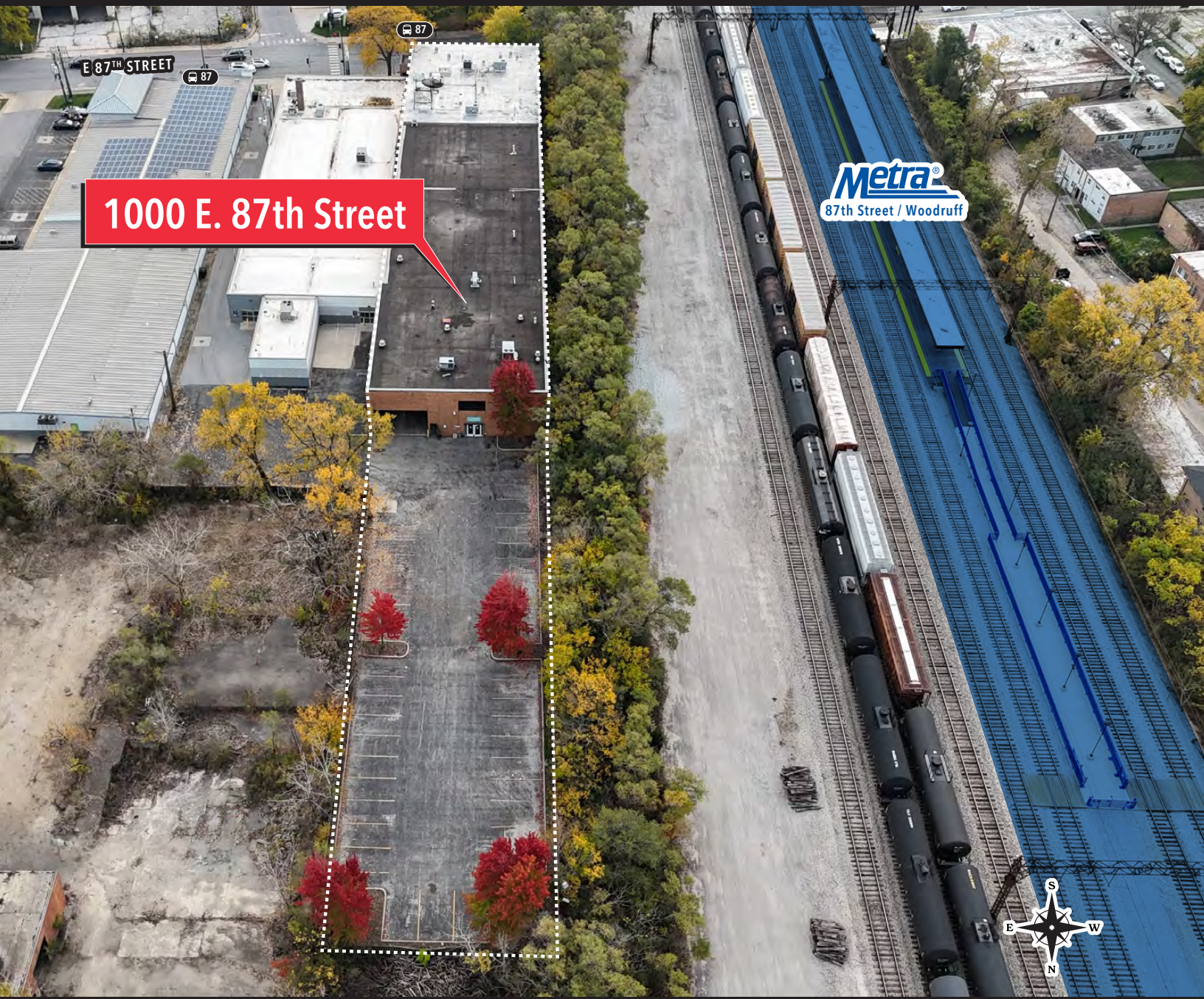
OFFERING MEMORANDUM

# Owner-User Industrial / Flex Facility Opportunity

1000 E. 87th Street // Chicago, IL 60619

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BAUM REALTY GROUP

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# Offering Summary

Baum Realty Group, LLC has been exclusively retained to market for sale 1000 E. 87th Street (the "Property"). The Property comprises a two-story masonry and steel industrial / flex building totaling approximately 34,330 square feet situated on an approximately 49,679 square foot (±1.14 acre) site along Chicago's East 87th Street corridor.

