



3815 SOUTH ASHLAND AVENUE
CHICAGO, ILLINOIS 60609
CHICAGO'S PREMIER COLD STORAGE SOLUTION

50,775 - 99,530 SF

FREEZER / COOLER SPACE



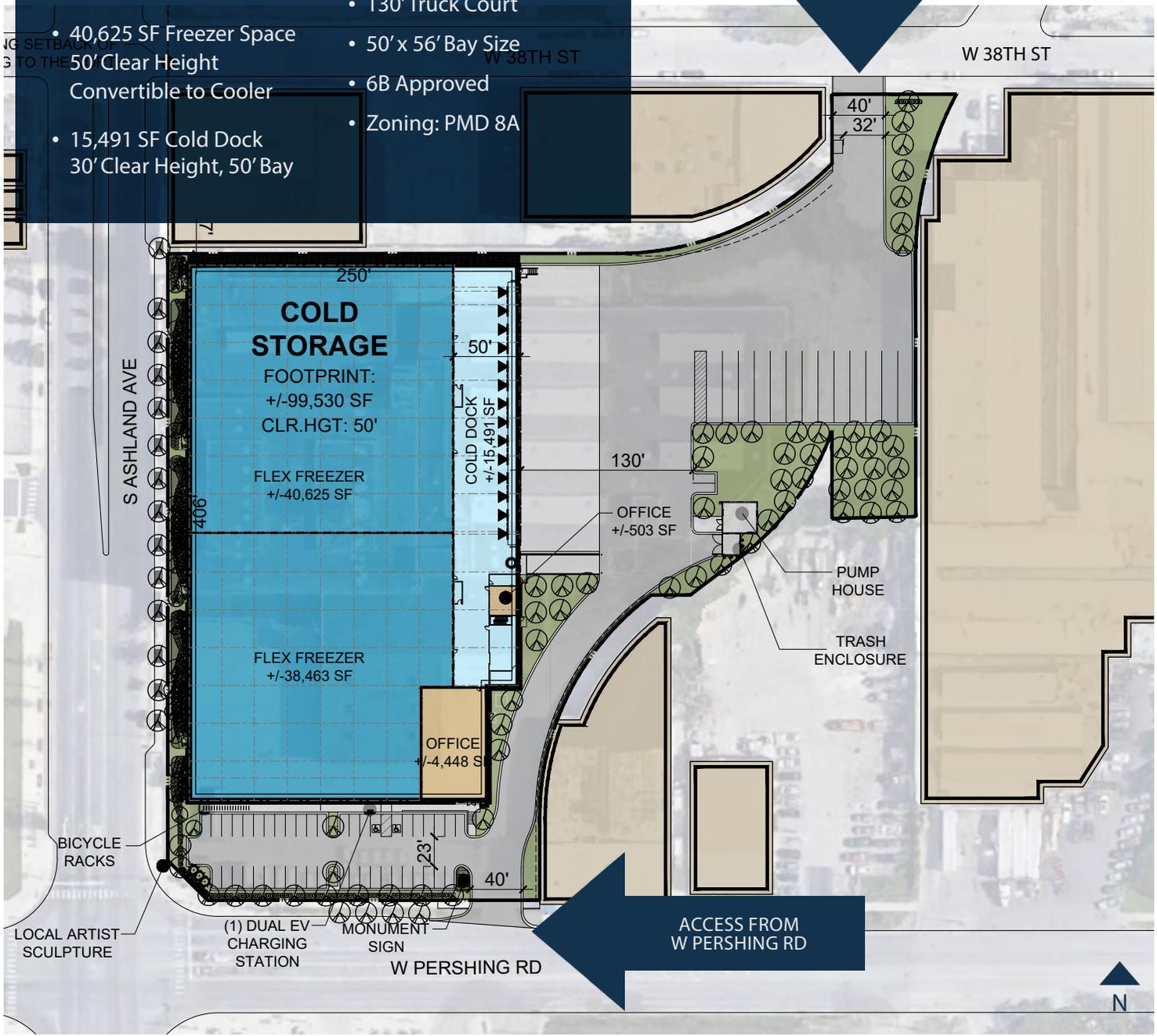
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NAI HIFFMAN | FOOD PROPERTIES GROUP | 2025



