

# 4435 S WESTERN BLVD

CHICAGO, IL 60609



INDUSTRIAL SPACE FOR LEASE  
**568,689 SF**

## A HUB FOR MODERN INDUSTRY ROOTED IN THE SOUL OF CHICAGO



### CONNECTIVITY AT THE CORE

Strategically located near major highways, rail lines, airports and commercial hubs, Western Works offers unmatched access to Chicago, the Midwest, and the world.

### PARK HIGHLIGHTS

- Four Building Industrial Park
- Total Available SF: 568,689 SF
- Divisible to 35,000 SF
- Clear Height: 32'
- 4,000A Per Building
- Secured Loading
- Great Labor Availability
- New 6B Tax Incentive
- Delivering in Q1 2027



### BOOK A TOUR LEASING CONTACTS

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**Brookfield  
Properties**

**AVISON  
YOUNG**

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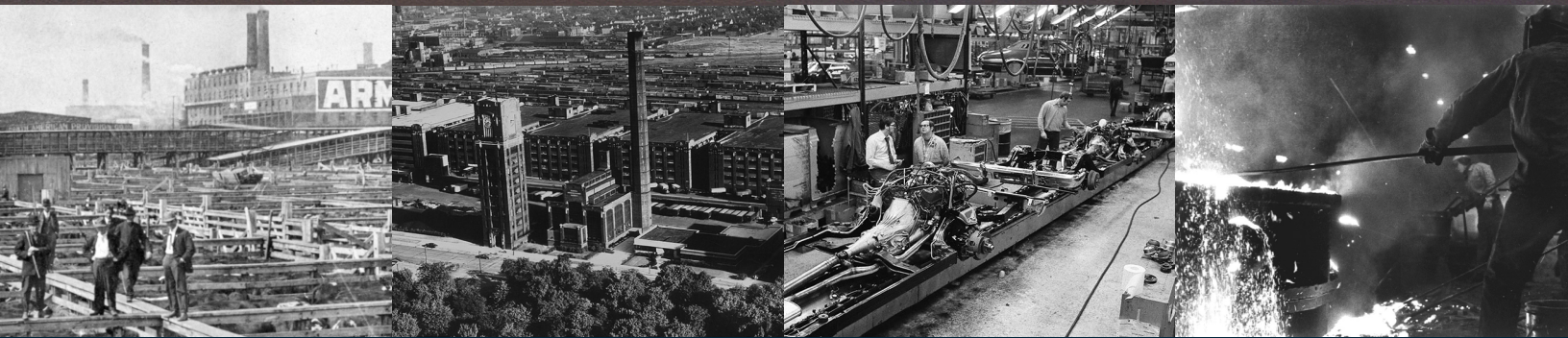
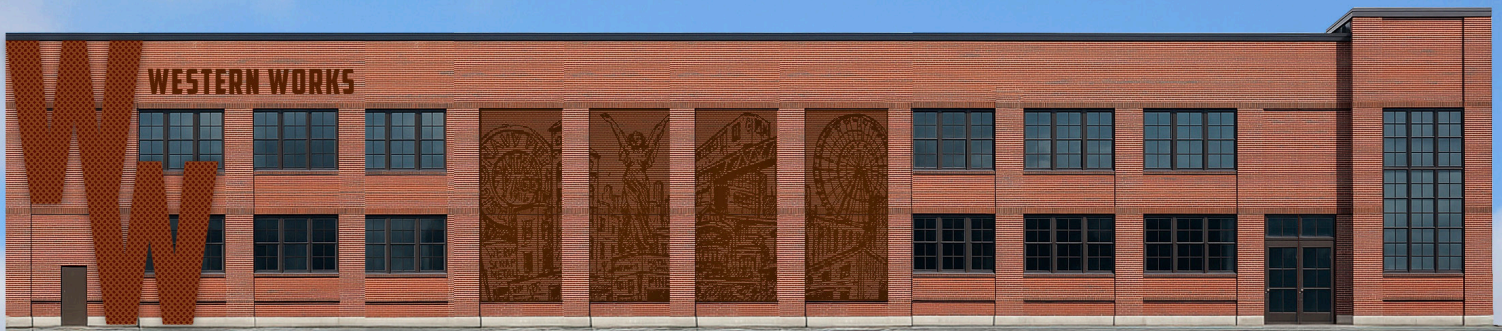
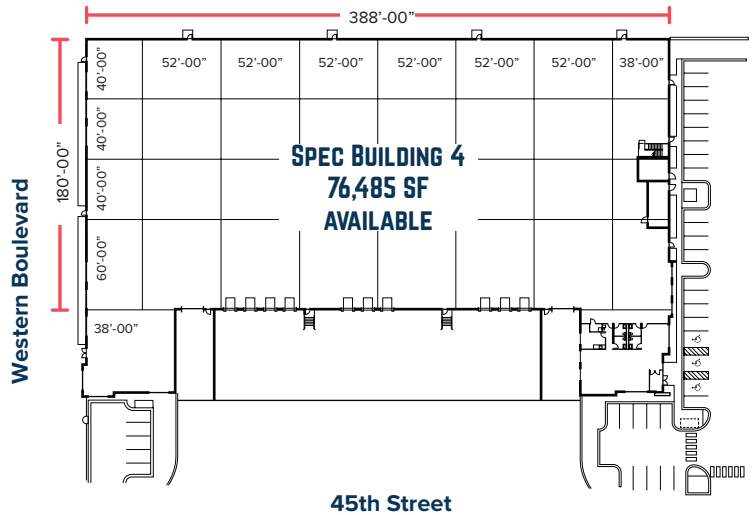