This offering presents a compelling opportunity for owner-users and investors alike. Available for immediate occupancy, the Property features approximately 14,560 square feet of current warehouse, expandable up to 17,560. Clear height is 22' 9" to the underside of beams, 36' x 28' column spacing, 800-amp /3-phase power, an interior recessed dock with leveler, and an external 23' 6" x 14' 8" drive-in door. A two-story office component with elevator provides substantial headquarters space that can be reduced to suit, and the building is fully sprinklered with 35 on-site parking spaces.

Flexible C1-3 zoning supports a wide variety of uses. The Property sits steps from the 87th Street/Woodruff Metra station (Metra Electric line) and just 1.3 miles (5 minutes) from I-94, with quick access to I-90, I-57, and I-55, and approximately 21 minutes to Downtown Chicago, making it well suited for distribution, light industrial, service, and headquarters users serving the South Side and the greater Chicagoland market.

### INVESTMENT HIGHLIGHTS

- Available for immediate occupancy
- ±34,330 SF two-story industrial / flex building including 14,560 SF (expandable) warehouse space
- Efficient 22' 9" warehouse clear height
- Truck & trailer loading: One (1) interior recessed dock and one (1) oversized drive-in door
- Steps to the 87th Street/Woodruff Metra station (Metra Electric line) and CTA bus stops (87th Street - #87) connecting to the 87th Street CTA Red Line 'L' station
- Eight (8) restrooms with water heaters and showers in four (4) of the restrooms

