



# CHICAGO'S NEW HOME FOR BUSINESS



**LOCATED IN  
UNIVERSITY  
PARK, IL**

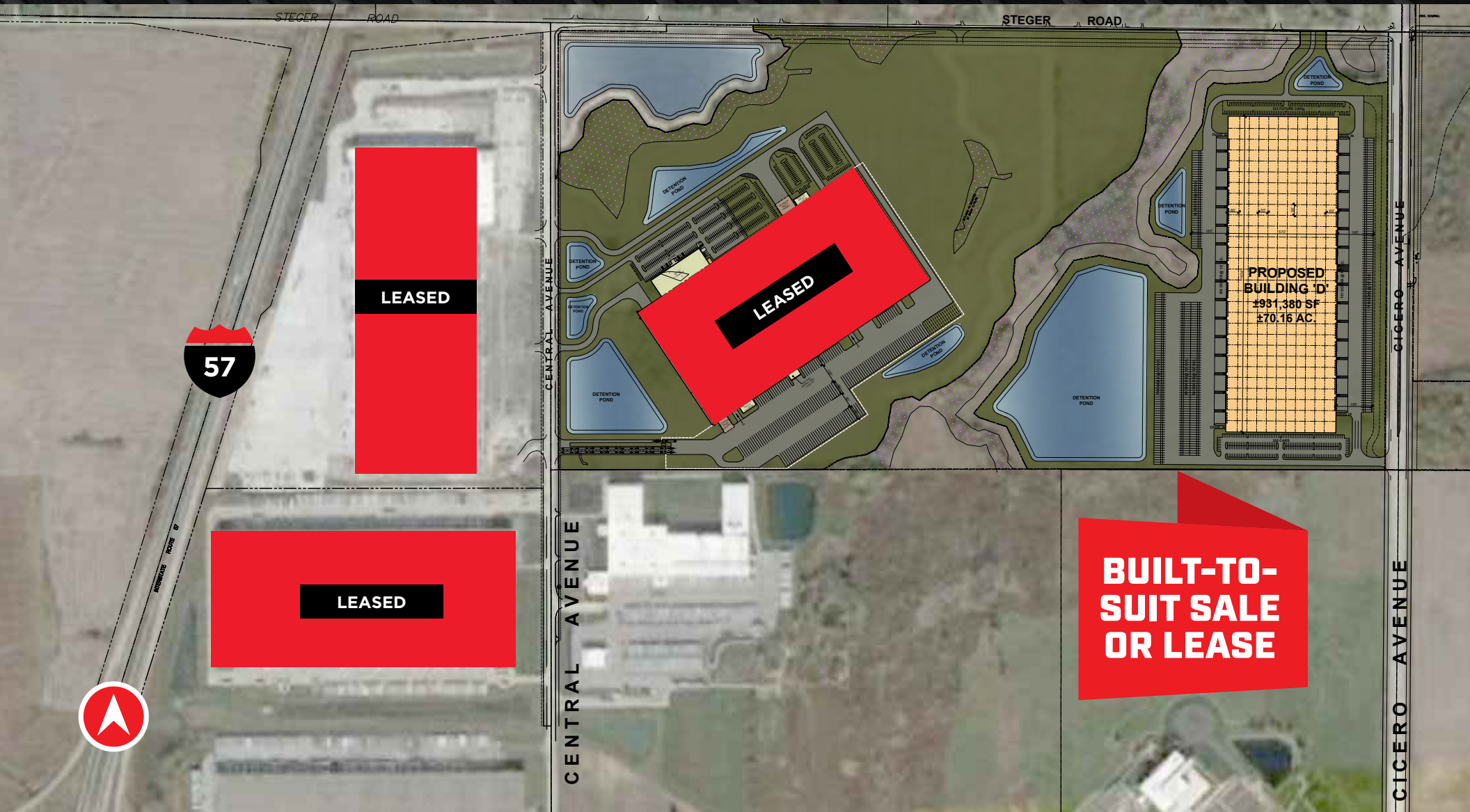
A Development by:



Exclusive agents:



# THE MASTER PLAN



**BUILDINGS FROM  
300,000 TO  
1,000,000+ SF**



**BTS SITES  
STARTING AT  
20 ACRES**



**LOW WILL  
COUNTY RE  
TAXES**



**ENTERPRISE  
ZONE & 22-YEAR  
TIF DISTRICT**

STEGER ROAD

CONC. HEADWALL 12" CUP



GIGERO AVENUE

**PROPOSED  
BUILDING 'D'**  
±931,380 SF  
±70.16 AC.

TABULATIONS: BUILDING 'D'	
SITE AREA:	±70.16 ACRES
BUILDING AREA:	±931,380 S.F.
PARKING PROVIDED:	
AUTO STALLS:	255 CARS
FUTURE:	123 CARS
TOTAL:	378 CARS
TRAILERS:	366 TRAILERS
DOCKS PROVIDED:	209 DOCKS 12 DRIVE-INS

