



# GO THE LAST MILE

GROW YOUR SUPPLY CHAIN AND EXPAND YOUR eCOMMERCE PLATFORM IN CHICAGO

As eCommerce continues to be the growth engine for many brands, “last mile” or the last leg of delivery, is critical in moving goods from strategically located industrial transportation hubs to a consumer’s home or business. The expansion of retail, coupled with consumers’ increasing demand for shorter delivery time, means businesses need an efficient and expansive last mile strategy.



For more information, click the green icons

## SUPPLY CHAIN STRATEGY

THE LAST MILE CONSUMER GETS THE CROWN



## WHY CHICAGO?

Chicago’s relatively low cost and availability of labor coupled with its influx of new companies and an incredibly diversified economy makes it a hotbed for last mile expansion and population reach.

3RD  
LARGEST METRO  
AREA IN THE U.S.

9.6M  
RESIDENTS

4.8M  
PEOPLE IN THE  
WORKFORCE

#1  
MOST-DIVERSIFIED  
ECONOMY AMONG THE  
LARGEST U.S. METROS

#1  
TOP U.S. CITY FOR  
CORPORATE RELOCATIONS  
AND EXPANSIONS FOR THE  
PAST SIX YEARS

## THE PERFECT POPULATION

Chicago has the key demographics and existing transportation networks that make it an ideal market for supply chain, logistics and eCommerce companies.

## LOGISTICS

Chicago is the top U.S. metropolitan area for intermodal volume handling nearly 6 million containers and trailers per year, five times as many as cities such as Atlanta, Dallas, New York and Seattle.



\$564 billion in goods weighing some 269 million tons are moved into and out of metropolitan Chicago each year by truck, rail, water and air freight.



One of two international airports in Chicago, O’Hare processes 1.8 million tons of freight worth over \$200 billion each year.



Chicago’s nine major interstate highways host drivers clocking 35,116 annual vehicle miles.



The Chicago market’s 20 intermodal facilities provide 3,900 miles of rail lines.



## SUPERIOR REACH

eCommerce users can reach **48+ MILLION** people within a **SIX HOUR** drive of downtown Chicago.

## WHAT DOES THIS MEAN FOR COMMERCIAL REAL ESTATE?

As eCommerce and automation continue to explode, last mile industrial real estate will become more crucial than ever.



As of May 2019, there are nearly 400 active Amazon distribution facilities in the U.S. comprising over 142 msf.



By 2020, U.S. eCommerce share of retail sales will reach 11%.



Industrial buildings will be reconfigured to support last mile innovations such as drones and robotics in warehouses, which will streamline distribution providing consumers with even faster, more convenient order fulfillment.

We will see creative reuses of urban core space, such as downtown multi-story distribution centers and parking garage conversions for package handling.



As retail store footprints get smaller, industrial spaces will need to get larger to accommodate more online sales.