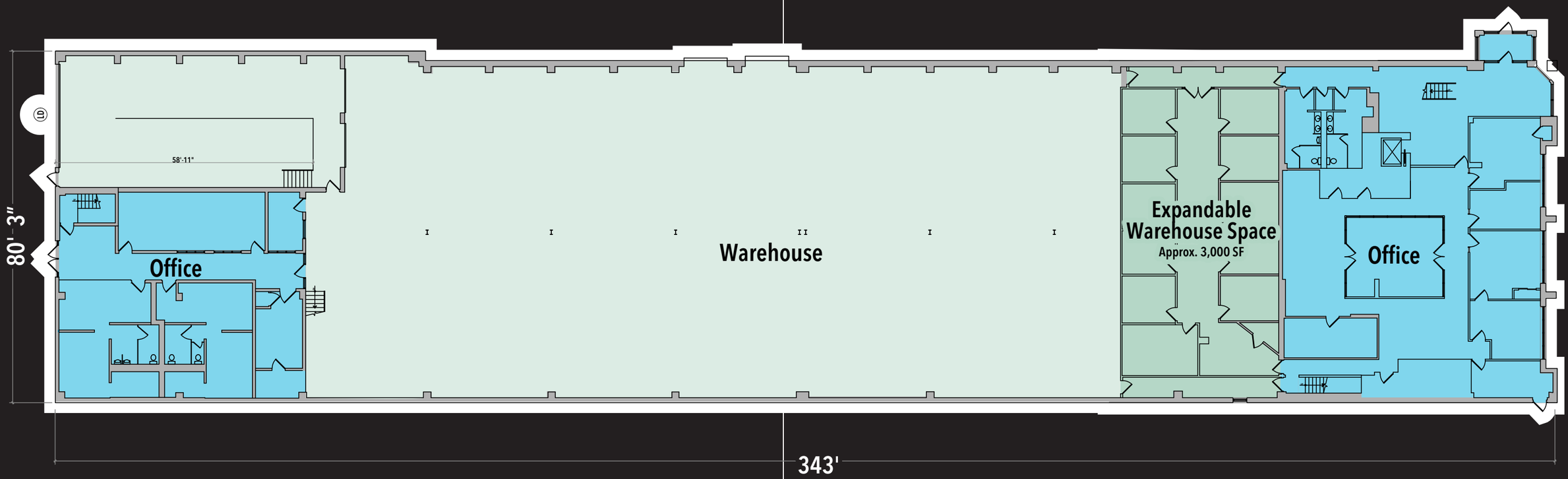


## PROPERTY SPECIFICATIONS

| | |
|---|---|
| Property Address: | 1000 E. 87th Street, Chicago, IL 60619 |
| Parcel ID Number: | 20-35-318-038-0000 |
| Total Site Area: | 49,679 SF (±1.14 Acres) |
| Parking Lot Size: | 16,480 SF |
| Parking Lot Dimensions: | 80′ x 206′ per survey |
| Building Footprint: | 26,783 SF (Ground Floor)<br>Approx. 14,560 SF Warehouse<br>Approx. 12,223 SF Office - 3,000 as possible conversion to warehouse |
| Est. Total Building Area: | 34,330 SF |
| Total Number of Stories: | Two (2) |
| Year Built: | Est. 1945–1947 (sources vary) |
| Building Construction: | Masonry & Steel |
