

UNIVERSITY PARK CORPORATE CENTER

GOVERNORS HIGHWAY & DRALLE ROAD, UNIVERSITY PARK, IL

150,000 - 1,405,920 SQUARE FEET

PRECAST RAIL SERVED FACILITIES WITH FLEXIBLE LAYOUT CONFIGURATIONS



PROPERTY HIGHLIGHTS:

BUILDING 1

- 300,000 SF Available (Divisible)
- Office to Suit
- 16.04 Acre Site
- 32' Clear Ceiling Height
- 41 Exterior Docks
- 2 Drive-In Doors
- 9 CN Rail Doors
- 205 Auto Stalls
- 52' x 50' Bays (52' x 60 in Staging Bays)
- T5 or LED Lighting Available
- RE Taxes: Estimated \$1.25
- Lease Rate: Subject to Offer

BUILDING 2

- 552,960 SF Available (Divisible)
- Office to Suit
- 35 Acre Site
- 36' Clear Ceiling Height
- 79 Exterior Docks
- 4 Drive-In Doors
- 430 Auto Stalls
- 54' x 50' Bays (54' x 70' in Staging Bays)
- T5 or LED Lighting Available
- RE Taxes: Estimated \$1.25
- Lease Rate: Subject to Offer

BUILDING 3

- 552,960 SF Available (Divisible)
- Office to Suit
- 35 Acre Site
- 36' Clear Ceiling Height
- 84 Exterior Docks
- 4 Drive-In Doors
- 10 CN Rail Doors
- 325 Auto Stalls
- 54' x 50' Bays (54' x 70' in Staging Bays)
- T5 or LED Lighting Available
- RE Taxes: Estimated \$1.25
- Lease Rate: Subject to Offer

- Well located in close proximity to I-57 and Monee-Manhattan Rd interchange; just 10 miles south of I-80/I-90/I-294 Corridors
- Canadian National Rail served site ideal for manufacturing, distribution, and rail/transload operations
- Tax Increment Financing through 2020, 75% RE Tax abatement
- Large local workforce
- Regional Technical Colleges-Training and Job Centers within close proximity to property.
- Corporate neighbors include BlueLinx, Georgia Pacific, Amazon, Solo Cup & Clorox

Another development by:



For more information
please contact:

SALLY MACOICZ, SIOR
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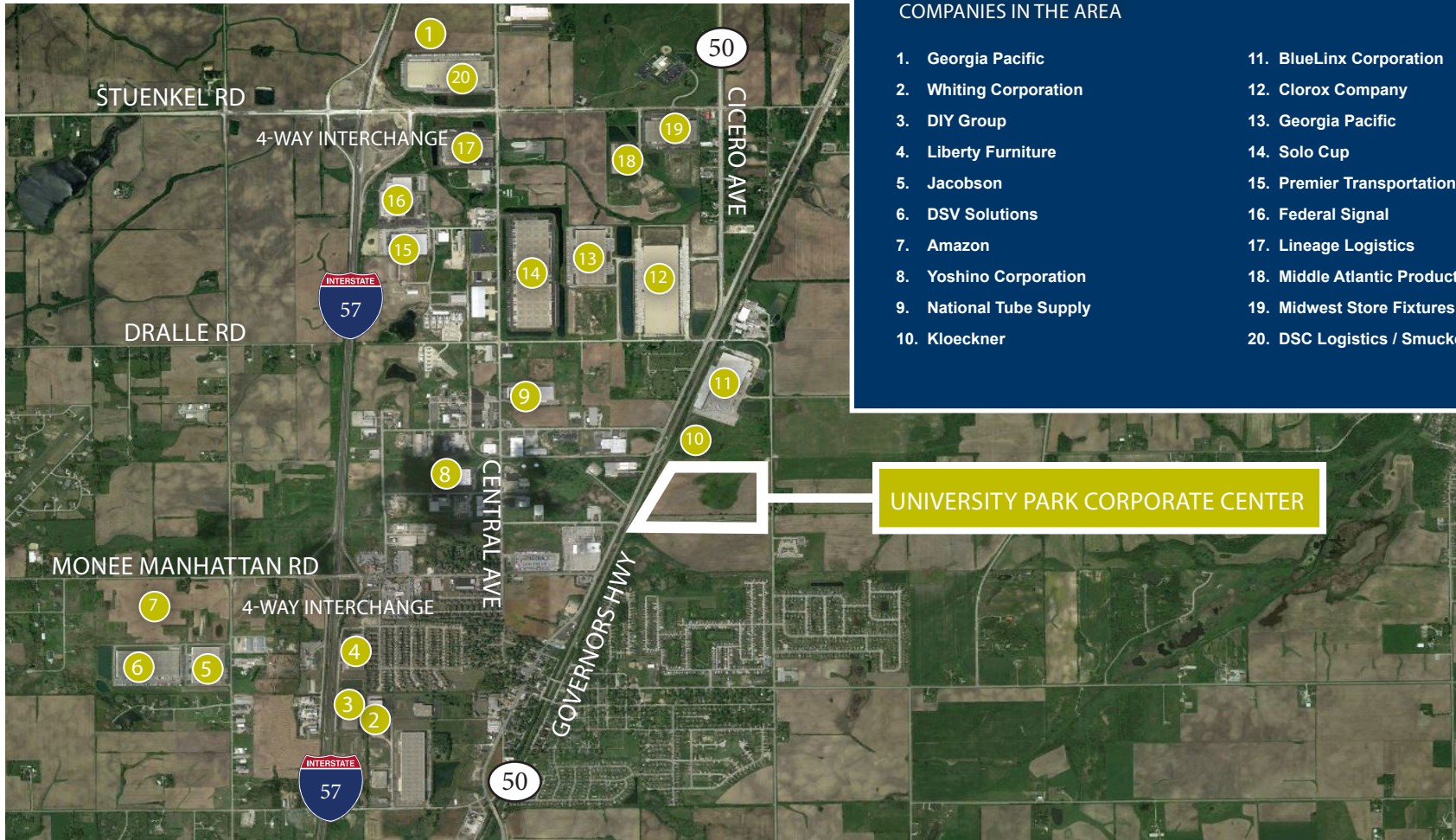


