



**143,480 SF
FOR SALE
OR LEASE**

Back of the
Yards loft
office space
with 34,364 SF
floorplates.

4501 SOUTH
WESTERN

AVISON
YOUNG





Historic architecture provides authentic brick-and-timber aesthetic, ideal for office or flex tenants seeking character-rich space.

Property overview

Leasing highlights



Massive 34,364 SF floorplates with 19'4"x16' column spacing



Exposed brick and timber interiors with high ceilings ready for your ideas



Parking lot with 55 spaces to accommodate your workforce



Excellent access to major transportation corridors — including I-55, I 90/94 and nearby rail — the area is well-suited for logistics, office, light manufacturing and more



P



Second floor

Suite 2



Space available
34,364 rsf



Lease rate
Subject to offer



2023 taxes (paid 2024)
\$88,721 (full building)



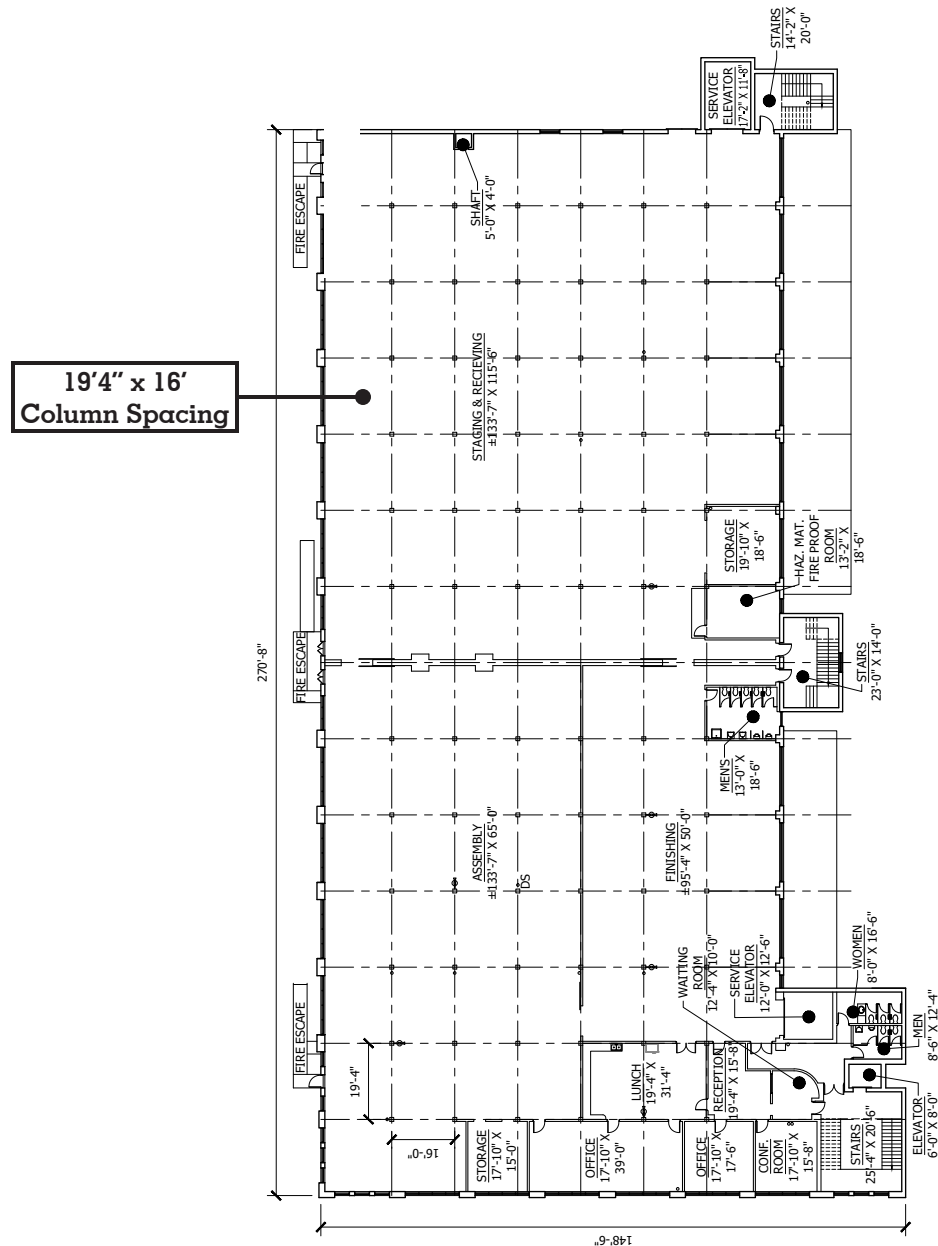
Date available
Immediate



Parking
55 (full building)



Sale offering price
\$7,000,000



Third floor

Suite 3



Space available
34,364 rsf



Lease rate
Subject to offer



2023 taxes (paid 2024)
\$88,721 (full building)



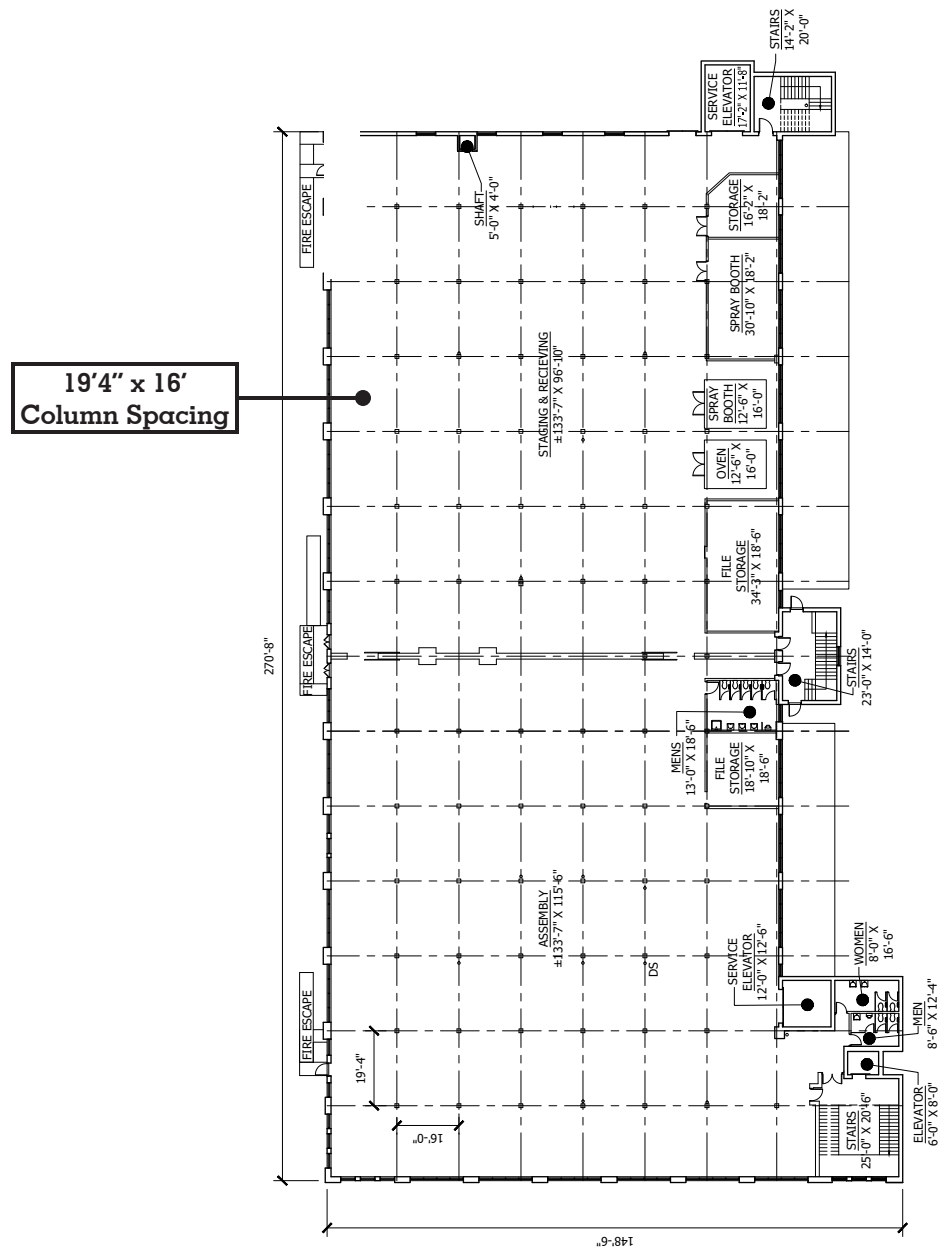
Date available
Immediate



Parking
55 (full building)



