

4850 W BLOOMINGDALE | CHICAGO, IL

MULTI-TENANT INDUSTRIAL INVESTMENT OPPORTUNITY



CRE ADVISING
ANY PROPERTY ON EARTH

OFFERING MEMORANDUM

4850 W BLOOMINGDALE | CHICAGO, IL 60639



**EXCLUSIVE
AGENT**

JUSTIN COLLINS

VICE PRESIDENT OF SALES & LEASING

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CRE Advising has been retained as the exclusive agent for the sale of 4850 W Bloomingdale, Chicago, Illinois, (the "Property"), by the owner ("Seller")

The enclosed materials include highly confidential information and are being furnished solely to facilitate the prospective purchaser's own due diligence for which it shall be fully and solely responsible. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by CRE Advising prior to delivery of this Offering Memorandum. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by CRE Advising or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein and is submitted subject to errors, omissions, change of price, rental or other conditions.

The Property is being offered for sale in an "as-is, where-is" condition and Seller and CRE Advising make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to CRE Advising or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or CRE Advising.

PROPERTY INFORMATION

4850 W BLOOMINGDALE

CRE Advising is pleased to offer to qualified investors the opportunity to acquire a highly desirable multi-tenant industrial investment property positioned in Chicago's thriving Northwest industrial corridor.

The investment offers a rare combination of in-place cash flow, significant upside potential, and additional land for future flexibility. With select upgrades—including window improvements, flooring enhancements, and a freight elevator repair which would result in 2 working freight elevators—the property is well-positioned to command stronger rental rates and attract higher-quality tenancy. Located within a dense infill industrial market with strong tenant demand, the building's flexible industrial layout is suitable for warehouse, manufacturing, storage, and flex users.

The offering also includes five unimproved city lots located directly across the street, currently utilized for tenant parking. These parcels provide valuable supplemental parking capacity and potential future redevelopment or expanded operational use.



