

10330

S Woodlawn Ave

Chicago, IL

169,287 SF
Available for
Lease

New Construction
in Chicago's Historic
Pullman Park

CBRE

Owned By

RYAN

**READY FOR
OCCUPANCY!**



E103rd Street



VIEW DRONE VIDEO

Property Overview

Specifications

Total Building SF	±169,287 SF
Total Site Size	±9.98 acres
Total Office Size	2,962 SF
Available SF	±169,287 SF (divisible to 56,000 SF)
Ceiling Height	32'0" clear
Loading	33 exterior docks
Drive in Doors	2
Column Spacing	52' x 50' with 60' speed bay
Power	2,000 amps at 277/480 volts - 3 phase
Fire Suppression	ESFR sprinkler system
Car Parking	118 car spots - expandable (EV spots available)
Trailer Parking	Up to 28 trailer stalls
Zoning	M3-3
Asking Lease Rate	Subject to offer

Highlights

Brand new construction in Chicago's Historic Pullman Park

6b tax incentive in place

Excellent location - access to expressways, public transportation & retail amenities

I-94 (Bishop Ford Freeway) visibility

Pullman Park Overview

- 10 minutes to Chicago's new Quantum Campus
- Strong labor pool
- Home of Pullman National Historical Park
- Class A Industrial Park with TOP TIER corporate neighbors





169,287 SF DIVISIBLE
TO 56,000 SF



32'0" CLEAR CEILING



33 EXTERIOR
LOADING DOCKS



2 DRIVE IN DOORS



2,962 SF OFFICE



2000 AMPS AT 277/480
VOLTS - 3 PHASE

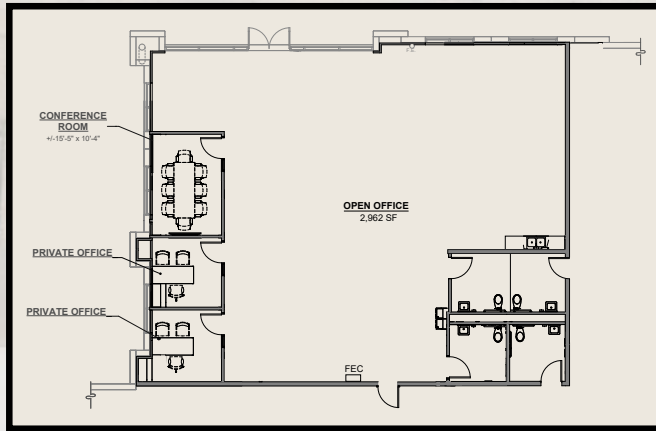


52' X 50 BAYS WITH
60' SPEED BAY



AMPLE CAR & TRAILER
PARKING - EV SPOTS
AVAILABLE

E 103RD ST



90'-1"

OFFICE

468'

29'

169,287 SF

210'

311'

52'
TYP.

50'
TYP.

572'

60'

60'

130'

70'

32'

30'

33'

468'