Sale offering price
\$7,000,000



34,364 rsf



Subject to offer



\$88,721 (full building)



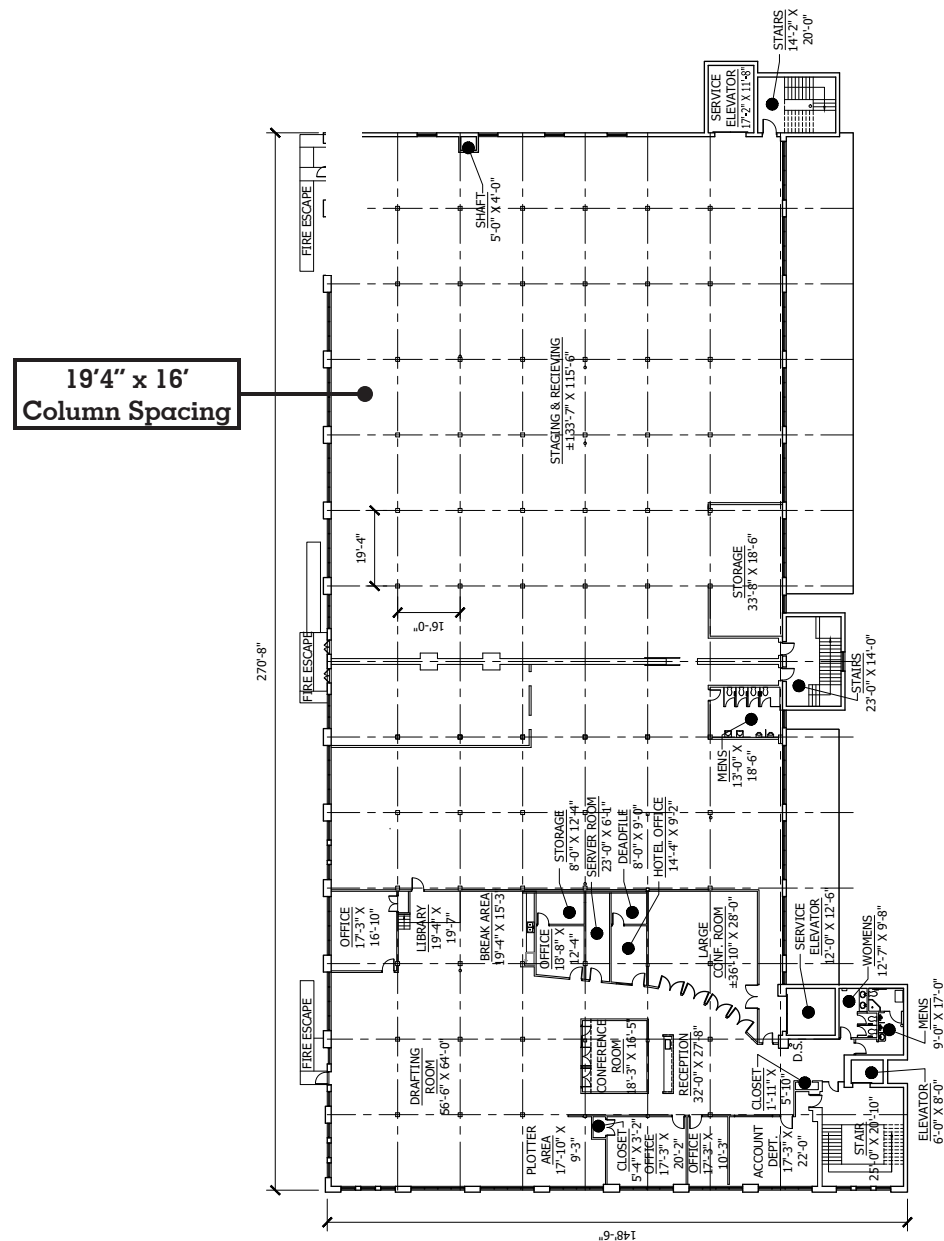
Immediate



55 (full building)



