



RAIL HUB I-57 @ UNIVERSITY PARK

249,327 SF RAIL-SERVED DEVELOPMENT

GOVERNORS HWY & DRALLE RD, UNIVERSITY PARK, IL



BUILD-TO-SUIT FOR SALE OR LEASE



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BUILDING DATA

LOCATION Governors Hwy & Dralle Rd,
University Park, IL

AVAILABLE SPACE 249,327 SF

SITE SIZE 16.04

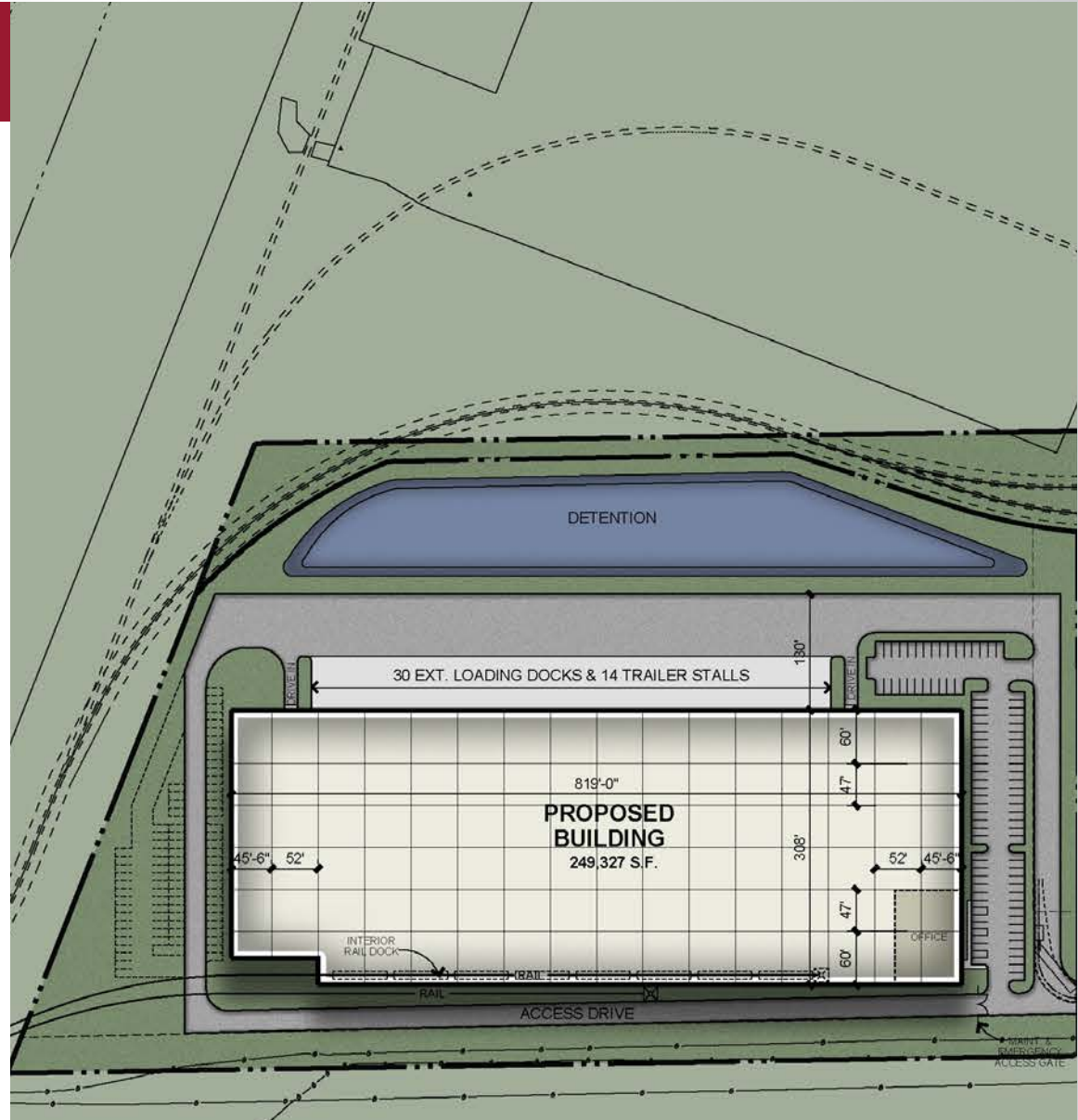
CAR PARKING 93 Stalls (83 Future)

**DOCK/TRAILER
POSITIONS** 44

**INTERIOR RAIL
POSITIONS** 8

**EXTERIOR RAIL
STAGING** 6

CLEAR HEIGHT 36'





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PROPERTY HIGHLIGHTS



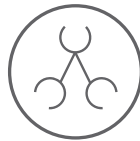
One of the Last Remaining CN Rail-Served Sites (New CN Mainline Switches Are No Longer Available)