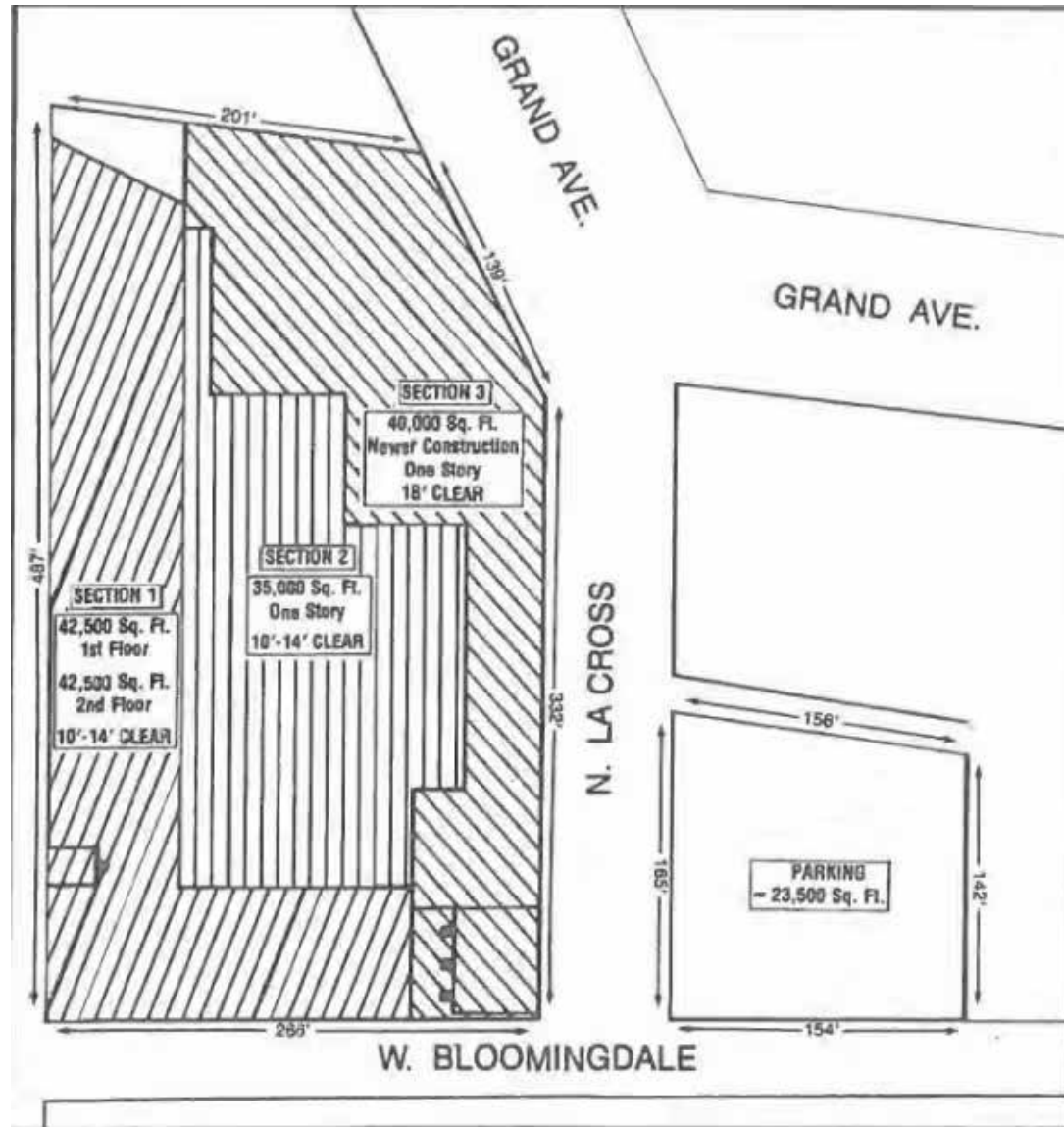
BUILDING HIGHLIGHTS

- » Building Size: 158,000 square feet
- » Lot Size: 160,736 square feet
- » Additional land included (5 unimproved city lots used for parking)
- » Year Built: 1970
- » Zoning: M1-2 - Light Manufacturing
- » Ideal for warehouse, manufacturing, storage, and flex users
- » Freight Elevators: 2 (servicing multiple tenant spaces)
- » Drive Ins: 8
- » Docks: 4
- » Pins:
 - 13-33-409-001-0000 | 13-33-411-006-0000 | 13-33-411-009-0000
 - 13-33-409-002-0000 | 13-33-411-007-0000 | 13-33-411-010-0000
 - 13-33-409-003-0000 | 13-33-411-008-0000

