

5011 W 63rd St, Chicago, IL 60638

Leasing Brochure



MATTHEWS™

Midway International Airport
Less than 1 mi

±17,200 SF
Flex/ Industrial/ Retail

NNN
Opportunity

Exclusively Listed By



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216,868+

Population (5-Mi)

84,091+

Households (5-Mi)

\$149,382

Avg HH. Income (5-Mi)

Matt Fitzgerald

Broker of Record

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MATTHEWS™

| Offering Summary

EXECUTIVE SUMMARY

Matthews™ is pleased to present **5011 W 63rd Street in Chicago, Illinois**, a strategically located **±17,200 square foot flex/industrial/retail building** available for lease at **\$18.00/SF NNN**.

Situated on a **±1.62-acre** site directly across from **Chicago Midway International Airport**, the property offers a highly functional layout and flexible zoning of C2-1, allowing for a variety of commercial, service, industrial, and parking-related uses. Delivered vacant and ready for immediate occupancy, 5011 W 63rd Street presents a compelling opportunity for tenants seeking a well-located facility with strong access, visibility, and operational flexibility. The building is well suited for aviation-related users, logistics operators, last-mile distribution tenants, service businesses, and other commercial occupiers looking to establish a presence in a dense infill

INVESTMENT HIGHLIGHTS

- **Prime Location:** Directly across from Midway International Airport, a high-traffic and logistics-intensive area.
- **Large Land Footprint:** ±1.6 acres of land provides additional income potential through parking or outdoor storage.
- **Flex Building:** ±17,200 SF of flexible space suitable for industrial, retail, showroom, or service uses.
- **Excellent Accessibility:** Immediate access to major expressways including I-55 and I-294.
- **Strong Demand Drivers:** Surrounded by industrial and commercial users with consistent demand for well-located space near the airport.

location near one of Chicago's major transportation hubs. The property benefits from direct frontage along W 63rd Street and convenient access to **I-55 and I-294**, providing efficient connectivity throughout the greater Chicago MSA. In addition to the existing building area, the expansive land parcel offers valuable flexibility for parking, outdoor storage, or other ancillary uses, subject to applicable approvals.

Positioned within an established commercial and industrial corridor and immediately adjacent to the activity generated by **Chicago Midway International Airport**, **5011 W 63rd Street** offers tenants a rare combination of infill functionality, accessibility, and location strength in a highly sought-after submarket.



Financial Overview

\$18/SF NNN

Lease Rate

±17,200 SF

Total GLA

±1.62 AC

Acreage

C2-1

Zoning



Property Summary

Address	5011 W. 63rd St
City	Chicago
State	Illinois
Zip	60638
County	Cook
Building SF	±17,200 SF
Acreage	±1.6 AC
Zoning	C2-1
Parking Spaces	140





±170,000 VPD



S Cicero Ave ±65,000 VPD



Crawford Industrial Park



Archer Heights Industrial Pocket



Chicago Midway International Airport

±19,000,000 Annual Passengers
±2,000 Jobs

Industrial Park



I-90 Access

±308,000 | ±6.5 Miles Away

W 63rd St ±16,400 VPD

Subject Property



CSX Intermodal Bedford Park Yard

Largest intermodal facility in CSX's entire network
Nearby Tenants benefit from Accelerated Supply Chain Velocity