| Loading: | One (1) Interior Recessed Dock with Leveler (57′ 8″ Dock to Door)<br>One (1) Drive-in Door at Grade<br>External Overhead Door: 23′ 6″ W x 14′ 8″ H<br>Two (2) Internal Overhead Doors: 10′ W x 10′ H |
| Column Spacing: | 36′ E/W x 28′ N/S |
| Clear Height (Bottom of Beams): | 22′ 9″ |
| Power: | 800 Amp / 3-Phase |
| Office: | Two-story with elevator |
| Parking: | 35 cars |
| Fire Protection: | Fully sprinklered |
| Zoning: | C1-3 |
| Real Estate Taxes (2025): | $88,075.08 ($2.57/SF) |

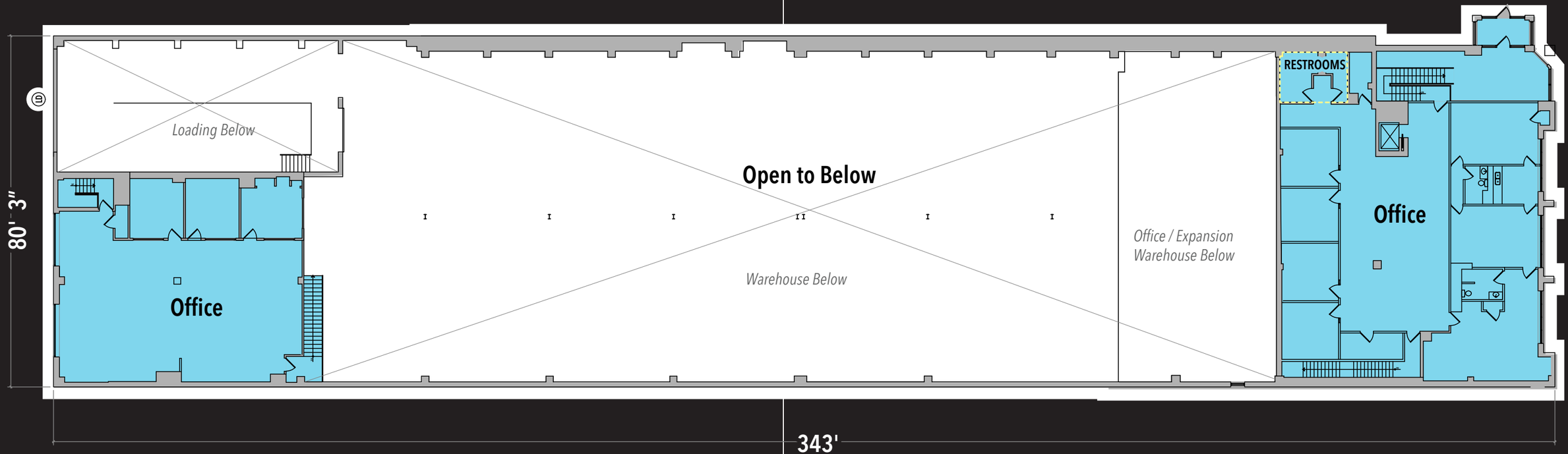


# Ground Floor Plan




| GROUND FLOOR | |
|---|---|
| Existing Warehouse SF: | 14,560 SF |
| Warehouse SF with expansion: | 17,560 SF |
| **Ground Floor Total:** | **Approx. 26,783 SF** |

