CUSHMAN & WAKEFIELD

KURV



KURV SCHILLER PARK III

FOR SALE OR LEASE
61,918 SF AVAILABLE

4135 ROSE STREET | SCHILLER PARK

PROPERTY HIGHLIGHTS

4135 Rose Street is a High image facility located in Schiller Park, Illinois. Building has a 6B Tax Incentive in place. Newer construction, built in 2023. Located minutes from O'Hare south cargo entrance. Offers a large skilled labor workforce in the surrounding area.

Building Size:	61,918 SF
Space Available:	61,918 SF
Office Area:	± 2,295 SF (Proposed)
Site Area:	4.47 Acres
Clear Height:	32’
Docks:	5 Exterior (Expandable to 10)
Drive In Doors:	1
Parking:	75
Year Built:	2023
Bay Size:	50’ x 50’
Power:	800 Amps / 480 Volts
Lease Rate:	Subject to Proposal
Sale Price:	Subject to Offer

View on Google Maps



TO O'HARE AIRPORT SOUTH CARGO ENTRANCE
- 3 MILES
- 8 MINUTES

TO INTERSTATE 294
- 0.5 MILES
- 2 MINUTES

TO INTERSTATE 90
- 3.5 MILES
- 6 MINUTES

HIGHLIGHTS:
- Ideal location for light manufacturing, ecommerce, 3PL, food & beverage and service-related users.
- Situated within prime O'Hare industrial submarket with immediate airport and interstate access.
- Class 6B tax incentive in place.

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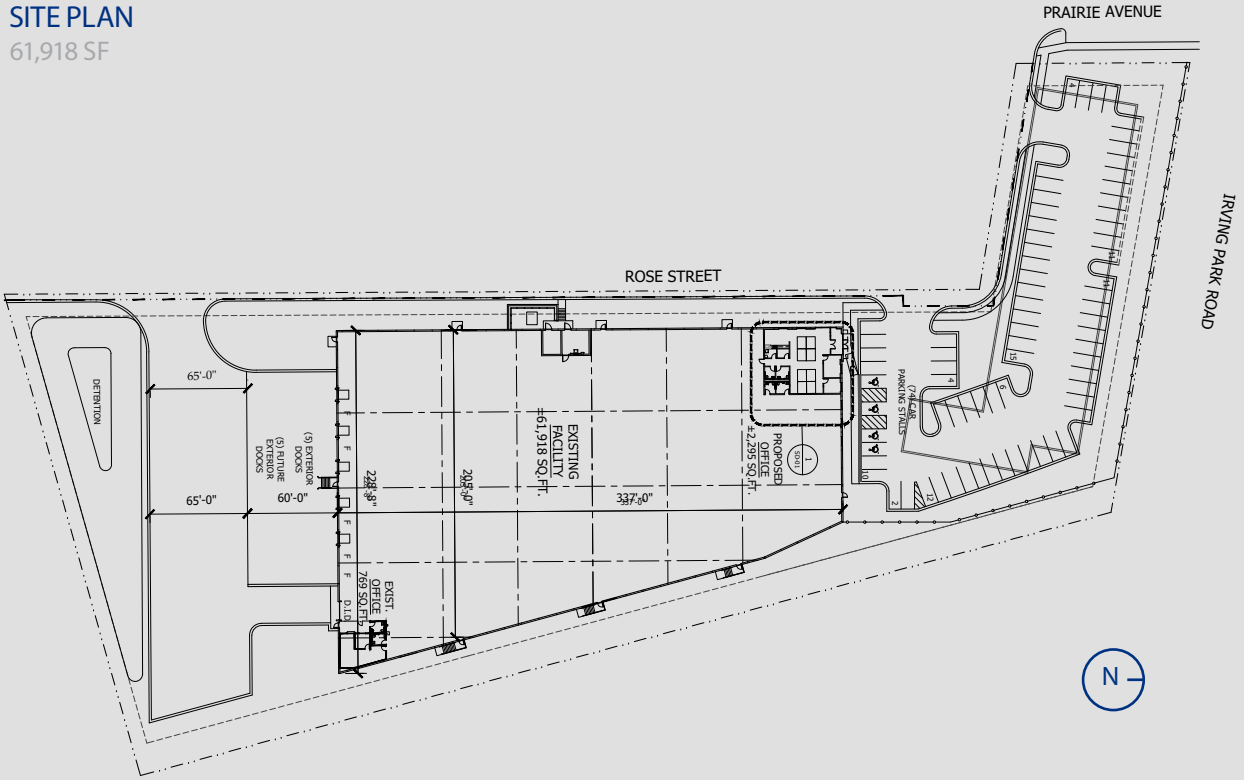