CSX 59th Street Intermodal Terminal

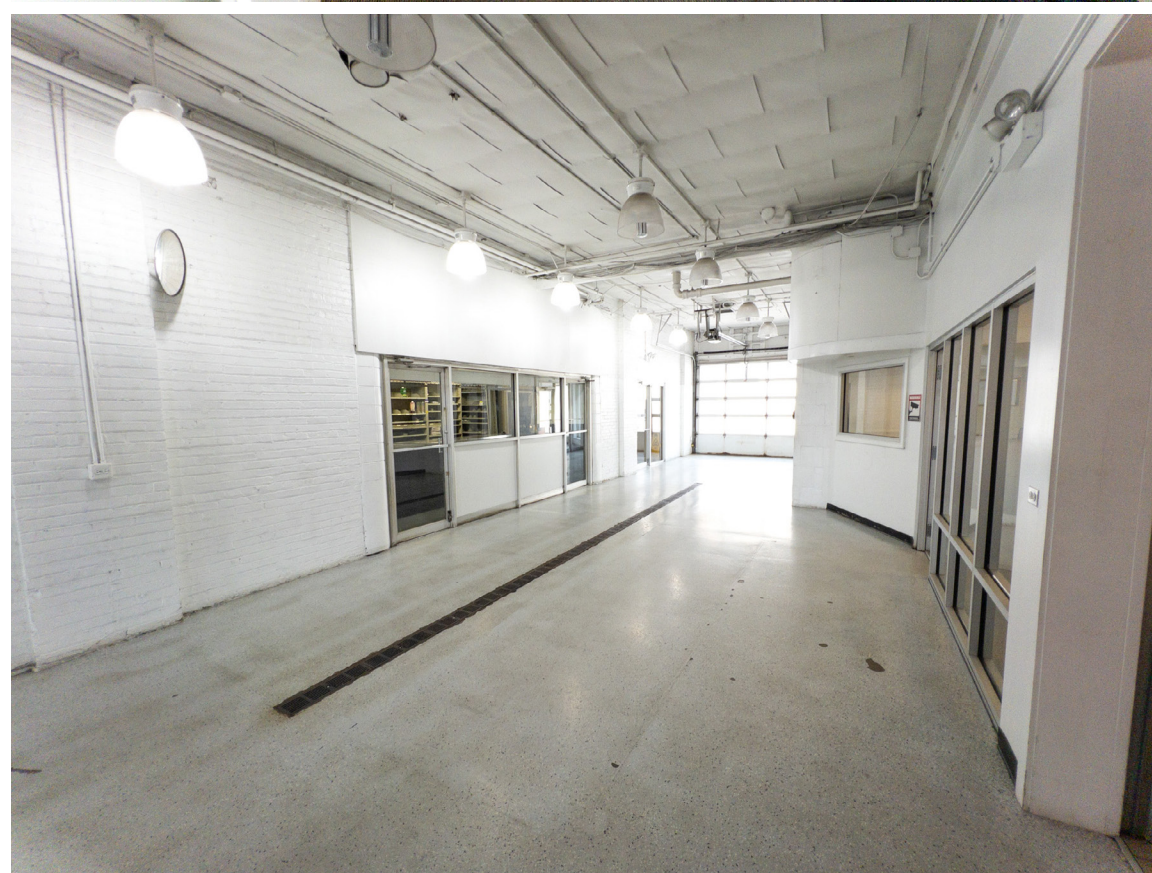
Container-on-Flat-Car (COFC) Facility

Industrial Park





Interior Photos



Warehouse Photos



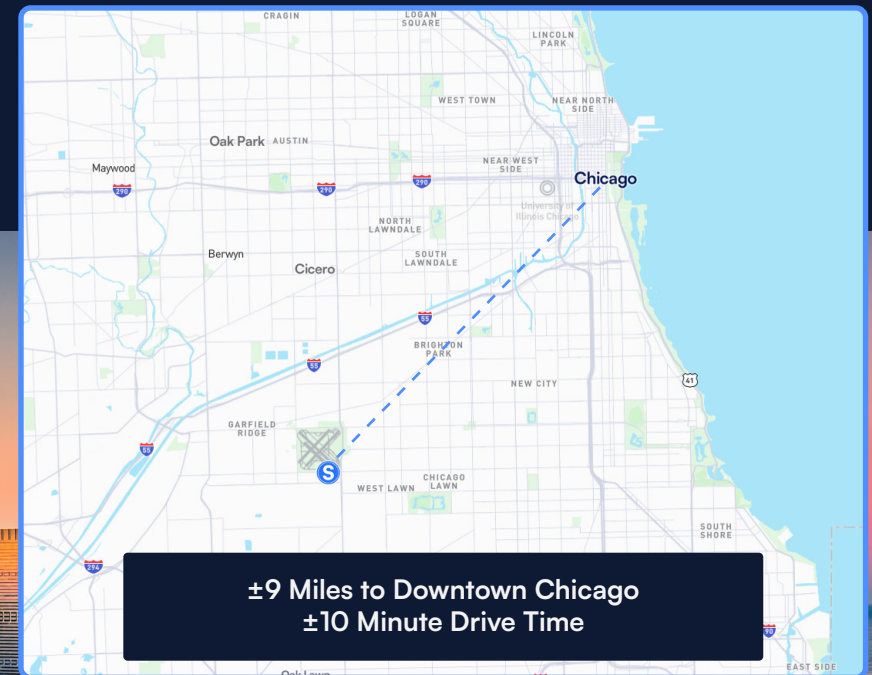
Chicago, IL

Market Overview

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city, with over 2.7 million residents. The greater Chicagoland area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks. Chicago's industrial mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
2020 Population	98,223	216,868	1,055,002
2025 Population	102,731	226,569	1,061,143
2030 Population Projection	104,704	230,703	1,069,626
Households	3-Mile	5-Mile	10-Mile
2020 Households	38,160	84,091	391,605
2025 Households	39,632	87,297	392,160
2030 Household Projection	40,358	88,830	395,203
Income	3-Mile	5-Mile	10-Mile
Avg Household Income	\$152,677	\$149,382	\$124,713



Chicago, IL

Chicago is one of the nation's most important commercial real estate and logistics hubs, supported by a diversified economy spanning finance, manufacturing, healthcare, technology, and professional services. The metro sits at the center of the U.S. freight network, ranking as North America's largest rail hub and

benefiting from direct access to major interstate highways and inland waterways. O'Hare International Airport—ranked among the top five busiest airports in the world—anchors national distribution and corporate connectivity, sustaining long-term demand for industrial, logistics, and office assets.

