

# RECEIVERSHIP SALE: MULTI-TENANT INDUSTRIAL PROPERTY

*3850 West Cortland Street  
Chicago, IL 60647*



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**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com



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# PROPERTY INFORMATION



## Offering Summary

Sale Price:	Subject To Offer
Annual Gross Income:	\$751,460
Occupancy:	72.7%
Building Size:	85,410 SF
Lot Size:	1.11 Acres
Interior Docks:	Four (4)
Drive-In-Doors:	Six (6)
Power:	1,200 AMP/120-240v 3p Heavy
Year Built / Renovated:	1960 / 2019
Property Taxes (2024)	\$171,997

## Property Overview

3850 West Cortland Street presents an opportunity to acquire a multi-tenant industrial/flex asset in Chicago’s North industrial submarket, one of the city’s most established urban industrial corridors. Located approximately seven (7) miles northwest of the CBD, the Property features strong regional access via Interstate 90, IL Route 50 and North Avenue. The Property is well positioned for investors seeking a functional small-bay industrial building with a diverse tenant mix, flexible suite configurations, multiple loading positions and freight elevator service capable of accommodating warehouse, light industrial, showroom, maker and office users. Zoned M1-1 Limited Manufacturing and surrounded by a blend of industrial, commercial and residential uses, the Property benefits from a highly accessible urban location near established retail and service amenities. With in-place cash flow and continued lease-up potential in a supply-constrained submarket, the Property offers a compelling opportunity to acquire a well-located Chicago industrial asset with meaningful upside.

## Property Highlights

- Rare opportunity to acquire a well-located multi-tenant industrial/flex asset in Chicago’s Logan Square neighborhood
- Located within one Chicago’s most established urban industrial corridors
- Flexible multi-tenant layout accommodates a broad range of users including warehouse, flex, and office
- Multiple docks, including units with dedicated drive-in capability, along with common freight elevator service

**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker  
847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

# INDUSTRIAL PROPERTY FOR SALE

## INVESTOR HIGHLIGHTS



### Investor Highlights

- **Compelling Infill Industrial Basis**

Opportunity to acquire an 85,410 SF multi-tenant industrial/flex asset in an irreplaceable urban Chicago location, approximately seven (7) miles from the CBD.

- **Immediate Cash Flow with Lease-Up Upside**

Current 72.7% occupancy provides in-place income while allowing a new owner to grow NOI through lease-up of vacant suites and market rent resets.

- **Small-Bay / Flex Functionality**

Flexible suite sizes, loading, drive-in capability, freight elevator service and heavy power support a broad range of tenants including contractors, logistics, maker, showroom, light manufacturing and service users.

- **Supply-Constrained Urban Industrial Location**

Infill industrial supply in dense neighborhoods is difficult to replicate due to land constraints, competing residential/commercial uses, and restrictive entitlement dynamics.

- **Diverse Tenant Demand Drivers**

The building is well suited for tenants that need to be close to Chicago's residents, workforce, customers, and delivery routes, rather than tenants seeking large-format warehouse space in an outlying industrial park.

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

### Chicago Industrial Market Overview

Chicago continues to rank among the nation's premier industrial markets, benefiting from its central U.S. location, extensive transportation infrastructure, large labor pool, and diverse base of logistics, manufacturing, food, service, and distribution users. The market's scale and connectivity make it a critical hub for companies serving both regional and national supply chains.

Following the rapid expansion of the post-pandemic period, leasing activity has normalized, while Chicago's industrial fundamentals remain strong. Market vacancy remains in the mid-single digits, and tenant demand continues to be supported by the region's deep transportation network, dense population base, and broad mix of industrial users.

This backdrop supports continued demand for functional, well-located industrial assets, particularly infill properties that offer proximity to dense population centers, labor, customers, and major transportation corridors. Within this environment, 3850 West Cortland Street is well positioned as a multi-tenant industrial/flex asset in an established urban Chicago industrial corridor, offering users the ability to operate near the city's customer base while maintaining access to regional transportation routes.