# SITE PLAN BUILDING D



FULLY  
LEASED BTS

 Georgia-Pacific



 FEDERAL  
SIGNAL

 XPO Logistics

 *Hankook*  
driving emotion

 amazon

W Monee Manhattan Rd

Steger Rd



OFFERING  
300K TO 1.0M+ SF  
BUILD-TO-SUITS

METRA  
TRAIN STATION

Stuenkel Rd

University Pkwy

 APPLIED

Cicero Ave



 SAMSUNG

Central Ave

S Harlem Ave

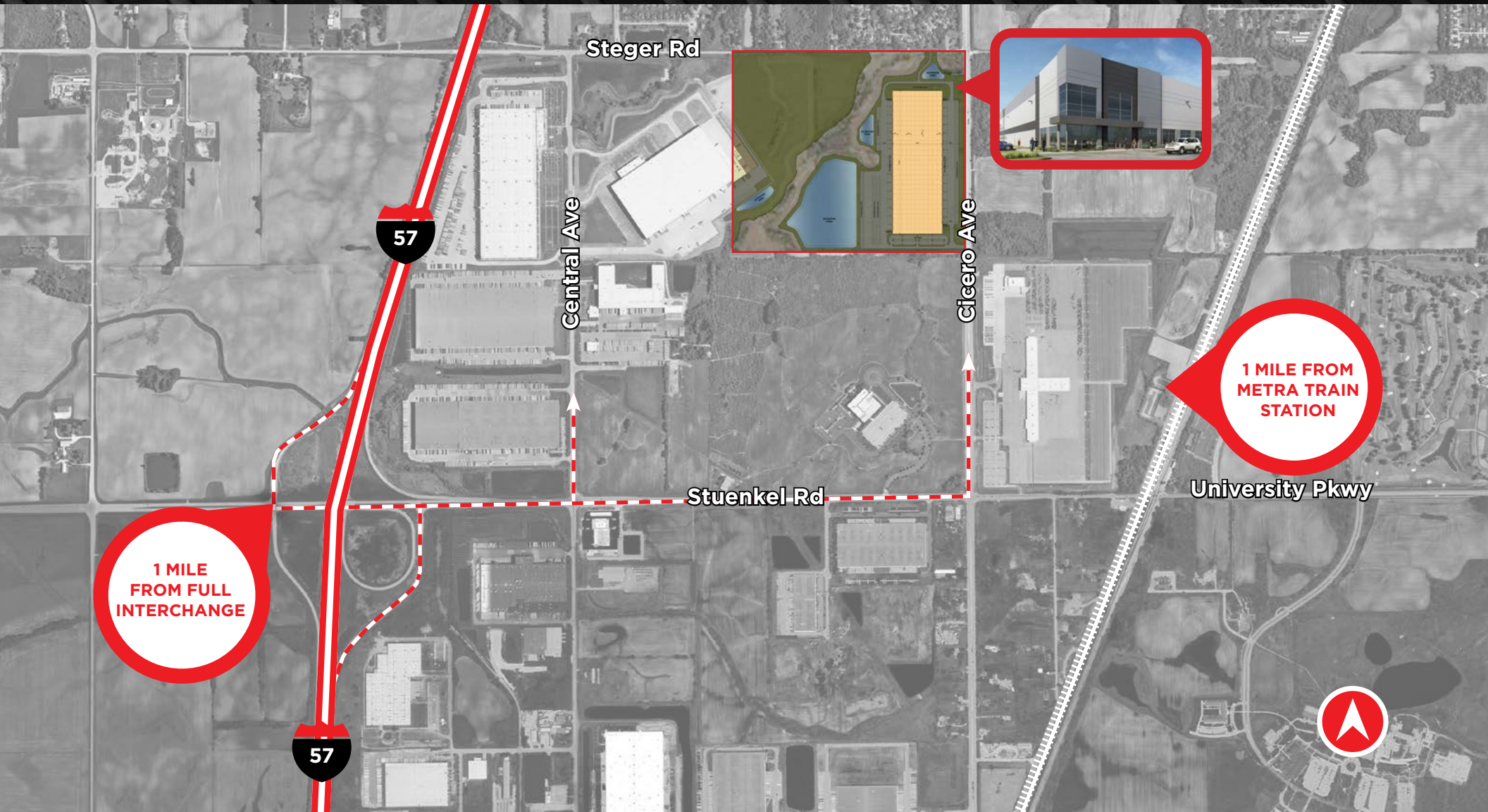
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**BUILT FOR BUSINESS**