Total Population

9,441,957

Annual Visitors

52 Million

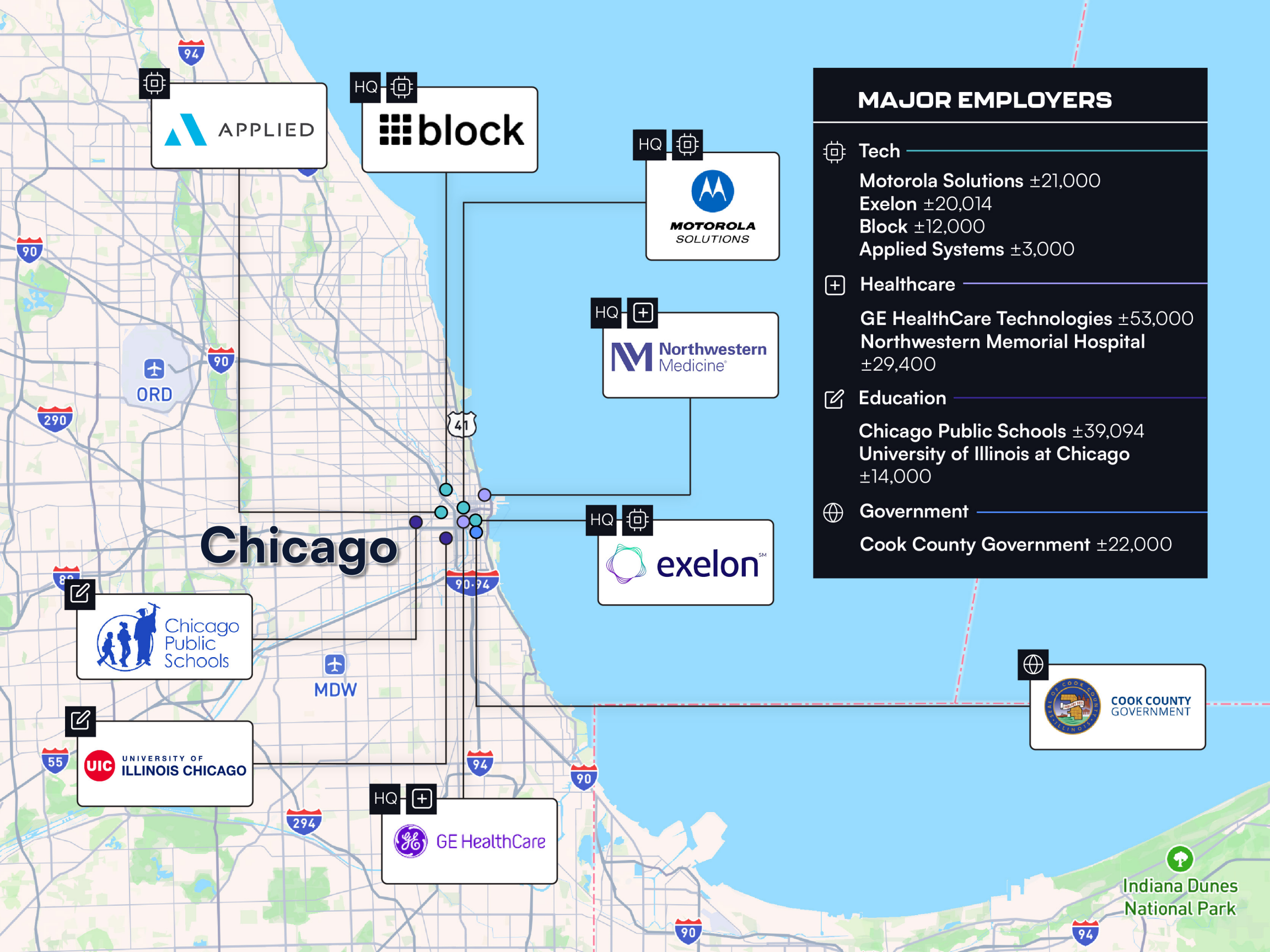
Tourism Economic Impact

\$20.6 Billion

GDP

\$894.9 Billion





MAJOR EMPLOYERS



Tech

Motorola Solutions ±21,000
Exelon ±20,014
Block ±12,000
Applied Systems ±3,000



Healthcare

GE HealthCare Technologies ±53,000
Northwestern Memorial Hospital ±29,400



Education

Chicago Public Schools ±39,094
University of Illinois at Chicago ±14,000



Government

Cook County Government ±22,000

 **APPLIED**

HQ  **block**

HQ  **MOTOROLA SOLUTIONS**

HQ  **Northwestern Medicine**

HQ  **exelon** SM

 **Chicago Public Schools**

 **UIC UNIVERSITY OF ILLINOIS CHICAGO**

HQ  **GE HealthCare**

 **COOK COUNTY GOVERNMENT**

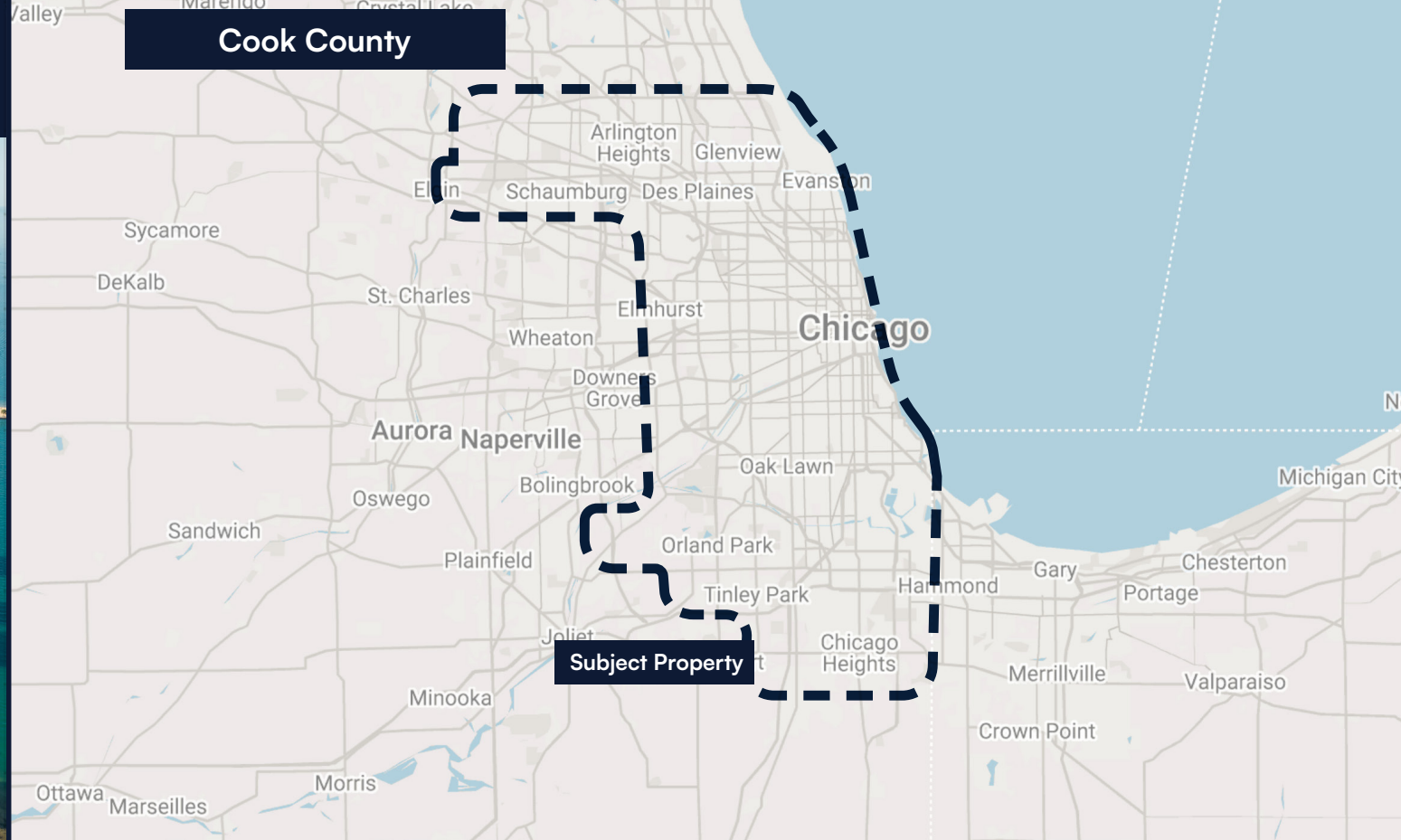
 **Indiana Dunes National Park**

COOK COUNTY



2ND MOST POPULOUS
COUNTY IN THE U.S.

\$350B GROSS METROPOLITAN
PRODUCT



Cook County, encompassing much of the Chicago metropolitan area, is a region in northeastern Illinois. **As the second-most populous county in the United States**, it is a bustling hub of activity and culture, home to a rich tapestry of neighborhoods and communities. Chicago, its largest city, serves as a major economic, cultural, and political center, offering world-renowned museums, theaters, and restaurants. With a blend of urban energy and suburban tranquility, Cook County reflects the complexity and vibrancy of modern American life.

In recent years, Cook County has experienced substantial growth, driven by a combination of economic development and population shifts. Chicago's downtown revitalization, coupled with new infrastructure projects and a burgeoning tech sector, has attracted businesses and residents alike. Suburban areas within the county have also seen increased development, with expanded housing options and enhanced amenities drawing new families and young professionals. This growth reflects a broader trend of urban renewal and suburban expansion, positioning Cook County as a dynamic and evolving region within the Chicago metropolitan area.

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5011 W 63rd St Chicago, IL 60638** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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