### Market Fundamentals Supporting Demand

Chicago Market Indicator	Statistic
YE 2025 Industrial Vacancy	4.62%
2025 New Leasing Activity	±40.5 million SF
Q4 2025 New Leasing Activity	±12.5 million SF
Chicago Metro Population	±9.4 million residents
Regional Logistics Workforce	200,000+ workers
Share of U.S Freight Trains Moving Through Chicago Region	±25%
Illinois Rail Network	40 railroads with national connectivity
O'Hare Annual Cargo Volume	2 million+ metric tons

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Associate Broker

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aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

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zpearlstein@frontlinerepartners.com



# LOCATION INFORMATION

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## LOCATION DESCRIPTION



## Location Description

3850 West Cortland Street is strategically located within Chicago's North industrial submarket, approximately seven (7) miles northwest of the CBD in one of the city's most established urban industrial corridors. The Property offers excellent regional connectivity via Interstate-90, IL Route-50 and North Avenue, providing efficient access throughout the city and the greater Chicago MSA. Surrounded by a mix of industrial, commercial and residential uses, the Property is zoned M1-1 Limited Manufacturing and features functional ingress and egress from both Cortland Avenue and Springfield Avenue, as well as full utility service and access to mass transit. The surrounding area is supported by a diverse base of industrial users, service businesses, and established neighborhood retail that enhances day-to-day convenience for tenants and employees. Nearby amenities include national retailers such as Target, The Home Depot and Walgreens, further reinforcing the Property's appeal for small businesses and service-oriented tenants.

The Property's location is located within a supply-constrained urban industrial corridor positioning it as a compelling acquisition opportunity for buyers seeking both stable occupancy and future upside. The surrounding area supports a broad base of industrial and service-oriented tenancy, while the broader submarket continues to outperform the Property's current occupancy, creating a clear opportunity to increase occupancy and revenue growth. Combined with its legally conforming industrial use, functional layout and central access to dense population and business nodes, the Property is well positioned to capture sustained tenant demand and offer meaningful value creation for a new owner.

