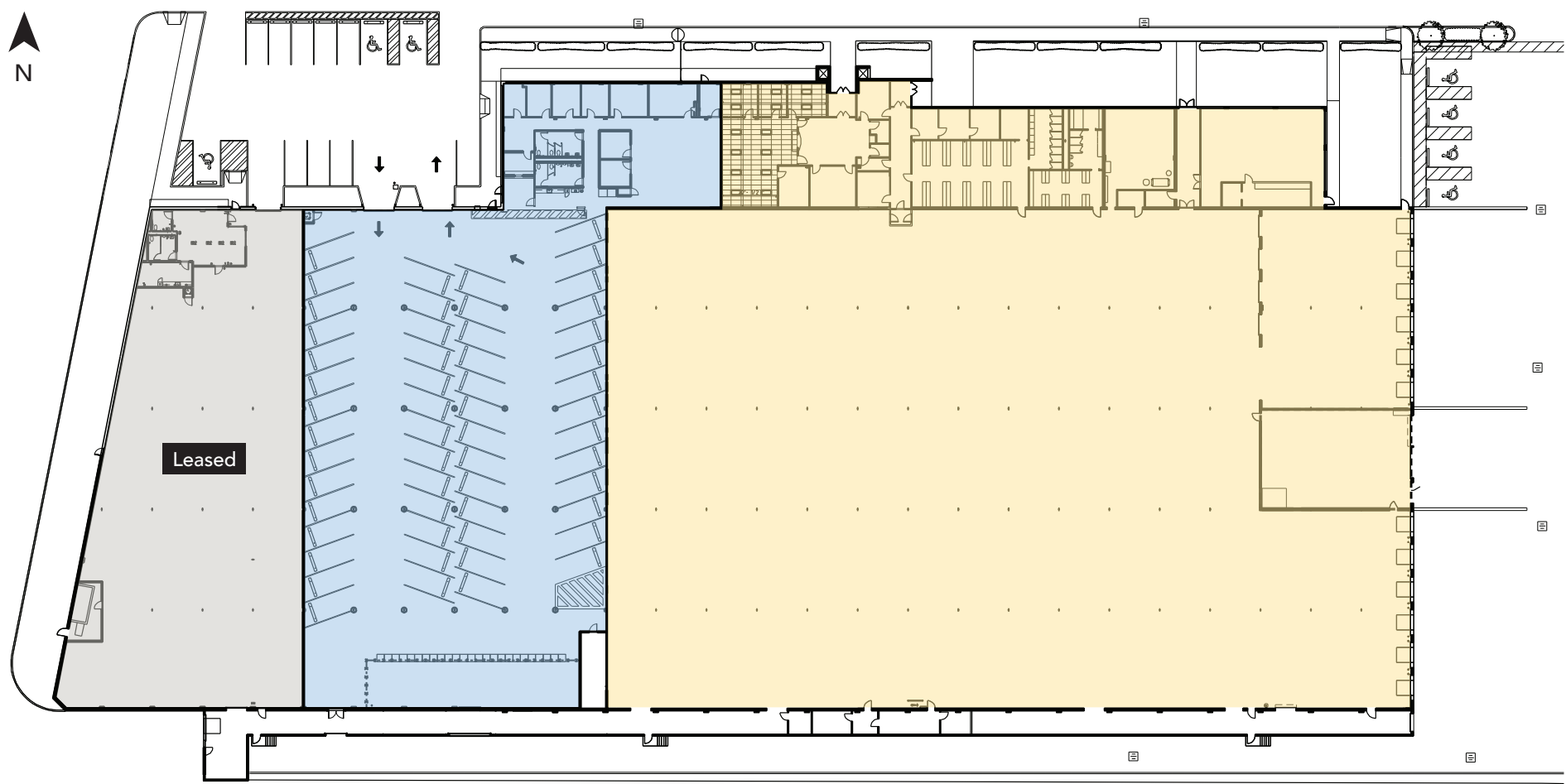
ADDITIONAL FEATURES

Lease Options	Flexible Lease Configurations
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IDEAL USES:

- Manufacturing
- Warehousing
- Logistics / Distribution
- Fleet Operations
- Contractors
- Service Businesses





- Unit B**
±31,140 SF
- Unit C**
Flexible Industrial Space
Up to ±82,000 SF Available

Building Area Schematic — for illustrative purposes only.
Not a floor plan. Areas shown are approximate and not to scale.

±31,140 SF

This unit features two drive-in doors, office space with multiple private rooms, and access to two shared loading docks.