\$7,000,000



Area Overview

Back of the Yards

Back of the Yards is a historically significant industrial corridor located just southwest of Chicago's downtown core. Once the engine of Chicago's industrial rise as home to the Union Stockyards, the area is now undergoing a steady transformation – blending its industrial past with new commercial potential.



Location & accessibility

The subject property is located on a major arterial road (S Western Blvd) with good access to I-55 and I-94 making it attractive to distribution, manufacturing and commercial users.

Proximity to the Orange Line is a major strength for any real estate development at this location, offering easy access to downtown Chicago and Midway Airport, which is attractive for both residential and commercial tenants.

The Orange Line stop at 4901 S Western Boulevard is a half mile south of 4501 S Western Boulevard or a 10-minute walk.



Zoning & industrial legacy

The area is traditionally zoned for industrial use, which may support logistics, warehousing, or light manufacturing developments without major zoning changes.



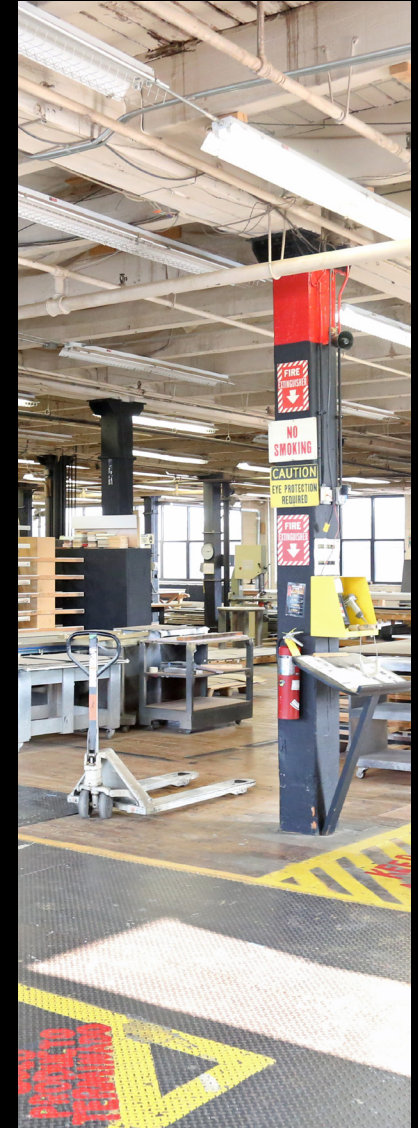
Historic character & architecture

The building is part of a group of early 20th-century industrial structures with unique architectural styles, which could be leveraged for adaptive reuse projects (e.g., lofts, creative office space or mixed-use developments).

