



AVAILABLE FOR SALE / LEASE

3507 W. 51<sup>ST</sup> STREET

Chicago, Illinois



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**CONOR**  
COMMERCIAL  
REAL ESTATE

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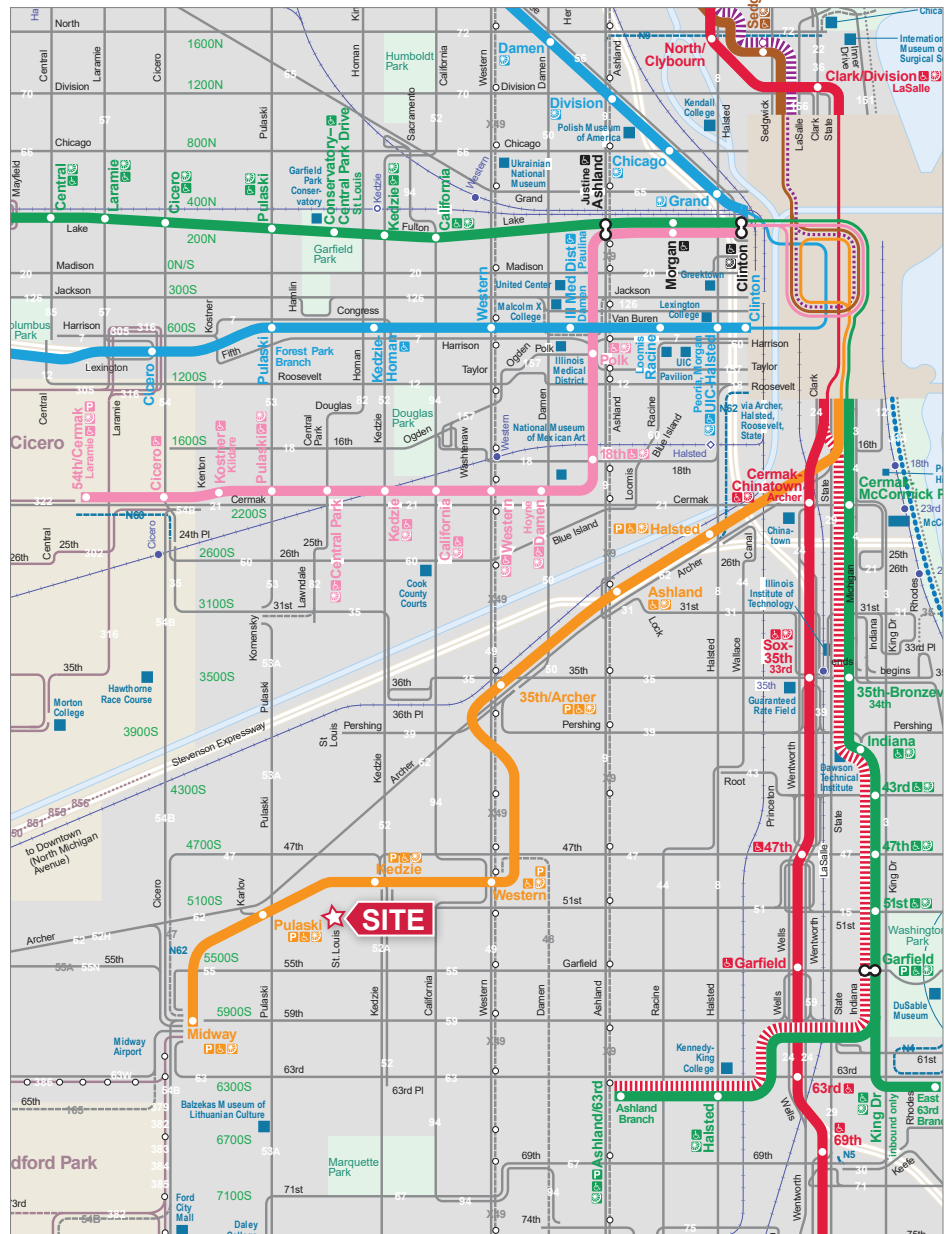
Chicago, Illinois

### LOCATION HIGHLIGHTS

- Quality labor force of 3.2 million people within 15 miles
- 10.3 million people live within a 90 minute drive
- Gage Park Community / 14th Ward
- Blocks to 2 CTA Orange Line El Stops (Kedzie / Pulaski)
- 2.5 Miles to the I-55 / Pulaski full interchange
- 2.7 Miles northeast of Chicago Midway Airport
- 4.1 Miles to I-90/94
- 8.5 Miles to Chicago's Central Business District

### PROPERTY FEATURES

- Class 6B tax incentive approved
- TIF site (51st Street/Archer TIF) 2023 expiration
- One of the largest infill sites in the South City submarket along I-55.
- Proximity to multiple intermodals including the BNSF Corwith, CSX, Norfolk Southern, and Chicago Belt Railway.
- PD Zoning (PD545 – Planned Development) allows for project and design flexibility



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