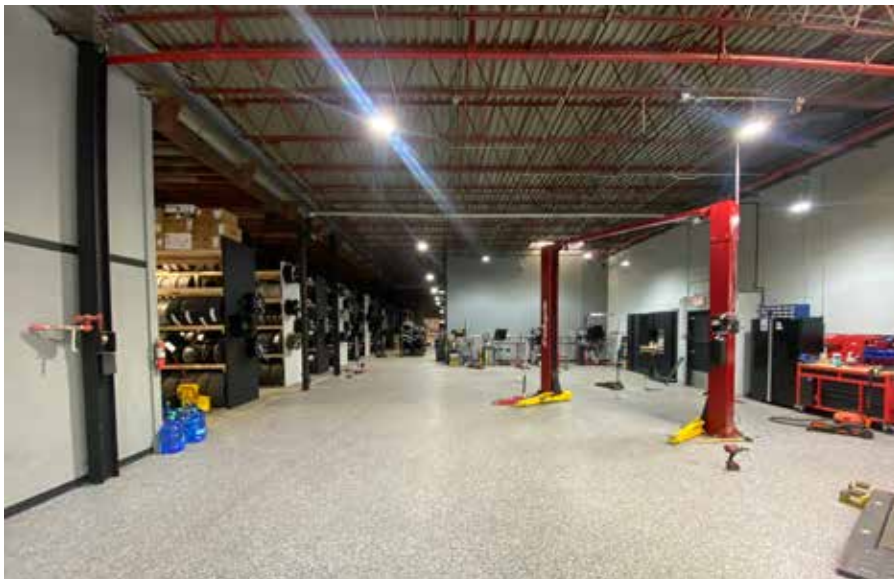


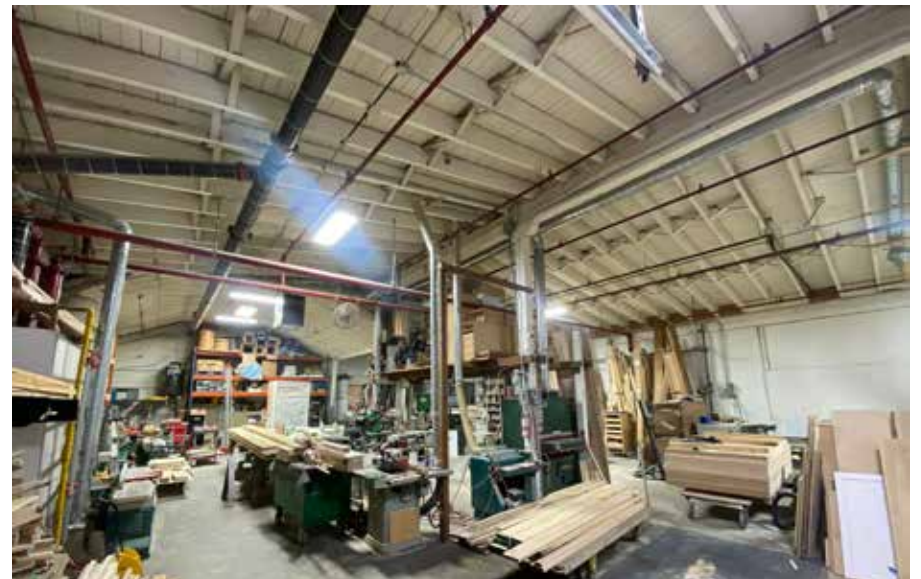
Offering Price	\$6,500,000.00	» Exceptional opportunity to increase occupancy and drive revenue through strategic leasing and targeted capital improvements » Significant value-add opportunity through lease-up and rent increases » Current rents remain below prevailing market rates, creating immediate mark-to-market upside for new ownership » Outstanding opportunity for investors seeking stable in-place income » Substantial upside through repositioning, capital improvements, and active asset management
Cap Rate	9.5%	
NOI	\$616,300.00	
Vacancy Rate	27%	
2026 Real Estate Taxes	\$124,000.00	













Area & Demographics

North Austin:

CHICAGO'S WEST SIDE INDUSTRIAL CORRIDOR

Demographics



1386,414

People



140,854

Households



\$69,179

Median Household Income



95,162

Daytime Employees

» Demographics reflect numbers within three mile radius from subject property



Located in Chicago's North Austin neighborhood on the city's West Side, the building sits within one of the region's most accessible industrial corridors. Conveniently located one block from the Metra MDW commuter station at Grand & Cicero, with close proximity to I-90 and commercial amenities like Home Depot and Chase Bank, 4850 W. Bloomingdale Ave offers excellent access to the greater Chicago metropolitan area. With direct arterial access via North Avenue and Cicero Avenue, it is located within easy reach of the broader Chicagoland distribution network.

The surrounding North Austin corridor carries a deep industrial legacy, built on the back of major manufacturing operations that once defined the

West Side's economic identity. Today the neighborhood sits within both a TIF District and an Enterprise Zone, and is among the designated corridors of Chicago's INVEST South/West initiative — reflecting the city's ongoing commitment to infrastructure and commercial development in the area.

This \$750 million commitment to revitalizing West and South Side economic corridors make it a priority zone for investors and developers to acquire commercial real estate in an established, transit-rich neighborhood as infrastructure dollars and community development efforts continue to reshape the corridor.





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