Area photos



Property Photos



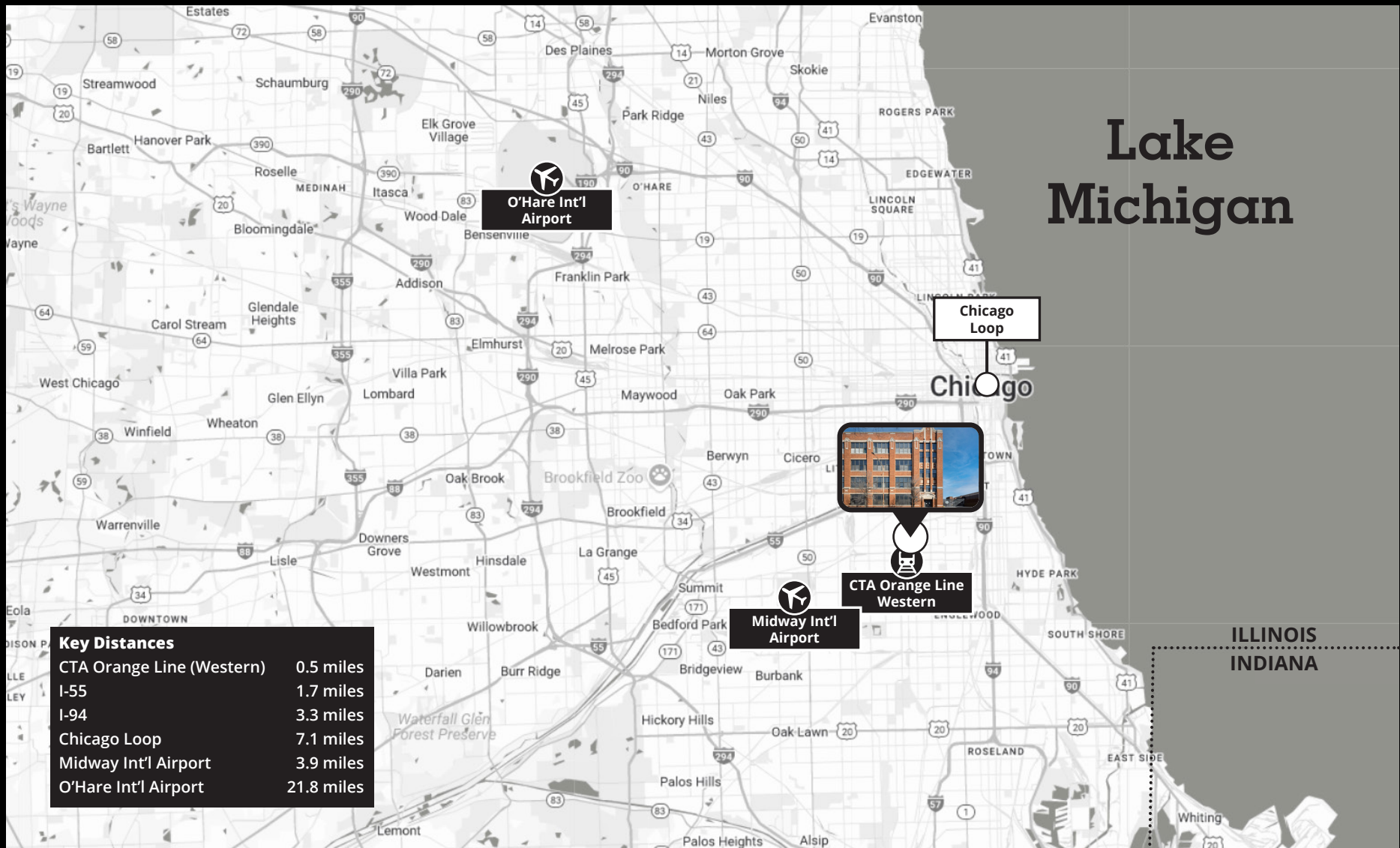
Corporate Neighbors Aerial



- | | | |
|--------------------------|---------------------------------------|-------------------------------------|
| ① Batory Foods | ⑥ Marina Railport & Redwood Warehouse | ⑪ Illinois Fibre Specialty |
| ② Restaurantware | ⑦ National Express / CDT | ⑫ Chicago Special Events Management |
| ③ Midwest Trailer Repair | ⑧ Shineluck Foods | ⑬ Home Depot |
| ④ TRAC Services | ⑨ Cedar Concepts Corporation | ⑭ Advance Auto Parts |
| ⑤ Bevolution Group | ⑩ Van Hessen USA | ⑮ Monterrey Trade |

Key Distances Map

90 Parking Spaces



A Transportation & Shipping Hub

One Day Delivery Map



Chicagoland is home to the **largest switching terminal in the U.S.** and six of the seven Class 1 rail lines



O'Hare International Airport represents the **4th highest volume air freight port** in the United States