# WHERE AMERICAN HERITAGE MEETS INNOVATION

Located in Back of the Yards along South Western Boulevard, within the historic Central Manufacturing District where Chicago's great makers once forged their legacy, a new generation of business takes root.

These walls once powered Chicago's industrial rise; from steel workers and meatpacking giants to iconic innovators and manufacturers, many whose products and businesses still exist today.

With units ranging from 35,000 to 198,248 sq ft, Western Works at 45th and the Boulevard embraces the city's community and industrial heritage while integrating modern infrastructure, sustainable systems, and flexible spaces built for the next century of industry.



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## BUILDING 1 SPECIFICATIONS

<b>BUILDING SF</b>	±156,546
<b>OFFICE SF</b>	2,700
<b>DOCK DOORS</b>	10 (expandable to 22)
<b>TRAILER PARKING</b>	21 stalls
<b>AUTOMOBILE PARKING</b>	98 spaces
<b>DELIVERY DATE</b>	Q1 2027

## BUILDING 2 SPECIFICATIONS

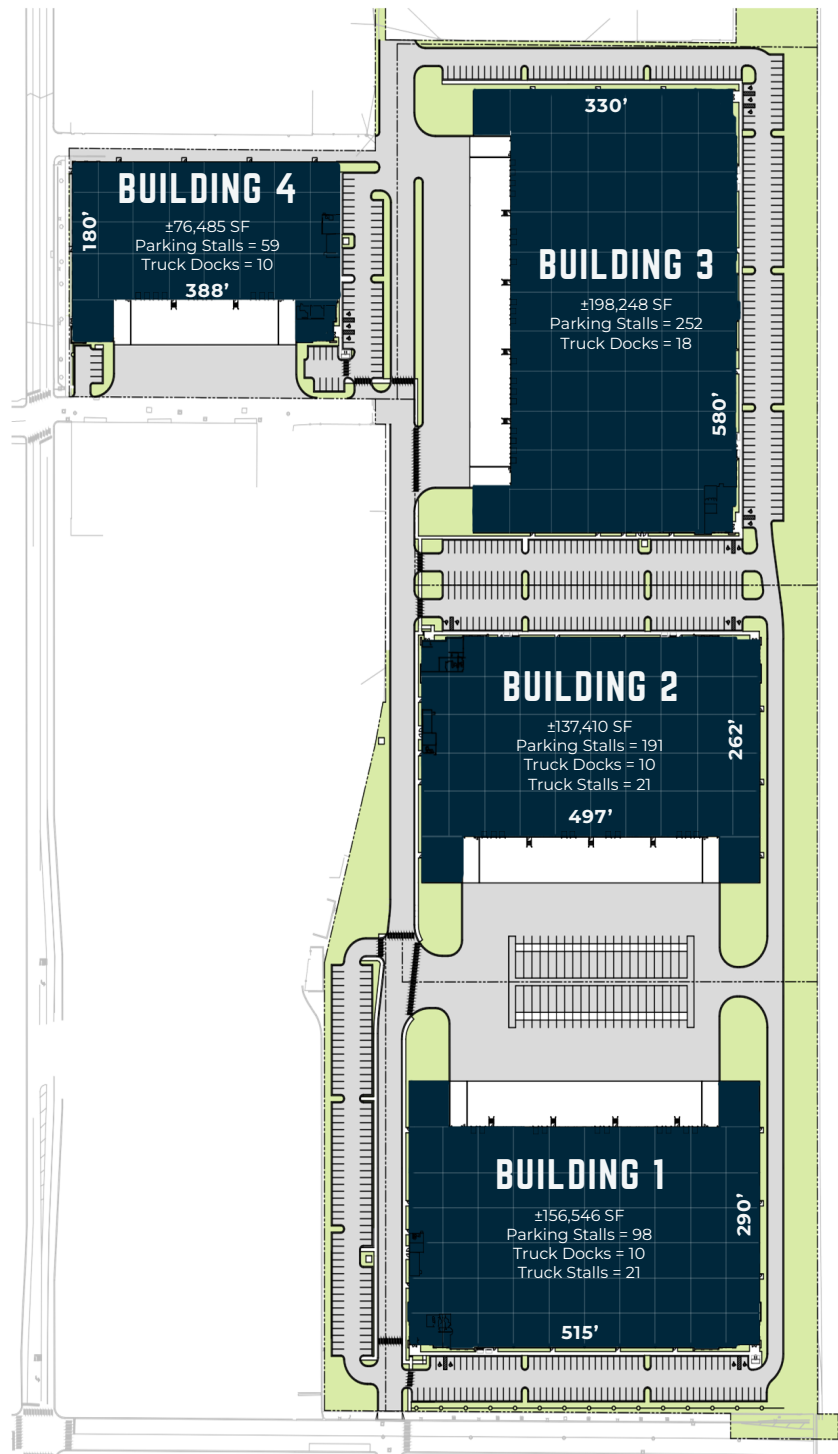
<b>BUILDING SF</b>	±137,410
<b>OFFICE SF</b>	2,700
<b>DOCK DOORS</b>	10 (expandable to 22)
<b>TRAILER PARKING</b>	21 stalls
<b>AUTOMOBILE PARKING</b>	191 spaces
<b>DELIVERY DATE</b>	Q1 2027

## BUILDING 3 SPECIFICATIONS

<b>BUILDING SF</b>	±198,248
<b>OFFICE SF</b>	2,700
<b>DOCK DOORS</b>	18 (expandable to 27)
<b>AUTOMOBILE PARKING</b>	252 spaces
<b>DELIVERY DATE</b>	Q1 2027

## BUILDING 4 SPECIFICATIONS

<b>BUILDING SF</b>	±76,485
<b>OFFICE SF</b>	2,596
<b>DOCK DOORS</b>	10 (expandable to 14)
<b>AUTOMOBILE PARKING</b>	59 spaces
<b>DELIVERY DATE</b>	Q1 2027