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

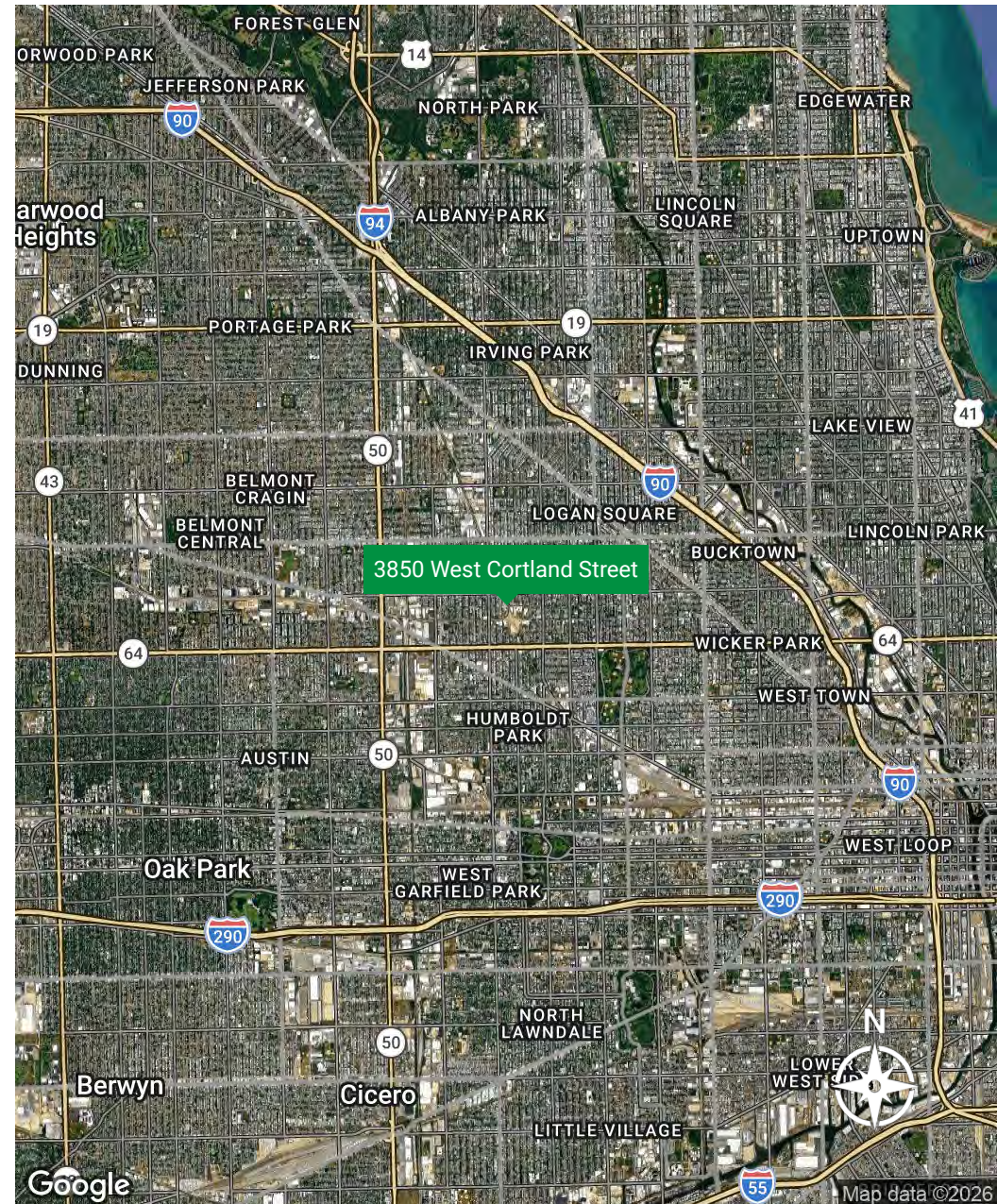
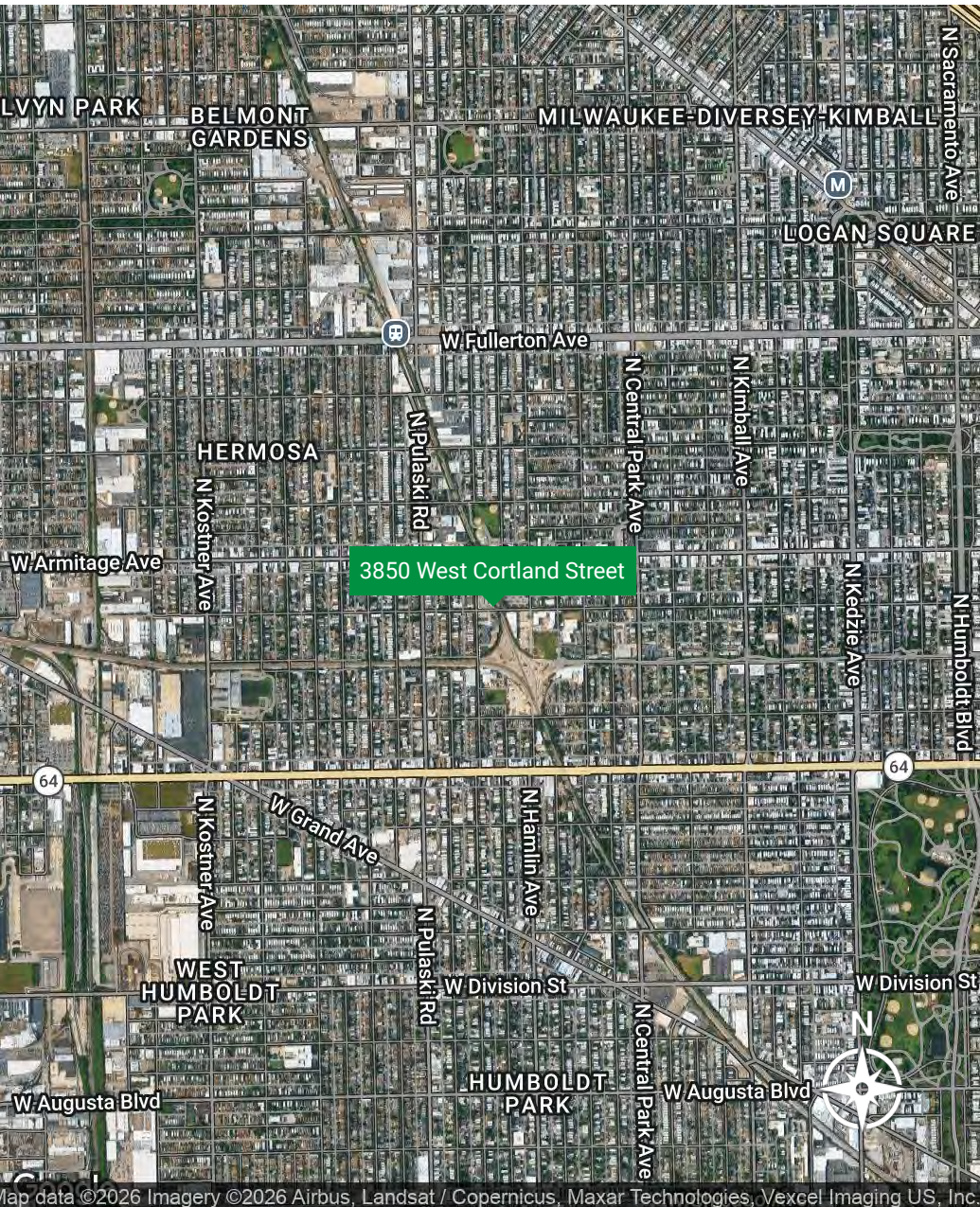
847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