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COMPANIES IN THE AREA

- | | |
|-------------------------|--------------------------------------|
| 1. Georgia Pacific | 11. BlueLinx Corporation |
| 2. Whiting Corporation | 12. Clorox Company |
| 3. DIY Group | 13. Georgia Pacific |
| 4. Liberty Furniture | 14. Solo Cup |
| 5. Jacobson | 15. Premier Transportation / TJ MAXX |
| 6. DSV Solutions | 16. Federal Signal |
| 7. Amazon | 17. Lineage Logistics |
| 8. Yoshino Corporation | 18. Middle Atlantic Products |
| 9. National Tube Supply | 19. Midwest Store Fixtures |
| 10. Kloeckner | 20. DSC Logistics / Smuckers |

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Another development by:

northern
Northern Builders, Inc.

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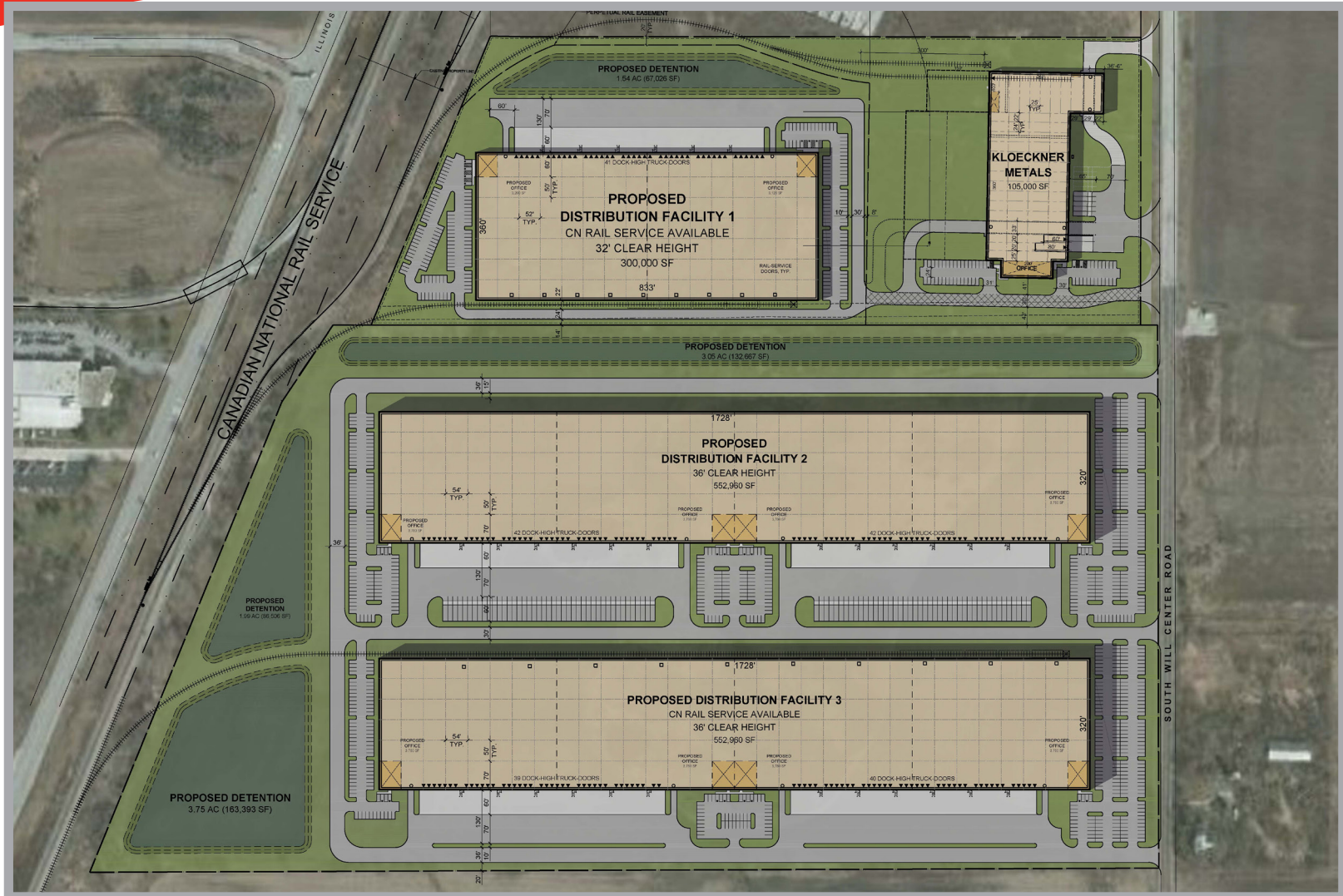
**CUSHMAN &
WAKEFIELD**

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