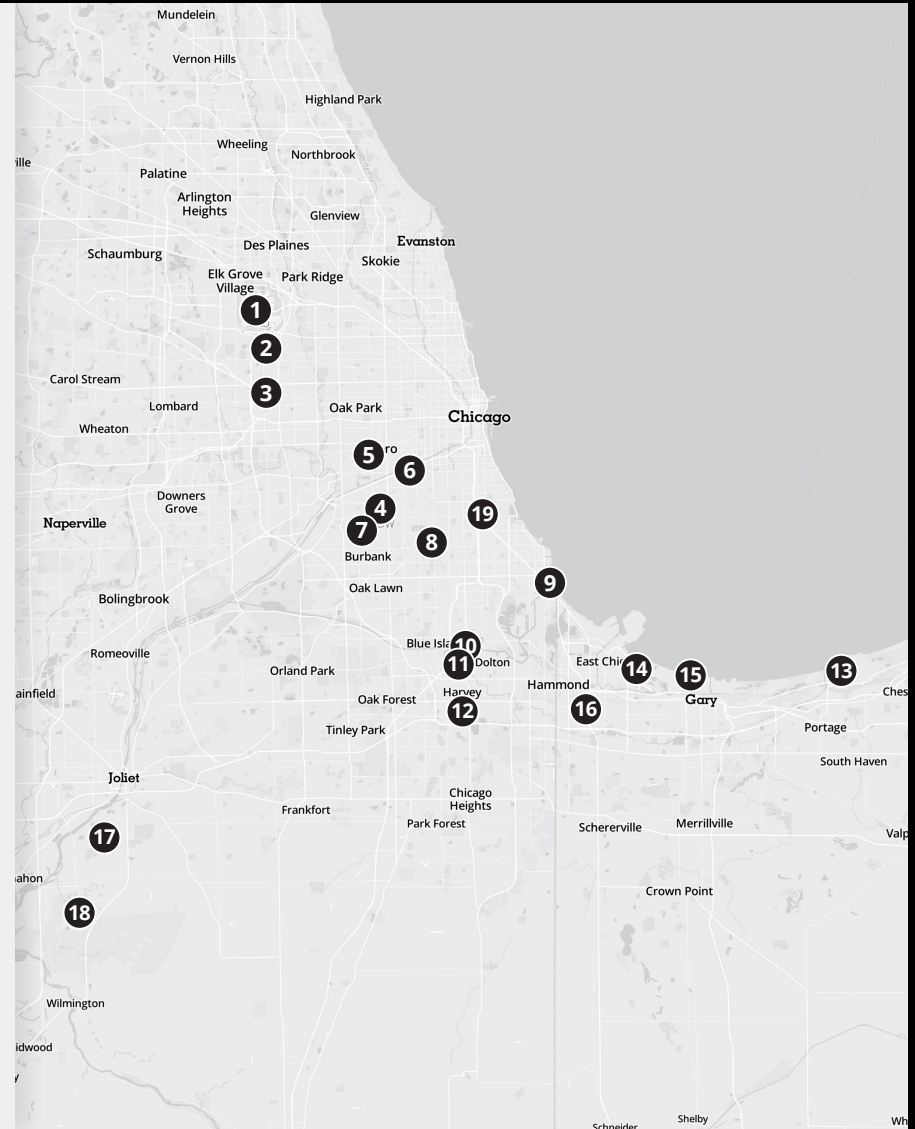
Chicago/IN border is a **national leader in pass-through interstates and shortest distance** to the median center of U.S. population

Chicagoland Intermodal Map



Chicagoland Intermodal Map

- | | |
|-----------------------|---------------------------------|
| 1 O'Hare Airport | 11 IN Harbor Belt Riverdale |
| 2 CPKC Bensenville | 12 CN Harvey |
| 3 UP Proviso | 13 Port of Indiana Burns Harbor |
| 4 Midway Airport | 14 Gary/Chicago Airport |
| 5 BNSF Cicero Yard | 15 CN Kirk Yard |
| 6 BNSF Corwith | 16 IHB Gibson Yard |
| 7 CSX Bedford Park | 17 UP Global IV - Joliet |
| 8 NS Landers | 18 BNSF Elwood Intermodal |
| 9 Illinois Int'l Port | 19 NS 63 rd Street |
| 10 CSX Barr Yard | |



For more information, get in touch.

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