# INDUSTRIAL PROPERTY FOR SALE

LOCATION MAP



**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

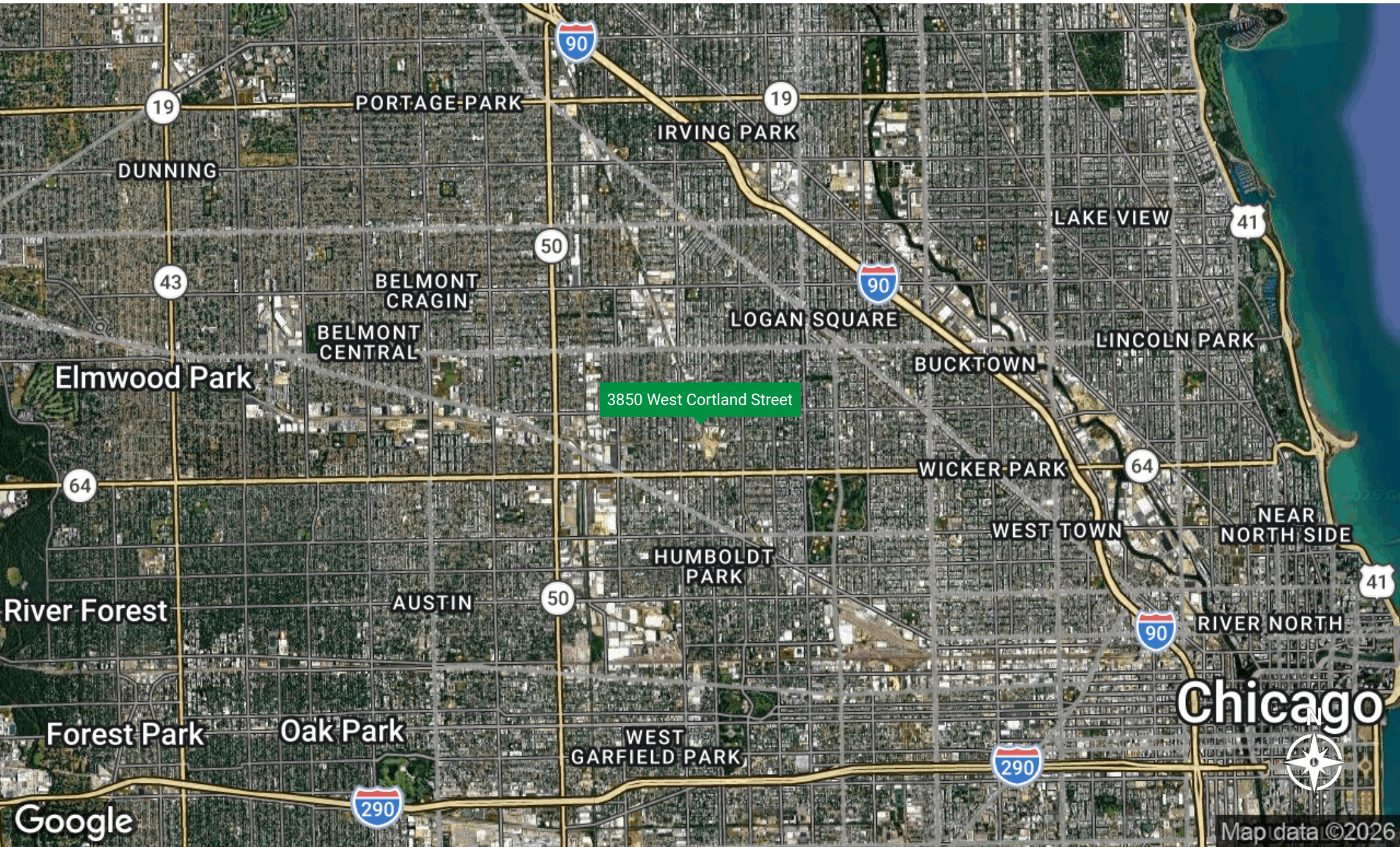
**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker  
847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

