



# 3815 SOUTH ASHLAND AVENUE CHICAGO, ILLINOIS 60609

CHICAGO'S PREMIER COLD STORAGE SOLUTION

CONSTRUCTION UNDERWAY | DELIVERY LATE SUMMER 2025

## ±99,530 SF

FREEZER / COOLER SPACE



Broke  
Ground



Site Pad  
Ready



Steel  
Going Up



Walls  
Going Up



Roof  
Complete



Construction  
Complete

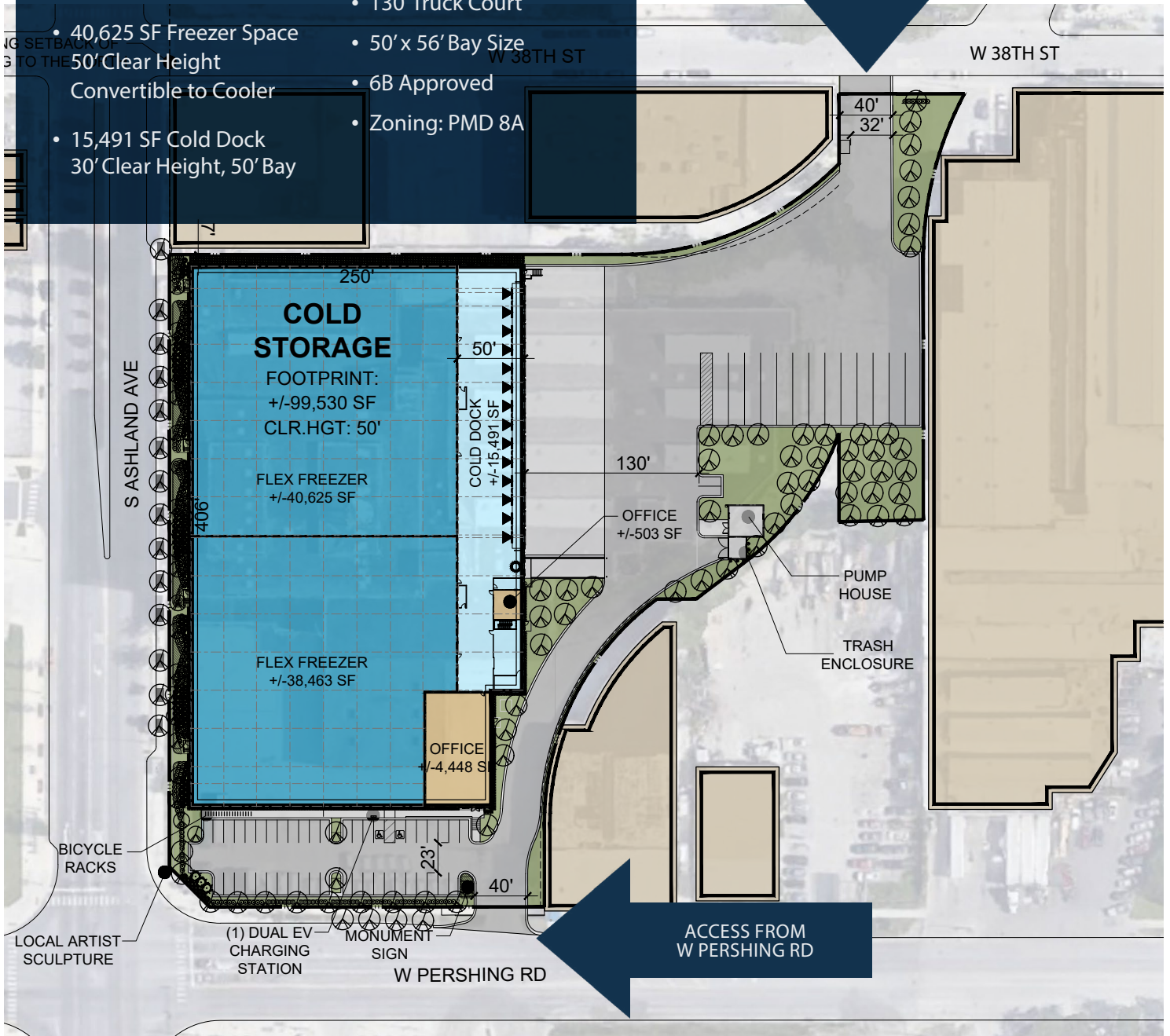
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NAI HIFFMAN | FOOD PROPERTIES GROUP | 2025