# Second Floor Plan




| SECOND FLOOR | |
|---|---|
| Office SF: | Approx. 7,547 SF |
| **Second Floor Total:** | **Approx. 7,547 SF** |

# Warehouse Photographs






# Office Photographs





SITE OVERVIEW

# Location & Property Class

**PROPERTY TAX CLASSIFICATION:**

*5-93 - Industrial Building - Major Class 5B (Industrial)*

**COMMUNITY AREA:**

*Chatham*

**NEIGHBORHOOD:**

*Marynook / Chatham*

**WARD | ALDERMAN:**

*8th | Ald. Michelle Harris*

**ETOD**

*Under ½ mile to rail stop*
*(87th Street/Woodruff Metra Station, 0.1 mi)*

**TIF/SBIF:**

*Yes | Stony Island Avenue Commercial and Burnside Industrial Corridors*

**NEIGHBORHOOD OPPORTUNITY FUND (NOF) ELIGIBLE CORRIDOR:**

*Yes*

**QUALIFIED HUBZONE**

*Yes | Next Eval Date 2028*

**ENTERPRISE ZONE:**

*Yes | EZ 3*

**CONNECTED COMMUNITIES ORDINANCE:**

*Yes*

**QUALIFIED CENSUS TRACT:**

*Yes*

**NEW MARKET TAX CREDIT (NMTC) DESIGNATED AREA:**

*Yes*

**PLANNING REGION:**

*Southeast*

**SPECIAL SERVICE AREA (SSA):**

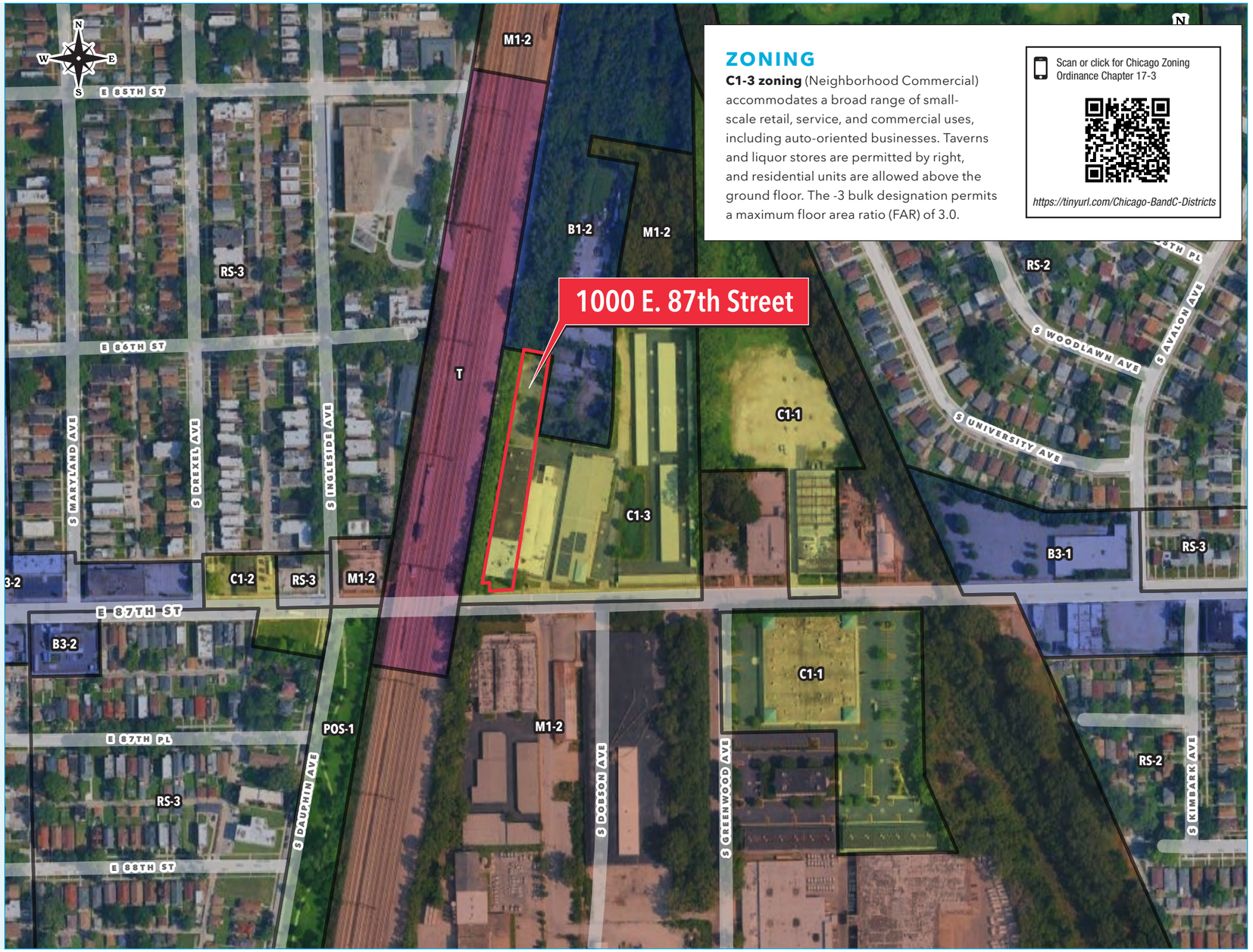
*Yes | SSA #50: Calumet Heights and Avalon Park*