E 104TH ST

S WOODLAWN AVE



6B TAX INCENTIVE
IN PLACE



9.98 ACRE SITE



EXCELLENT VISIBILITY
DIRECTLY ON I-94



ZONED M2-3

10330 S WOODLAWN AVENUE

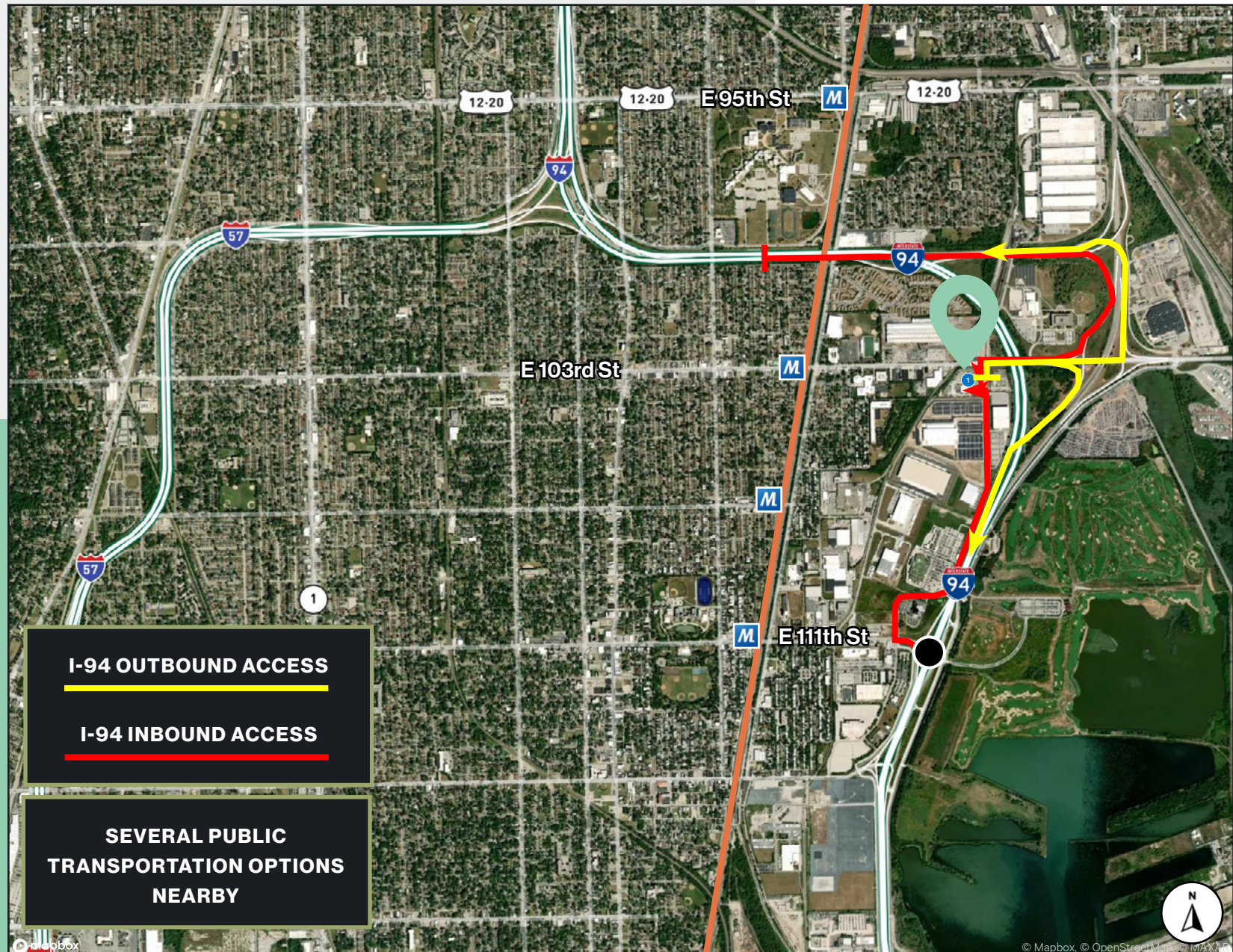
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CHICAGO, ILLINOIS 60628