# PROPERTY SPECIFICATIONS

- 99,530 SF Building
- 50' Clear Height
- 15,580 Pallet Capacity  
1 Pallet per 6.1 SF of  
Freezer/Cooler Space
- 38,463 SF Freezer Space  
50' Clear Height,  
Convertible to Cooler
- 40,625 SF Freezer Space  
50' Clear Height  
Convertible to Cooler
- 15,491 SF Cold Dock  
30' Clear Height, 50' Bay
- 5.02-Acre Site
- 14 Exterior Docks
- 1 Drive-in Door
- 46 Auto Spaces
- 13 Trailer Stalls
- 4,951 SF Office
- 1,405 SF Utility Room
- 130' Truck Court
- 50' x 56' Bay Size
- 6B Approved
- Zoning: PMD 8A





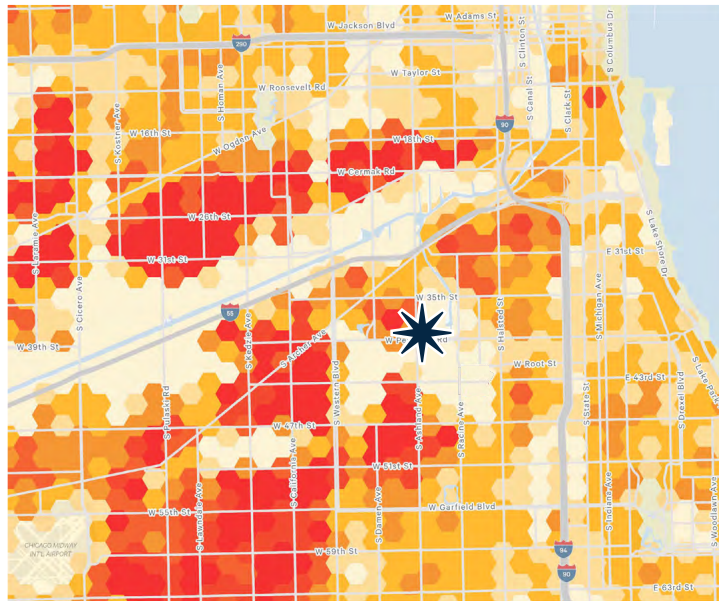


## STOCKYARDS PLANNED MANUFACTURING DISTRICT

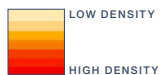
- Home to over 265 businesses
- Employs more than 15,000 people
- High concentration of food processors & distributors
- Approximately 4-miles south of downtown Chicago
- 11th Ward Alderman Nicole Lee
- 1,500-acres zoned for industrial use







#### BLUE COLLAR WORKERS



#### 5-MILE RADIUS

POPULATION: 850,284  
TOTAL # EMPLOYEES: 348,419  
TOTAL # BLUE COLLAR EMPLOYEES: 84,872

#### 25-MINUTE DRIVE TIME

POPULATION: 2,029,421  
TOTAL # EMPLOYEES: 927,666  
TOTAL # BLUE COLLAR EMPLOYEES: 186,459

#### 2024 DEMOGRAPHICS | 10-MILE RADIUS



**2,581,264**  
TOTAL  
POPULATION



**\$100,131**  
AVERAGE  
HOUSEHOLD INCOME



**2,095,947**  
TOTAL  
LABOR FORCE



**34.8%**  
BLUE COLLAR  
WORKERS



#### CONTACT

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