# IT'S ALL ABOUT



# THE ACCESS

# IN A REMARKABLE



## SAME-DAY DELIVERIES

**CHICAGO**  
34 MILES

**INDIANAPOLIS**  
163 MILES

**PITTSBURGH**  
461 MILES

**MILWAUKEE**  
124 MILES

**MINNEAPOLIS**  
439 MILES

**ST LOUIS**  
270 MILES

**NASHVILLE**  
418 MILES

**DETROIT**  
281 MILES

**COLUMBUS**  
325 MILES



## 30-MILE RADIUS DEMOGRAPHICS

**4,346,020**  
TOTAL  
POPULATION

**26.8%**  
WITH COLLEGE  
DEGREES

**58.8%**  
WHITE-COLLAR  
WORKERS

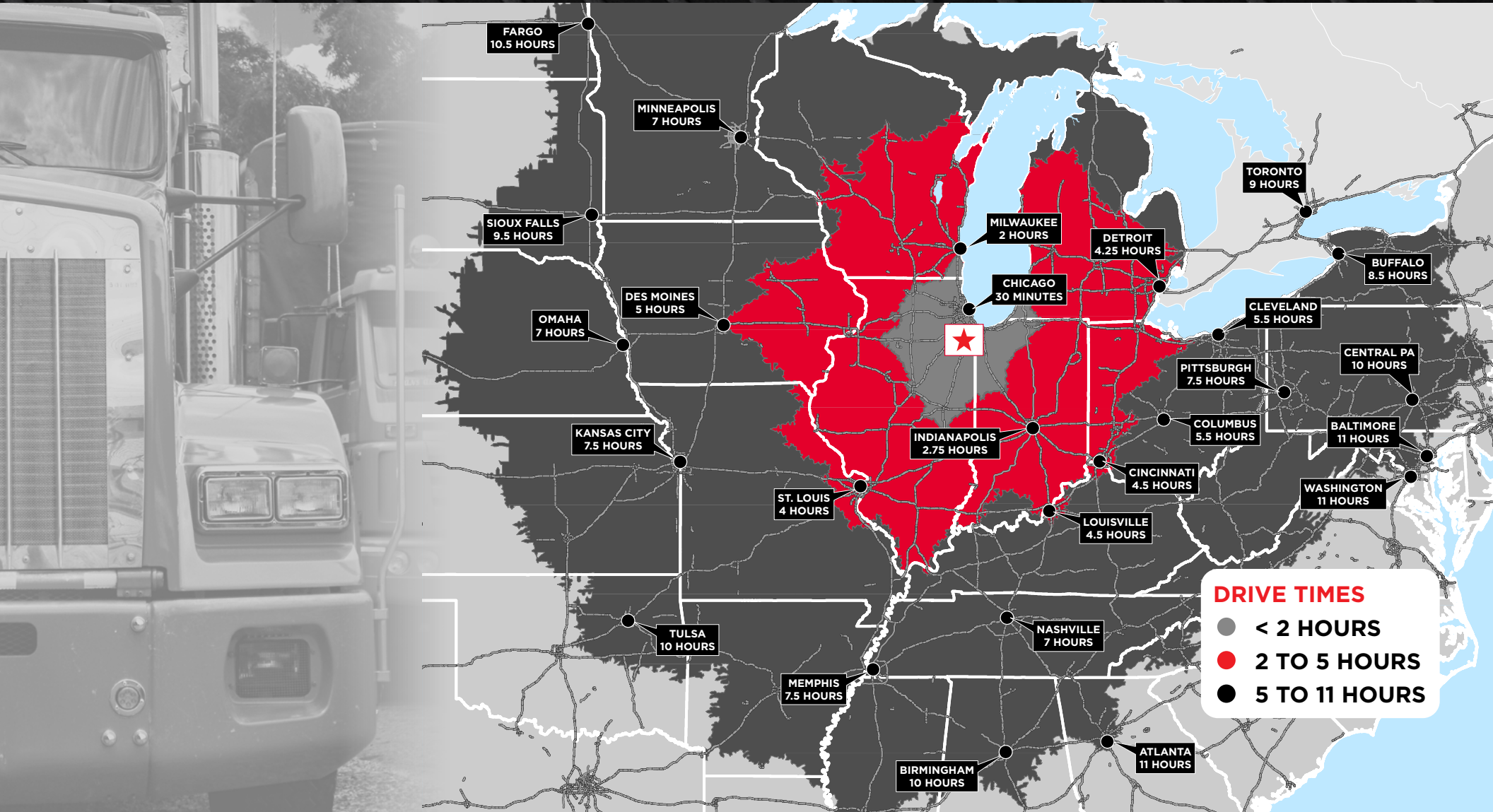
**2,051,336**  
TOTAL  
WORKFORCE

**\$63,377**  
MEDIAN HH  
INCOME

**22.8%**  
BLUE-COLLAR  
WORKERS

# LOCATION

# TO TAKE YOUR



# BUSINESS FURTHER



# GET IN TOUCH

FOR MORE INFORMATION AND LEASING OPPORTUNITIES,  
PLEASE CONTACT A MEMBER OF OUR TEAM:



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