

AVAILABLE

New Construction

PRIME INFILL LOCATION WITH
1M+ PEOPLE WITHIN 5 MILES



4300 W. Roosevelt Road
Chicago, IL

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Colliers

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About This Property

- Site Area: 20.81 acres
- Available Size: Building A: 182,051 SF
Building B: 182,051 SF
- Office Size: To Suit
- Ceiling Height: 36'
- Loading: 30 exterior docks, 4 drive-in doors
- Sprinklers: ESFR
- Car Parking: 346 spaces
- Trailer Parking: 54 stalls
- Construction: Precast
- Lease Rate: Subject to Offer
- Delivery Date: Q1 2026
- State of the art construction
- Cook County 6B tax Enterprise Zone
- Close proximity to I-290 and major highway systems

CRG

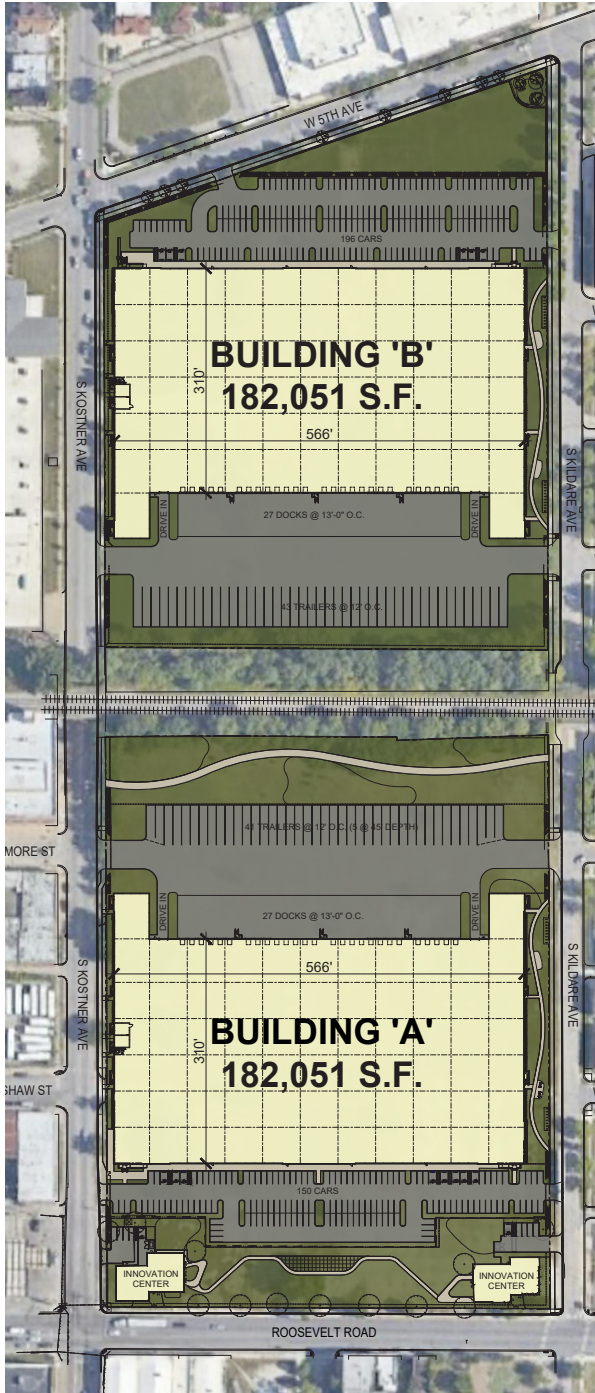
THE ART
& SCIENCE
OF BUILDING

548
Capital



RELATED

SITE PLAN BUILDING A & B



BUILDING B: 182,051 SF

- Clear Height: 36'
- Car Parking: 196 stalls
- Dock Doors: 12 docks (15 future docks)
- Grade Level Doors: 2
- Trailer Stalls: 43 stalls

BUILDING A: 182,051 SF

- Clear Height: 36'
- Car Parking: 150 stalls
- Dock Doors: 12 docks (15 future docks)
- Grade Level Doors: 2
- Trailer Stalls: 41 stalls