# INDUSTRIAL PROPERTY FOR SALE

AERIAL MAP



**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

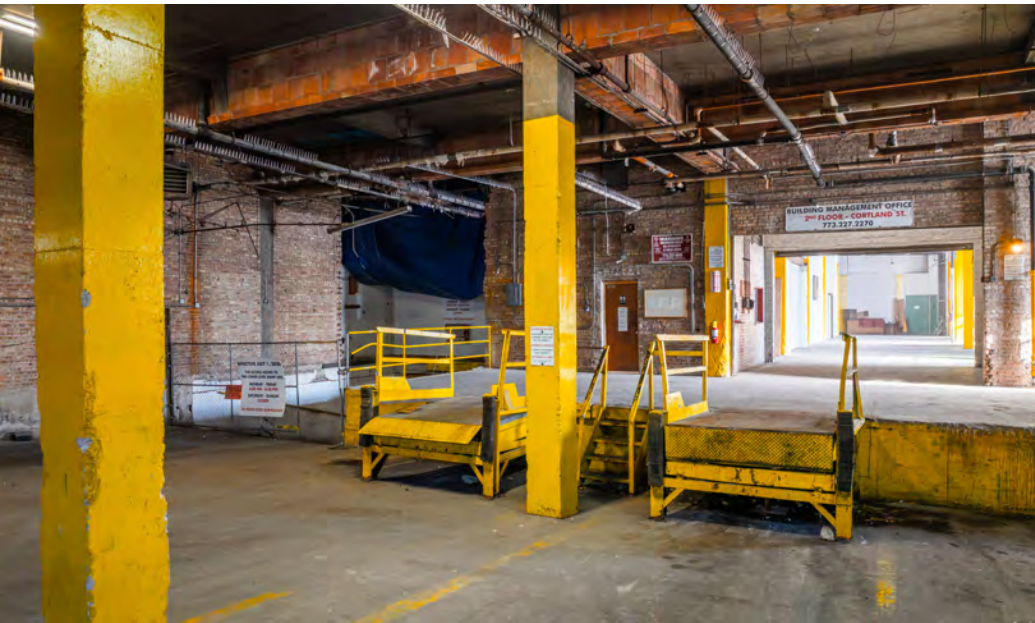
**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker  
847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

# INDUSTRIAL PROPERTY FOR SALE

ADDITIONAL PHOTOS



**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker  
847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

An aerial photograph of a city, likely Chicago, showing a dense urban landscape with various buildings, a baseball field in the lower left, and a highway in the lower right. A large, stylized green number '3' is superimposed in the center of the image.