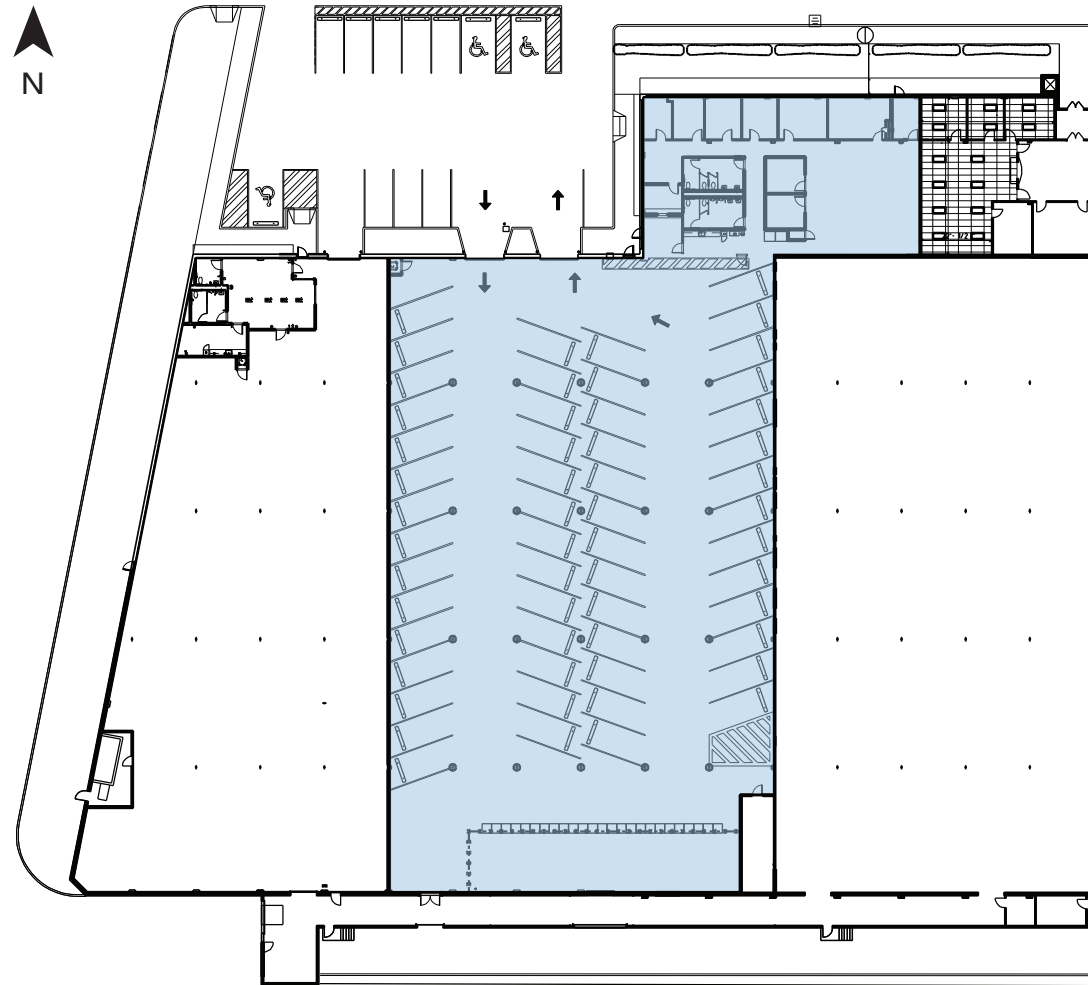
CLEAR HEIGHT
13'-3"

DRIVE-IN DOORS
2 (12' x 12')

LOADING
2 Shared Loading Docks
(10' x 10')

OFFICE
Recently Renovated with
Multiple Private Offices

PARKING
Truck & Trailer
Parking Available







SHARED LOADING DOCKS (UNITS A & B) PHOTOS

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UNIT FEATURES:

- Flexible floor plan — up to $\pm 82,000$ SF available
- Lease configurations starting at approximately $\pm 39,200$ SF
- 6–12 loading docks available
- Divisible office space with custom build-out options
- 33 truck & trailer parking spaces available
- Truck repair shop available
- 2 drive-in service bays
- Recently renovated (2025–2026)
- Heavy Power — 1,600 Amps / 480 Volt
- 13'–3" Clear Height
- Ideal for manufacturing, warehousing, logistics, distribution, transportation, fleet operations, truck maintenance, and industrial service businesses

Unit C offers a highly flexible industrial leasing opportunity designed to accommodate manufacturing, warehousing, distribution, logistics, transportation, and fleet operations. The space can be configured to meet a variety of operational requirements, allowing tenants to lease from approximately $\pm 15,000$ SF up to $\pm 82,000$ SF, depending on their needs.

The office component is divisible and can be customized and delivered to meet a tenant's operational requirements, subject to lease terms and landlord approval.

Tenants may lease the space with 6 dedicated loading docks, with the option to expand to 12 loading docks, providing exceptional shipping and receiving capacity for high-volume operations.

An adjacent truck repair facility is also available and includes two drive-in service bays, making it an excellent solution for fleet operators, transportation companies, and businesses requiring on-site vehicle maintenance.

The property also offers 33 on-site truck and trailer parking spaces, providing ample parking for fleet vehicles, trailers, and commercial transportation operations.