**ADU AREA:**

*No*

**ARO AREA:**

*No*




## ZONING

**C1-3 zoning** (Neighborhood Commercial) accommodates a broad range of small-scale retail, service, and commercial uses, including auto-oriented businesses. Taverns and liquor stores are permitted by right, and residential units are allowed above the ground floor. The -3 bulk designation permits a maximum floor area ratio (FAR) of 3.0.

Scan or click for Chicago Zoning Ordinance Chapter 17-3

*https://tinyurl.com/Chicago-BandC-Districts*

↑ ZONING MAP

MARKET OVERVIEW

# Connected to the South Side & Beyond

1000 E. 87th Street sits in a strategic South Side location along 87th Street, a developing economic center with established transit links. The property is 5 minutes from I-94 (linking I-90, I-57, and I-55), directly adjacent to the Metra 87th Street/Woodruff Station and CTA buses, and 21 minutes from Downtown. Midway International Airport is approximately 31 minutes west, and the site is 13 minutes from the Port of Chicago (Illinois International Port District), a key freight hub linking domestic and global shipping through the Great Lakes, inland waterways, rail, and highways.

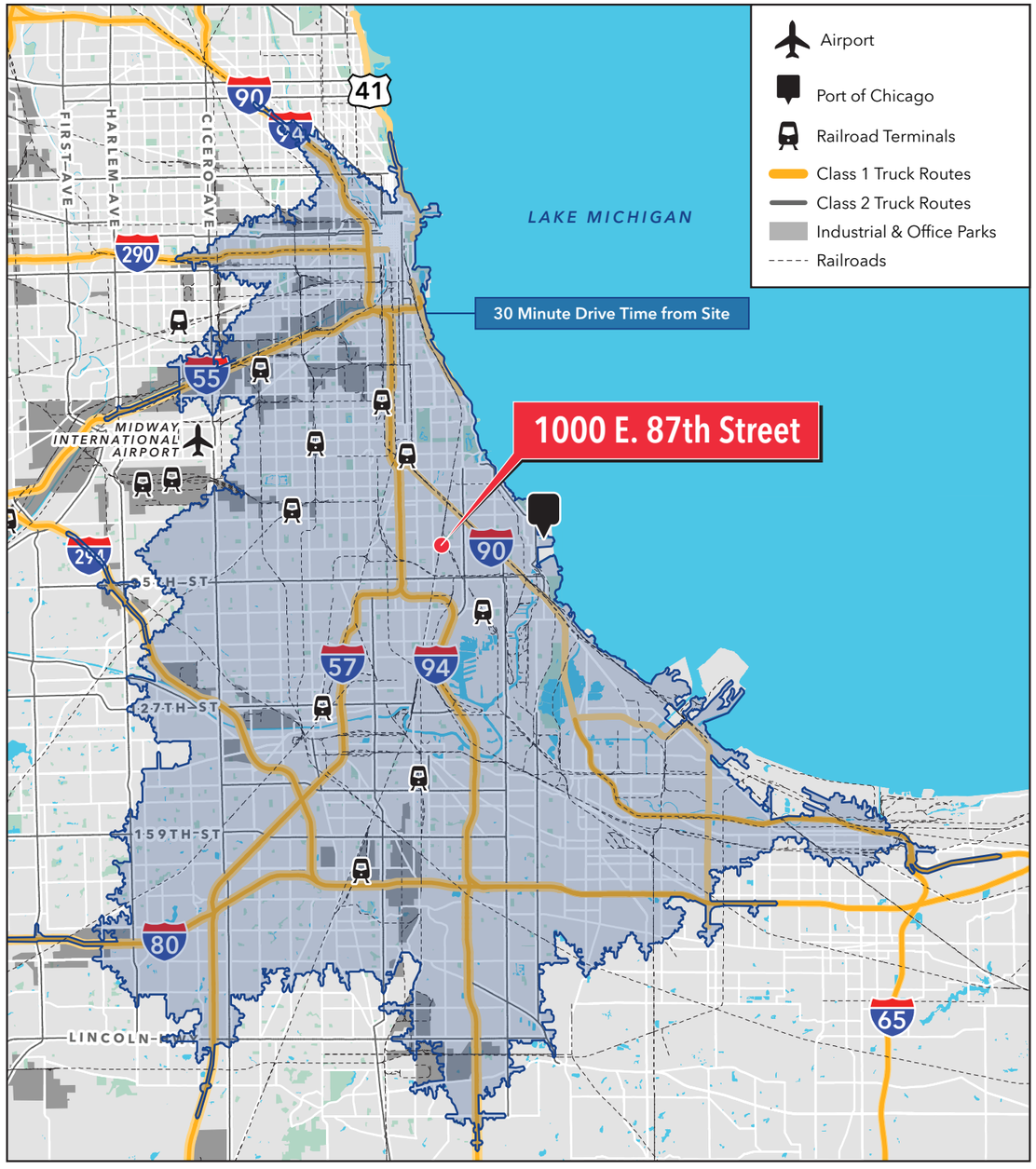
Beyond its established transportation advantages, the **property is positioned 13 minutes (3.3 miles) from the Illinois Quantum & Microelectronics Park (IQMP), a 128-acre technology campus** rising at the former U.S. Steel South Works. Led by PsiQuantum and IBM, construction is underway on Quantum Shore Chicago, a 440-acre project aiming to make the region a global hub for quantum innovation. The IQMP will be home to PsiQuantum's planned large-scale quantum computer, set to be the first of its kind in the US.

The campus is a major economic driver, creating high-skilled jobs and boosting demand for related industries on Chicago's South Side. As the campus grows, its network of technology firms, research centers, manufacturers, and suppliers is expected to spur commercial activity and investment across the nearby market.