Existing Switch Currently Provides Active Rail Service to Neighboring Businesses



Fully entitled with I-1 Industrial Zoning



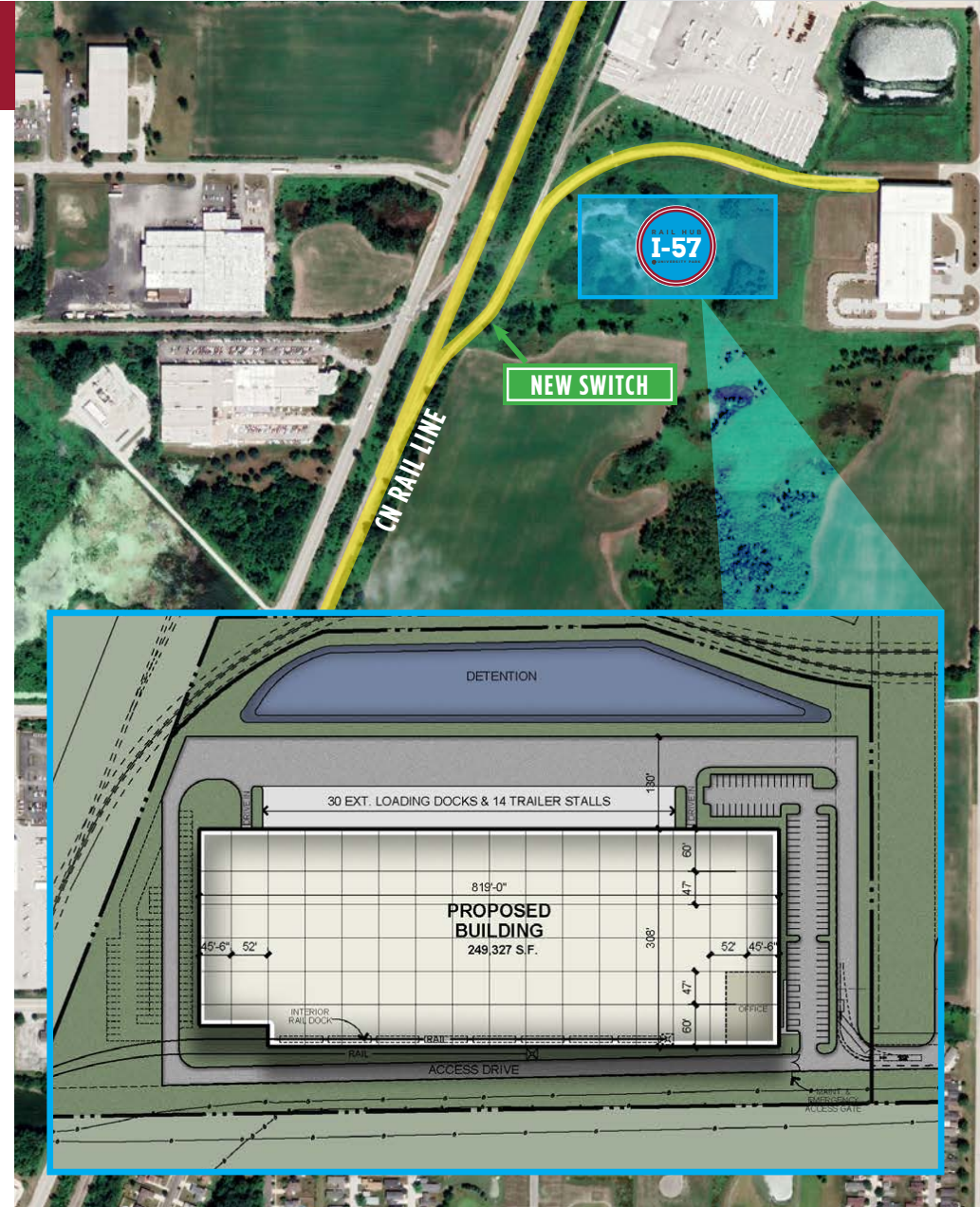
Site Access and Utilities at Property Line



Site Due Diligence, Engineering, Rail Study, and Stormwater Management Plans Are Complete