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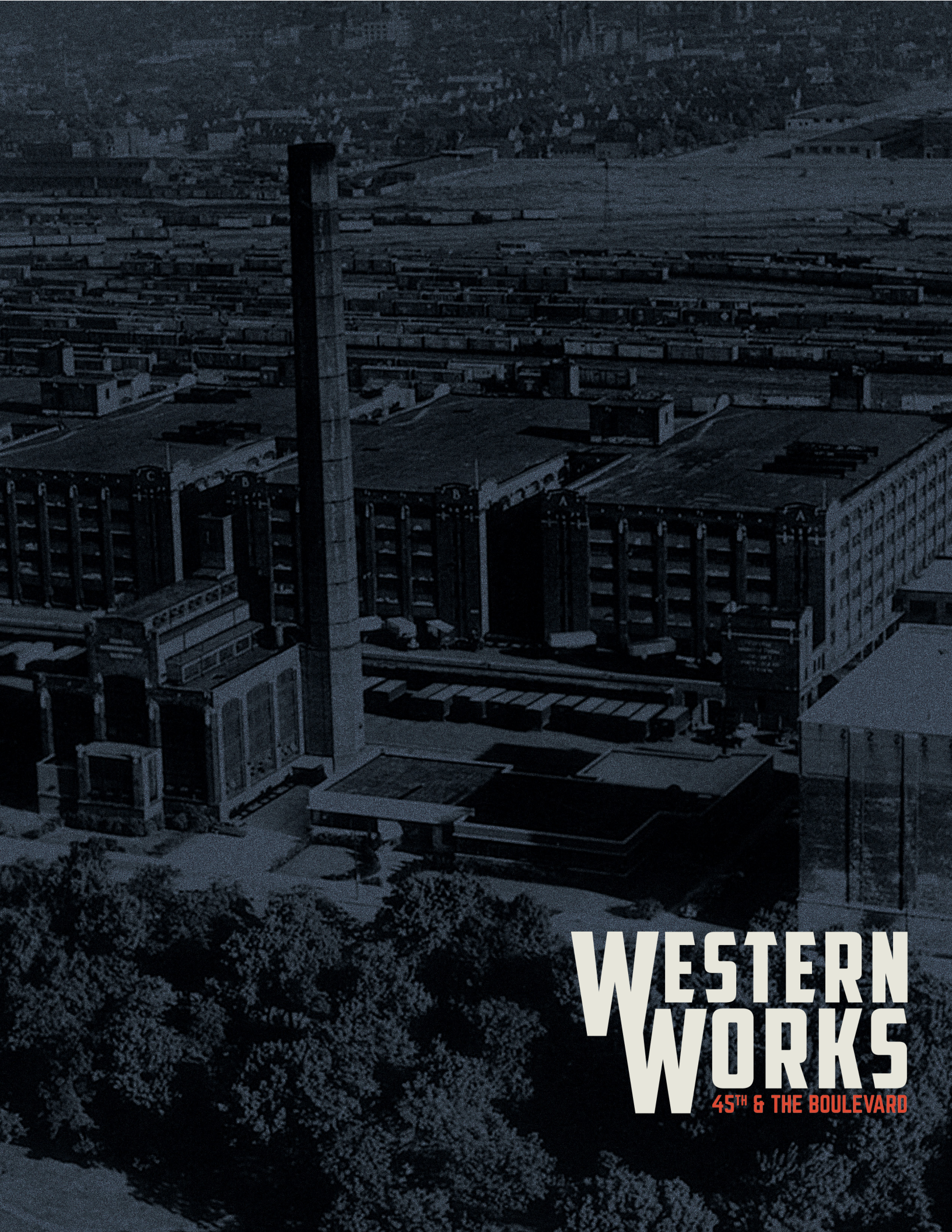
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# WESTERN WORKS

45<sup>TH</sup> & THE BOULEVARD