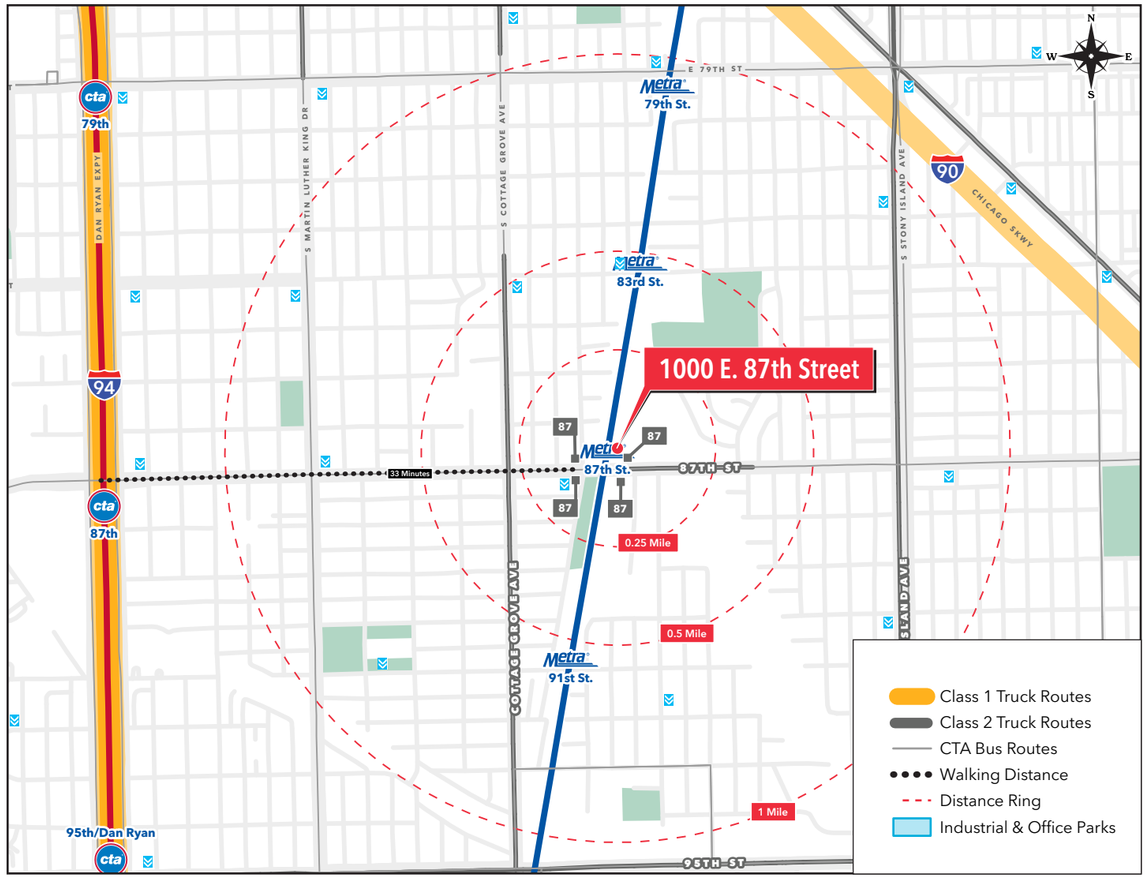



↓ IQMP Phase I Rendering *(Under Construction, est. 2027 delivery)*

## ↓ 30-MINUTE DRIVE TIME MAP




## ↓ TRANSPORTATION MAP




### *NEARBY CTA 'L' STATIONS & BUS STOPS*

| | | | |
|---|---|---|---|
| cta | 87 | 87TH (87) | 279 ft |
| | RED LINE | 87TH | 1.4 mi |

### *NEARBY METRA STATIONS*

| | | | |
|---|---|---|---|
| Metra | ME | 87TH STREET/WOODRUFF | 0.1 mi |
| | | *Metra Electric Line (ME)* | |

### *EXCEPTIONAL EXPRESSWAY & PORT ACCESS*

| | | |
|---|---|---|
| 90 94 | CHICAGO SKYWAY (I-90) | 1.1 mi |
| | DAN RYAN EXPRESSWAY (I-94) | 1.3 mi |
| 57 55 | I-57 | 1.4 mi |
| | STEVENSON EXPRESSWAY (I-55) | 14 mi |
| IIPD | PORT OF CHICAGO *(Illinois Intl Port District)* | 3.4 mi |
| MIDWAY | MIDWAY INTERNATIONAL AIRPORT | 8.6 mi |

