

OFFERING MEMORANDUM

Fulton Yard.

Chicago, IL

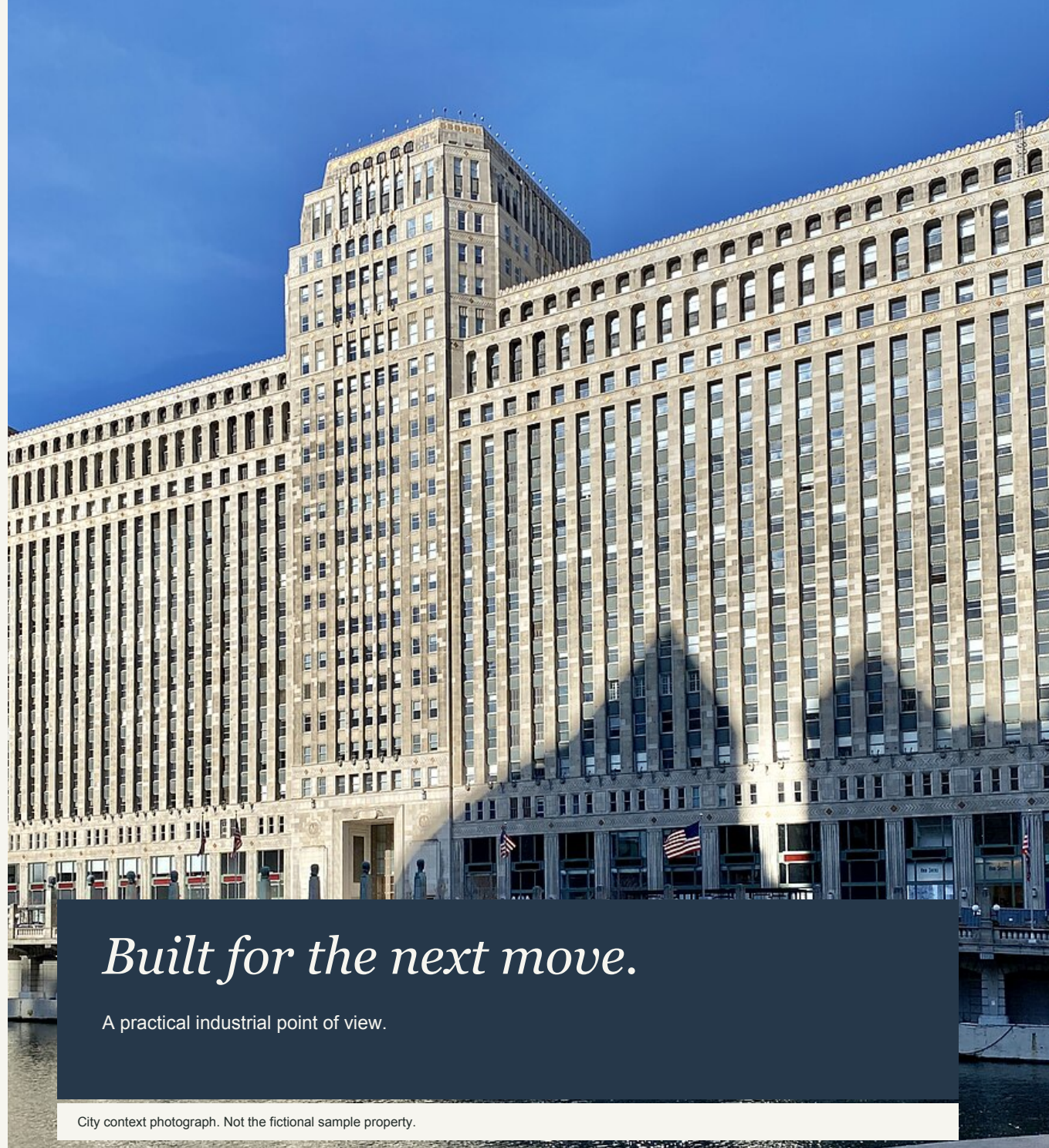
Industrial and logistics

ILLUSTRATIVE RENTABLE AREA

86,500 SF

ILLUSTRATIVE ASKING PRICE

\$11,750,000



Built for the next move.

A practical industrial point of view.

City context photograph. Not the fictional sample property.

01 / THE PROPERTY

An asset with a point of view.

An industrial and logistics concept with a direct, operational identity. The sample is designed to make building scale, site function, and assumed operating information easy to compare and discuss.

A functional first impression.

An industrial property story benefits from a clear view of the building, the site, and the activity it is intended to support.

Scale with context.

The illustrative building program is presented alongside a simple site narrative so area is more than a single number on a page.

Designed for review.

Legible exhibits, concise copy, and clear assumptions make the concept useful as a demonstration of industrial deal presentation.



City context image / not the fictional property

THE ASSUMED ASSET

ASSET FORMAT

Industrial and logistics

CONCEPT SETTING

West Side, Chicago

RENTABLE AREA

86,500 SF

ILLUSTRATIVE ASKING PRICE

\$11,750,000

PROJECT STATUS

Fictional design concept

02 / ILLUSTRATIVE FINANCIALS

A clear view of the assumptions.

SAMPLE ANNUAL OPERATING SCHEDULE

Hypothetical stabilized year / USD / No growth forecast

ANNUAL INCOME	ILLUSTRATIVE AMOUNT
Scheduled industrial rent	\$1,254,250
Illustrative reimbursements and other income	\$222,000
Vacancy and collection allowance	(\$62,712)
Effective gross income	\$1,413,538
OPERATING EXPENSES	
Property taxes	(\$183,000)
Insurance	(\$56,000)
Repairs and maintenance	(\$91,000)
Utilities	(\$44,000)
Management	(\$42,406)
General administration	(\$36,000)
Illustrative net operating income	\$961,132

A DESIGN EXAMPLE

Every figure on this page is fictional. The schedule demonstrates table hierarchy, financial presentation, and assumption labeling.

ILLUSTRATIVE ASKING PRICE

\$11,750,000

SOURCE AND SCOPE

Source: invented internal assumptions prepared by Made for CRE for this sample. No leases, rent roll, property statements, tax records, or market studies were used.

The sample excludes financing, capital expenditures, reserves, taxes on ownership, transaction costs, and any sale scenario. It is not an underwriting model or recommendation.

03 / LOCATION AND NARRATIVE

A neighborhood-led story.

CONCEPT SETTING

West Side

Chicago, IL



The sample places a fictional industrial concept on Chicago's West Side. Its purpose is to demonstrate a logistics-oriented property narrative. Access, road networks, site specifications, and operating assumptions have not been verified.

01 / THE SETTING

An urban industrial concept framed around a direct relationship between the building, its yard, and its intended work.

02 / THE EXPERIENCE

A clear site arrival, intuitive movement, and a practical description of the assumed industrial program.

03 / THE PRESENTATION

Use photography and concise exhibits to support an operational story, with every illustrative assumption visibly labeled.

Your next property story.

City image: [w_lemay](#) / [Wikimedia source](#) / [CC BY-SA 2.0](#)

Photo used with display crops. No retouching. The image shows city context, not the fictional asset.

hello@madeforcre.com / madeforcre.com