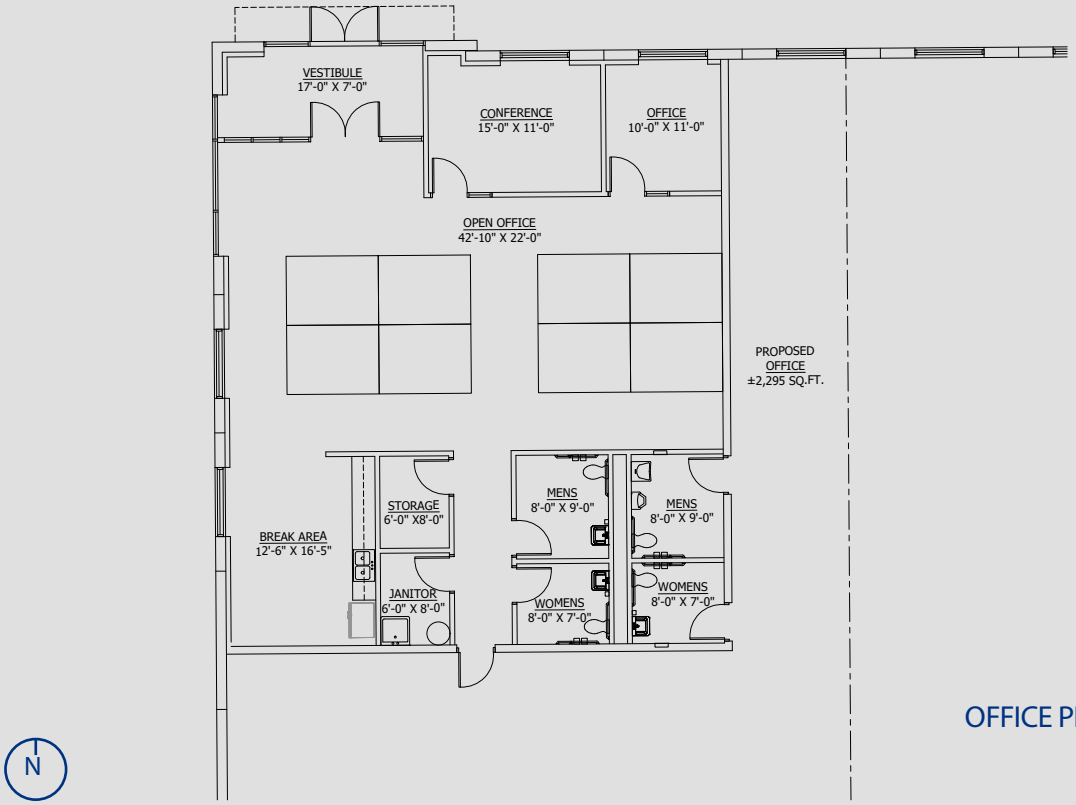




SITE PLAN

61,918 SF





OFFICE PLAN

KURV

CHICAGO • LA • MIAMI • NJ • NY • PHILADELPHIA • SF • SEATTLE • LONDON



Kurv Industrial, a privately-owned, vertically integrated real estate operating company and investment manager transforms complex real estate opportunities into irreplaceable industrial assets.

Kurv Industrial acquires and develops sites where it can leverage its expertise in complex transactions, skilled site development, creative property solutions, and successful leasing. The firm seeks opportunities to acquire and develop Class A logistics real estate, in the supply-constrained core markets of Chicago, Miami, New Jersey, New York, Los Angeles, San Francisco, Seattle, UK, and Europe. Since its inception in 2007, Bridge has acquired and developed over 73 million square feet of high-quality logistics facilities.

73M+ SF ACQUIRED & DEVELOPED SINCE 2000

OUR COMMITTMENT TO SUSTAINABILITY

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.

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For further information please contact the below agents:

CUSHMAN & WAKEFIELD

Steve Stone
Managing Director
steve.stone@cushwake.com
+1 847 720 1364

Al Caruana
Executive Managing Director
al.caruana@cushwake.com
+1 847 720 1326

cushmanwakefield.com

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