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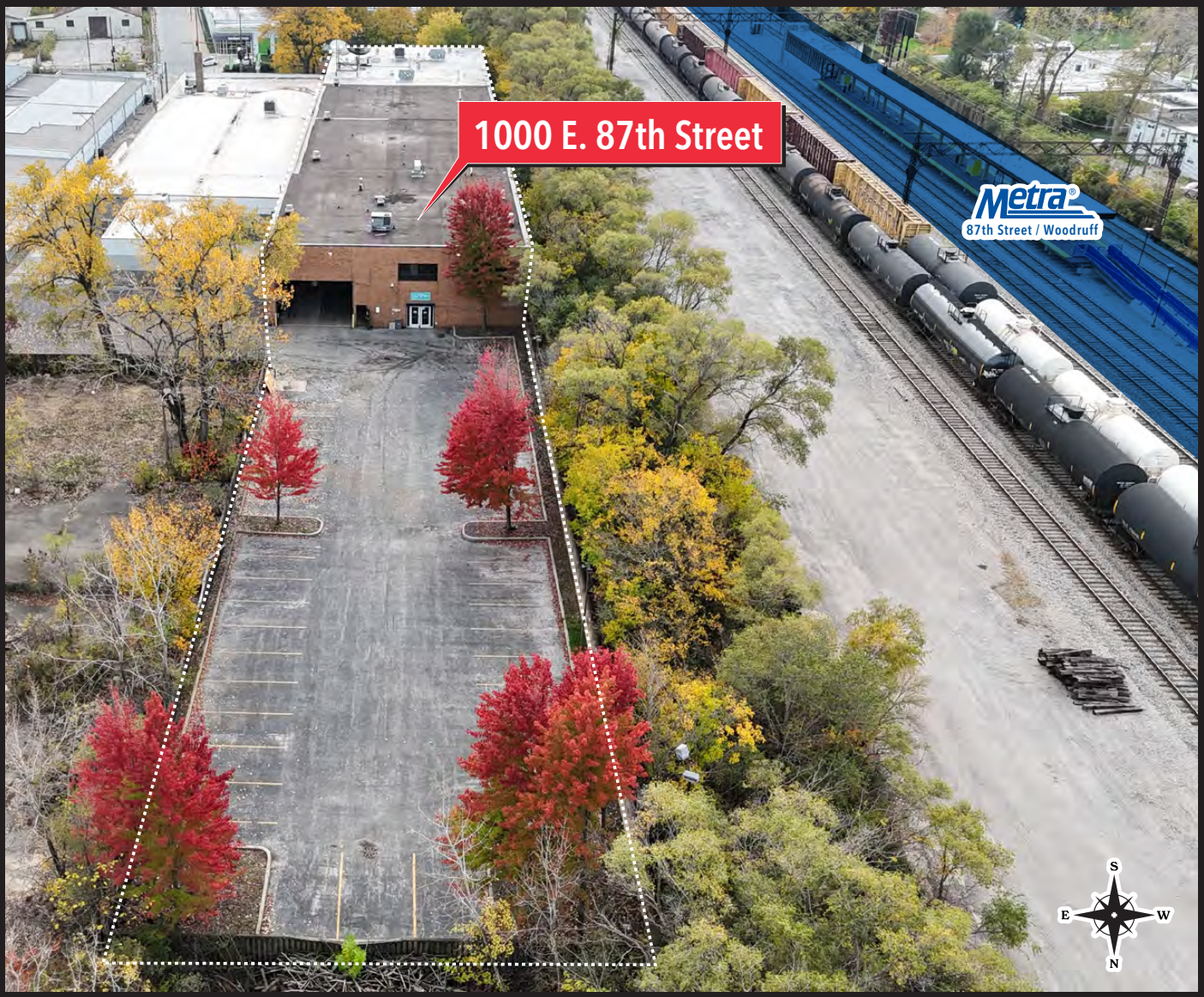



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