

**AVISON
YOUNG**

Industrial Property for Lease
850 West Exchange Drive



Stockyards Industrial Park

51,010 SF FOR LEASE

**Get More
Information**

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Property Overview

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TOTAL SF:	51,010 sf
OFFICE SF:	1,920 sf
SITE SIZE	1.76 acres
CLEAR HEIGHT:	18' clear
DOCKS:	3 interior
DRIVE-IN DOORS:	1 DID
POWER:	1200 a/480 v/3-p
SPRINKLERS:	Wet
PARKING:	50 spaces
TAXES:	\$1.12 psf (2018)
ASKING RATE:	\$7.25 Modified Gross



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The South Chicago industrial market continued to show resilience throughout the first half of 2021 with vacancy at 5.1%, a slight increase of 70 basis points (bps) since the beginning of the pandemic. Overall leasing activity has been sustained throughout the pandemic, with 2.4 msf and an additional 1.1 msf within the first half of 2021. As national, regional and local logistics and e-commerce businesses continue to expand throughout the market, developers are working to meet demand. There are currently 3 properties under construction totaling 1.1 msf of new inventory and 2 of which are being built on a speculative basis.

Area Overview

Corporate Neighbors



ArdaghGroup
Clear Channel
Evans
Experimur
Florock Flooring
Frost Studio
Hertz

HydroAire
IncExperimur
JCDecaux
Lakeshore Beverage
Megabus
Morgan
Royal Envelope
Source 4
Superior Nut & Candy
WM Display Group

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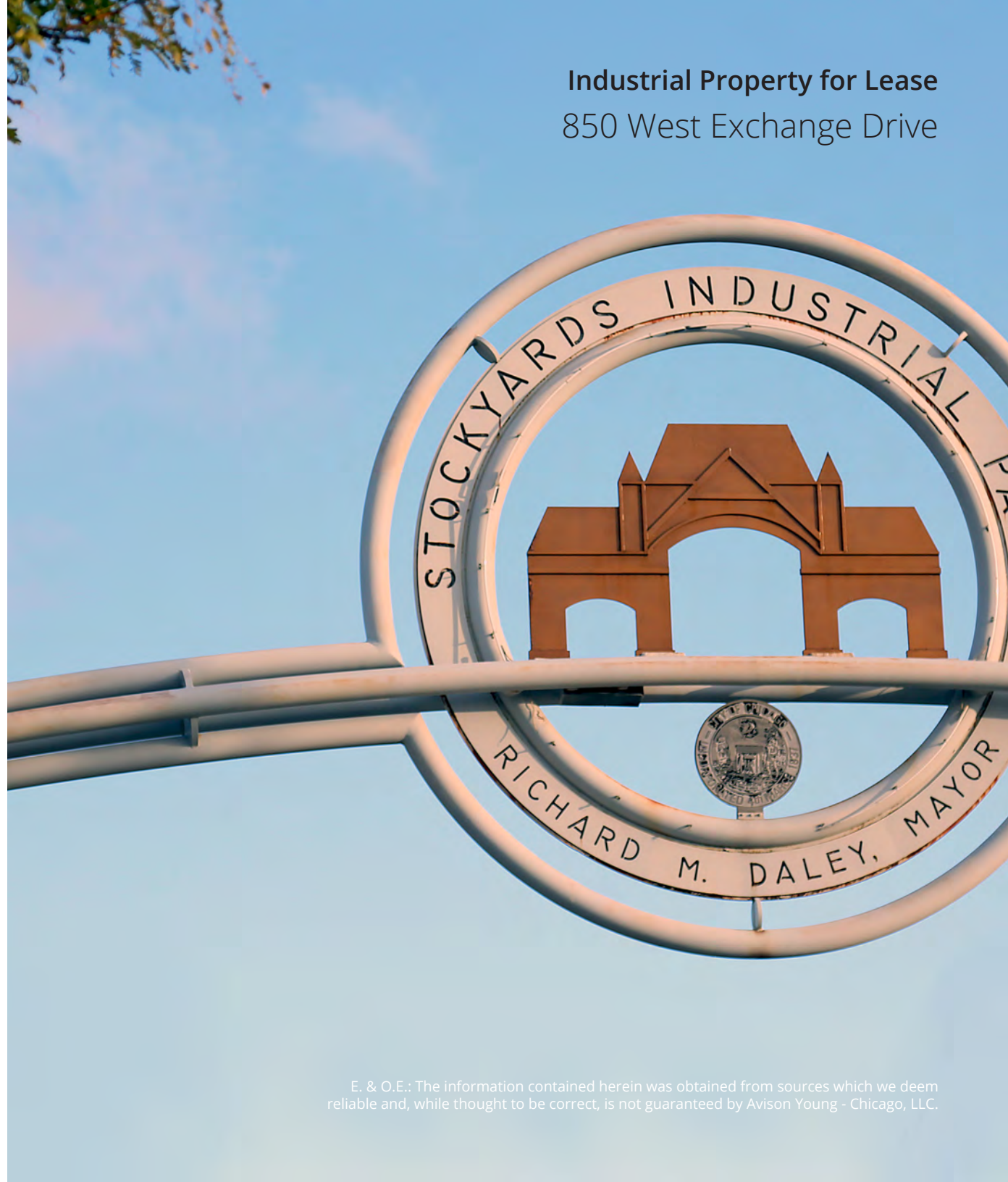
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