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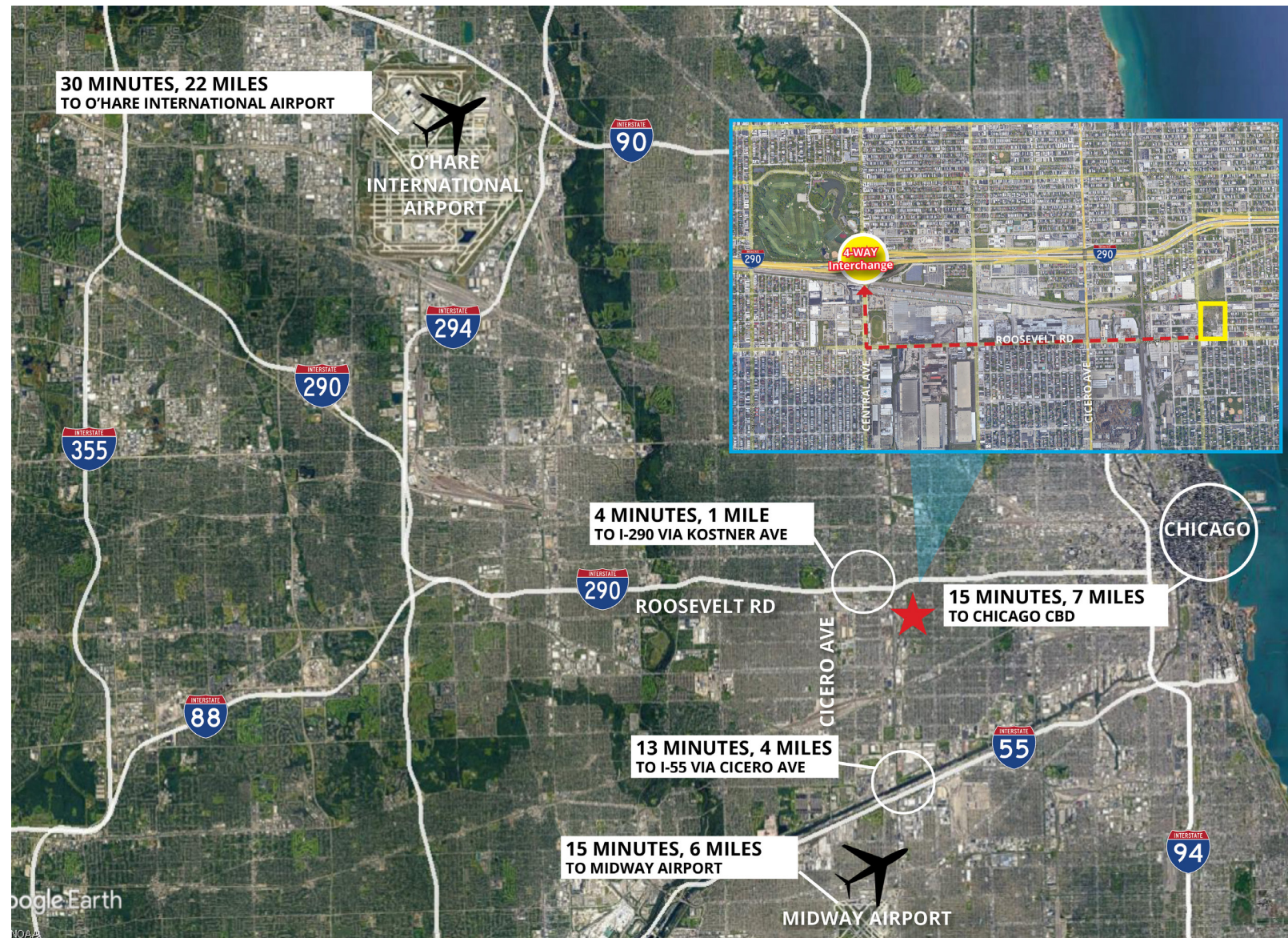
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LOCATION MAP



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AREA POPULATION



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INCENTIVES & PROGRAMS

Manufacturing Illinois
Chips for Real
Opportunity Act
(MICRO)

Reimaging Energy and
Vehicles Program

Illinois Angel
Investment Credit
Program

Economic Development
for a Growing
Economy Tax Credit
Program (EDGE)

Illinois Enterprise
Zones Program

Data Centers
Investment Program

Film Production Tax
Credit

High Impact Business
Program

Illinois Opportunity
Zones

Prime Sites Capital
Grant Program

Blue Collar Jobs Act Tax
Credit Program

Illinois Apprenticeship
Education Expense Tax
Credit Program

Illinois New Market
Development Program

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