PROPERTY SPECIFICATIONS

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





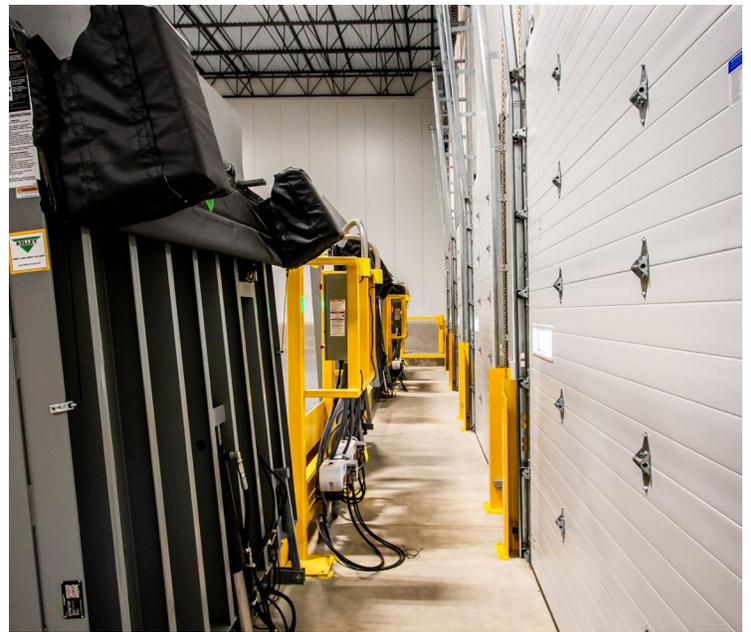
STOCKYARDS PLANNED MANUFACTURING DISTRICT

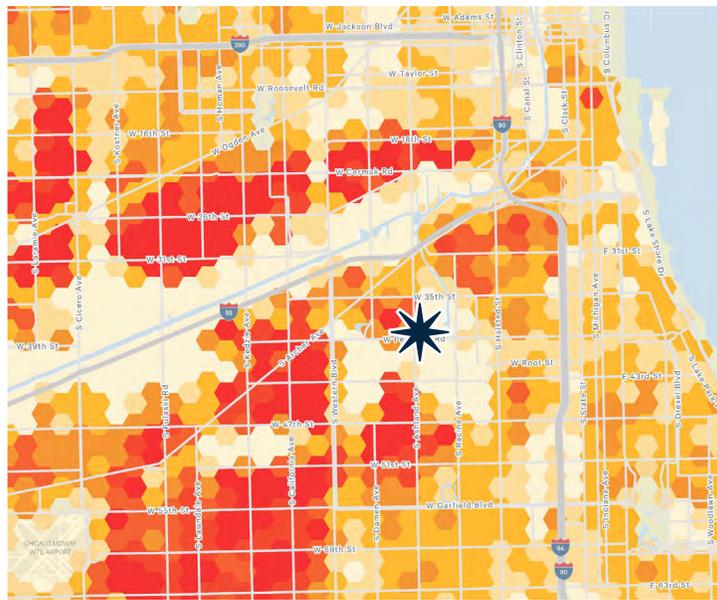
- Home to over 265 businesses
- Employs more than 15,000 people
- High concentration of food processors & distributors
- Approximately 4-miles south of downtown Chicago
- 11th Ward Alderman Nicole Lee
- 1,500-acres zoned for industrial use



 = STOCKYARDS PMD







	5-MILE RADIUS	25-MINUTE DRIVE TIME
POPULATION:	850,284	2,020,421
TOTAL # EMPLOYEES:	348,419	927,666
TOTAL # BLUE COLLAR EMPLOYEES:	84,872	186,459

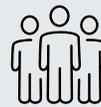
2024 DEMOGRAPHICS | 10-MILE RADIUS



2,581,264
TOTAL
POPULATION



\$100,131
AVERAGE
HOUSEHOLD INCOME



2,095,947
TOTAL
LABOR FORCE



34.8%
BLUE COLLAR
WORKERS



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