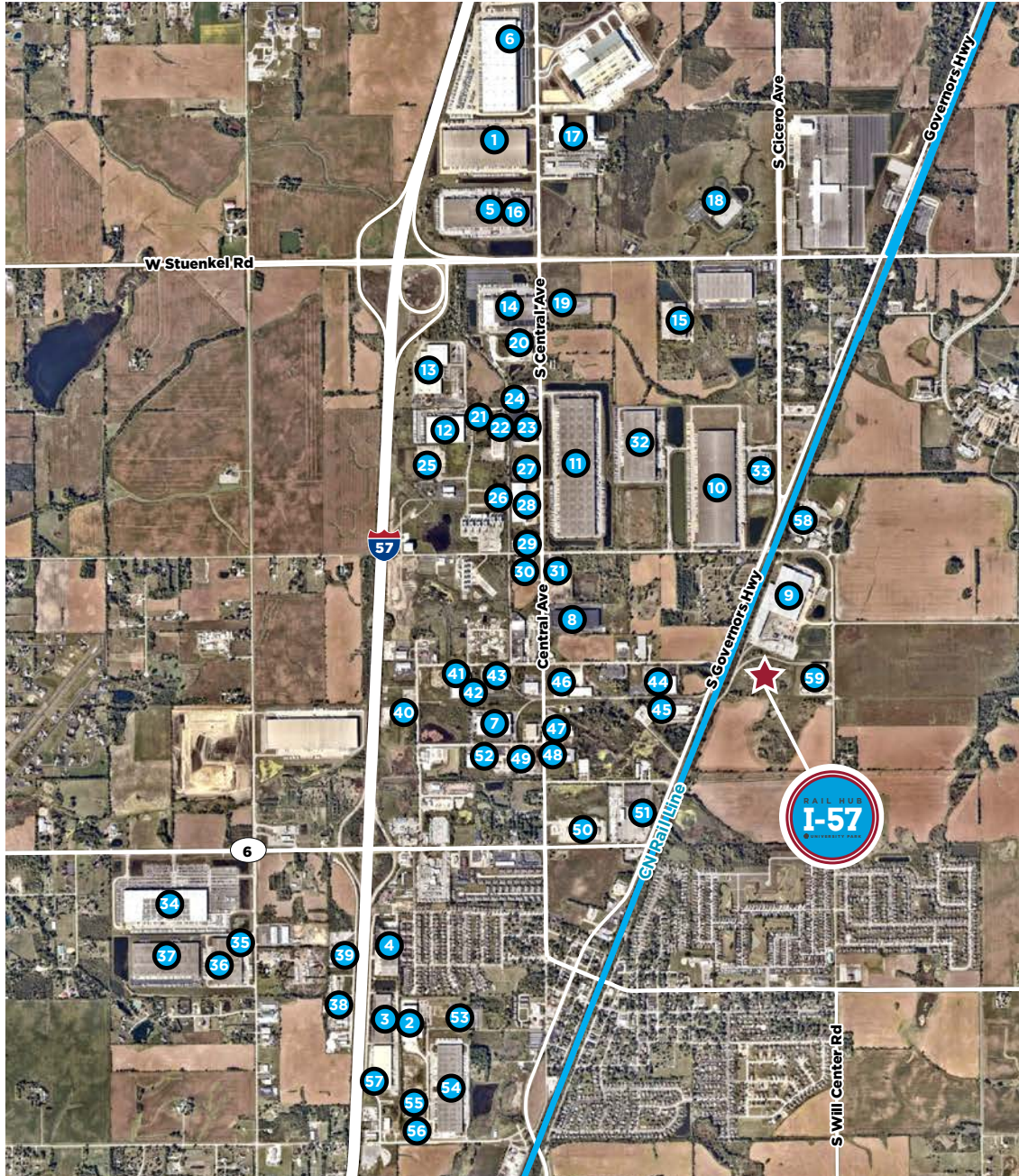


Floor Slab Design, Crane Clear Span, Building Clear Height, and Office To-Suit





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CORPORATE NEIGHBORS

1. Georgia Pacific
2. Whiting Corporation
3. DIY Group
4. Liberty Furniture
5. DSV Solutions
6. Amazon
7. Yoshino Corporation
8. National Tube Supply
9. BlueLinx Corporation
10. Clorox Company
11. Solo Cup
12. Premier Transportation/TJ Maxx
13. Federal Signal
14. Lineage Logistics
15. Middle Atlantic Products
16. DSC Logistics/Smuckers
17. Dot Foods
18. Applied Systems
19. Carbon & Alloy Steel Corporation
20. Avatar Corporation
21. M Lizen Manufacturing
22. Tricon Wear Solutions
23. Esmark Steel Group
24. American Backhoe Services & Excavating
25. Budreck Truck Lines
26. Alro Steel
27. Brennan Equipment & Manufacturing
28. Holland LP
29. Jones Parts & Service Holland
30. Chicago Fastener
31. MPI Label Systems
32. DHL
33. AMST
34. AMAZON
35. AMAZON
36. XPO Logistics
37. Athens Paper
38. Ozinga
39. Medicus Technologies
40. NOOTER Chicago
41. Wilkens Food Services
42. Metaltek Fabricating
43. Hydrite Chemicals
44. Arbon Steel & Service Company
45. Bimba Manufacturing
46. Ware-Pak
47. Tandem Metals
48. Biomass Energy Systems
49. Acme Transportation Company
50. Old Dominion Freight
51. Com Ed
52. BASCO
53. Triton Manufacturing Co
54. Erdner
55. South Holland Metal Finishing
56. Voortman USA
57. OBASCO
58. Verdant Specialty Solutions
59. Kloeckner Metals



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FOR MORE INFORMATION, PLEASE CONTACT:

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