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# DEMOGRAPHICS

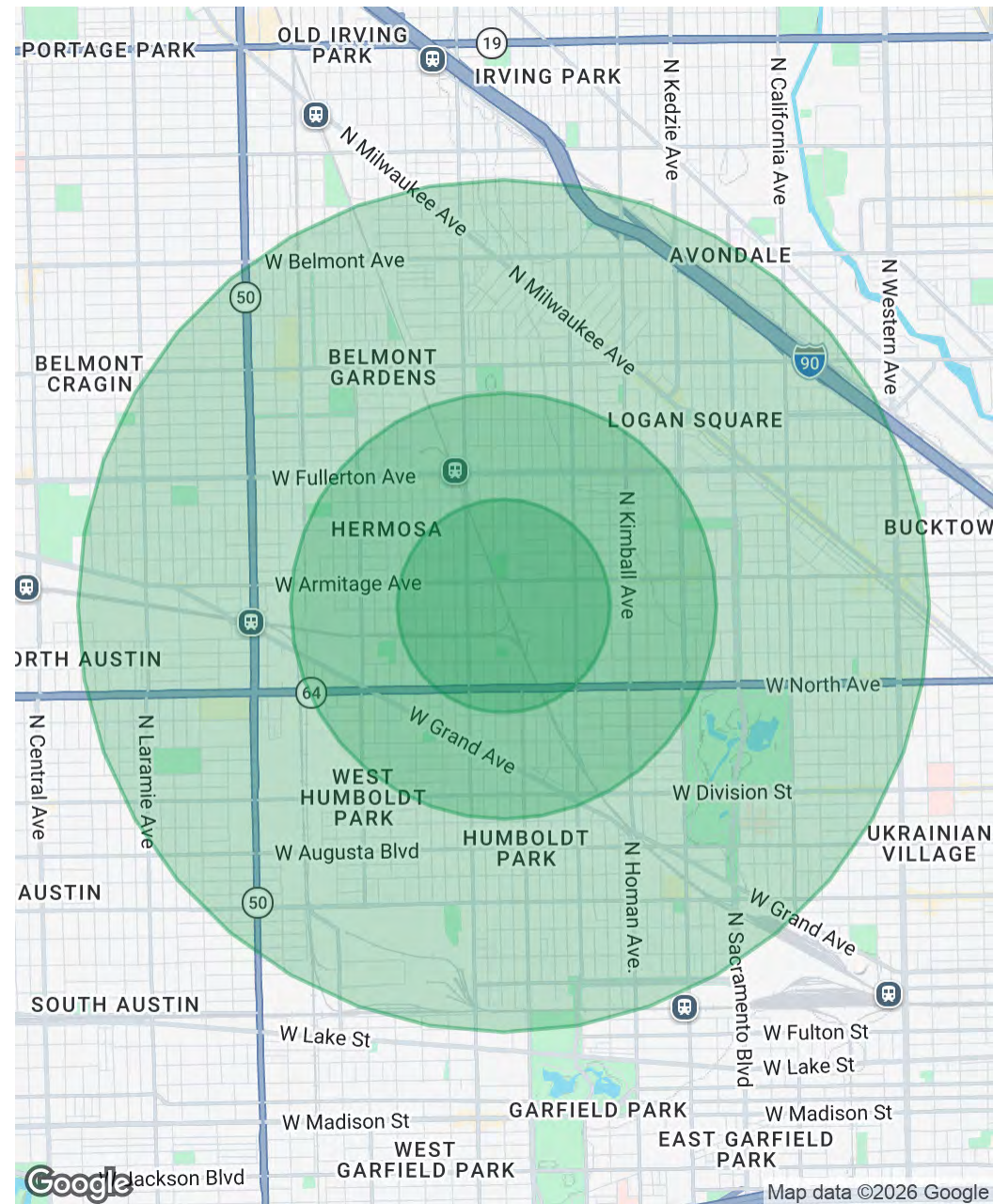
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## DEMOGRAPHICS MAP & REPORT

Population	0.5 Miles	1 Mile	2 Miles
Total Population	18,485	68,597	231,813
Average Age	31.3	32.5	34.1
Average Age (Male)	30.8	33.6	33.9
Average Age (Female)	33.9	33.0	34.2

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	6,228	24,780	89,380
# of Persons per HH	3.0	2.8	2.6
Average HH Income	\$85,451	\$94,686	\$102,796
Average House Value	\$387,924	\$393,674	\$433,601

2023 American Community Survey (ACS)



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847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com



# ADVISOR BIOS

# INDUSTRIAL PROPERTY FOR SALE

MEET THE TEAM



**Matthew Tarshis**

Principal

**Direct:** 847.780.8063 **Cell:** 847.542.9058  
mtarshis@frontlinerepartners.com



**Andrew Rubin**

Executive Vice President

**Direct:** 224.628.4005 **Cell:** 224.628.4005  
arubin@frontlinerepartners.com

IL #475.156642



**Andrew Slovis**

Associate Broker

**Direct:** 847.989.6020 **Cell:** 847.989.6020  
aslovis@frontlinerepartners.com

IL #475.215824



**Zack Pearlstein**

Senior Vice President

**Direct:** 847.275.6106 **Cell:** 847.275.6106  
zpearlstein@frontlinerepartners.com

IL #475168541

**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

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Associate Broker  
847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Frontline Real Estate Partners, LLC**  
570 Lake Cook Rd, Suite 120, Deerfield, IL 60015

**main:** 847.780.8065  
**fax:** 847.919.3816

[frontlinerepartners.com](http://frontlinerepartners.com)

# 3850 WEST CORTLAND STREET

Chicago, IL 60647

---

**Matthew Tarshis**  
**Principal**

O: 847.780.8063  
C: 847.542.9058  
[mtarshis@frontlinerepartners.com](mailto:mtarshis@frontlinerepartners.com)

**Andrew Rubin**  
**Executive Vice President**

O: 224.628.4005  
C: 224.628.4005  
[arubin@frontlinerepartners.com](mailto:arubin@frontlinerepartners.com)

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**Associate Broker**

O: 847.989.6020  
C: 847.989.6020  
[aslovis@frontlinerepartners.com](mailto:aslovis@frontlinerepartners.com)

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**Senior Vice President**

O: 847.275.6106  
C: 847.275.6106  
[zpearlstein@frontlinerepartners.com](mailto:zpearlstein@frontlinerepartners.com)