Interior Photos



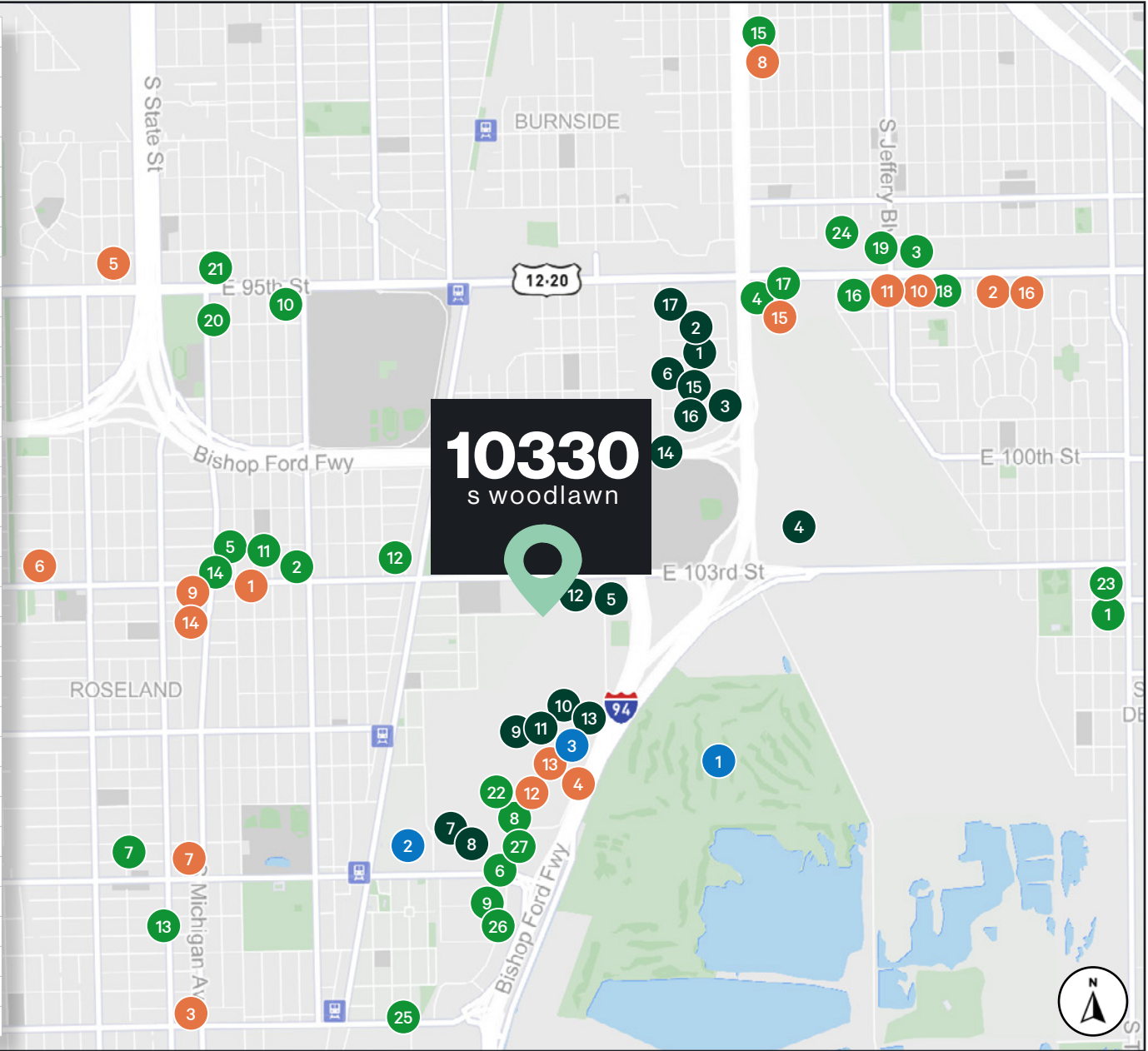
Access Overview



Surrounding Neighbors & Amenities

NOTABLE NEIGHBORS
1 West Rock
2 MWD Logistics
3 Berkshire Refrigerated
4 CTA
5 Amazon
6 Norfolk Southern
7 Kellogg
8 Method
9 SC Johnson
10 Dutch Farms
11 Whole Foods
12 Granger
13 Gotham Greens
14 Del Monte
15 Cargill
16 Best Diamond Plastics
17 Grand Warehouse
AMENITIES - RESTAURANTS
1 Dunkin' Donuts
2 Dunkin' Donuts
3 Little Caesars
4 KFC US
5 Church's Chicken
6 Wingstop
7 Subway
8 Culver's
9 Potbelly Sandwich Works
10 Popeyes Louisiana Kitchen
11 Subway
12 Popeyes Louisiana Kitchen
13 Pepe's Mexican Restaurants
14 White Castle
15 Pizza Hut

AMENITIES - RESTAURANTS
16 McDonald's US
17 Burger King
18 Domino's Pizza
19 White Castle
20 Checkers/Rally's Drive-In Restaurants
21 Burger King
22 Subway
23 Subway
24 Subway
25 McDonald's US
26 Chick-fil-A
27 Lexington Betty Smokehouse
AMENITIES - SHOPPING
1 Dollar Tree
2 Family Dollar Stores
3 Family Dollar Stores
4 Dollar Tree
5 Family Dollar Stores
6 Dollar General
7 Dollar General
8 Family Dollar Stores
9 Family Dollar Stores
10 Dollar Tree
11 Dollar General
12 Walmart
13 Ross Dress for Less
14 Walgreens
15 Jewel-Osco
16 ALDI
AMENITIES - ENTERTAINMENT
1 Harborside International Golf Course
2 Pullman National Historical Park
3 Planet Fitness



Blue Collar Workers

Low Density

High Density

5 Mile Radius

Total Population: 424,975
Total # Employees: 199,996
Total # Blue Collar Employees: 36,762

25 Minute Drive Time

Total Population: 1,057,801
Total # Employees: 509,814
Total # Blue Collar Employees: 109,704

10330
s woodlawn

Aerial Overview





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