

MATTE57

COMMERCE CENTER

757,504 SF AVAILABLE FOR LEASE

READY FOR OCCUPANCY

WATCH
PROPERTY VIDEO



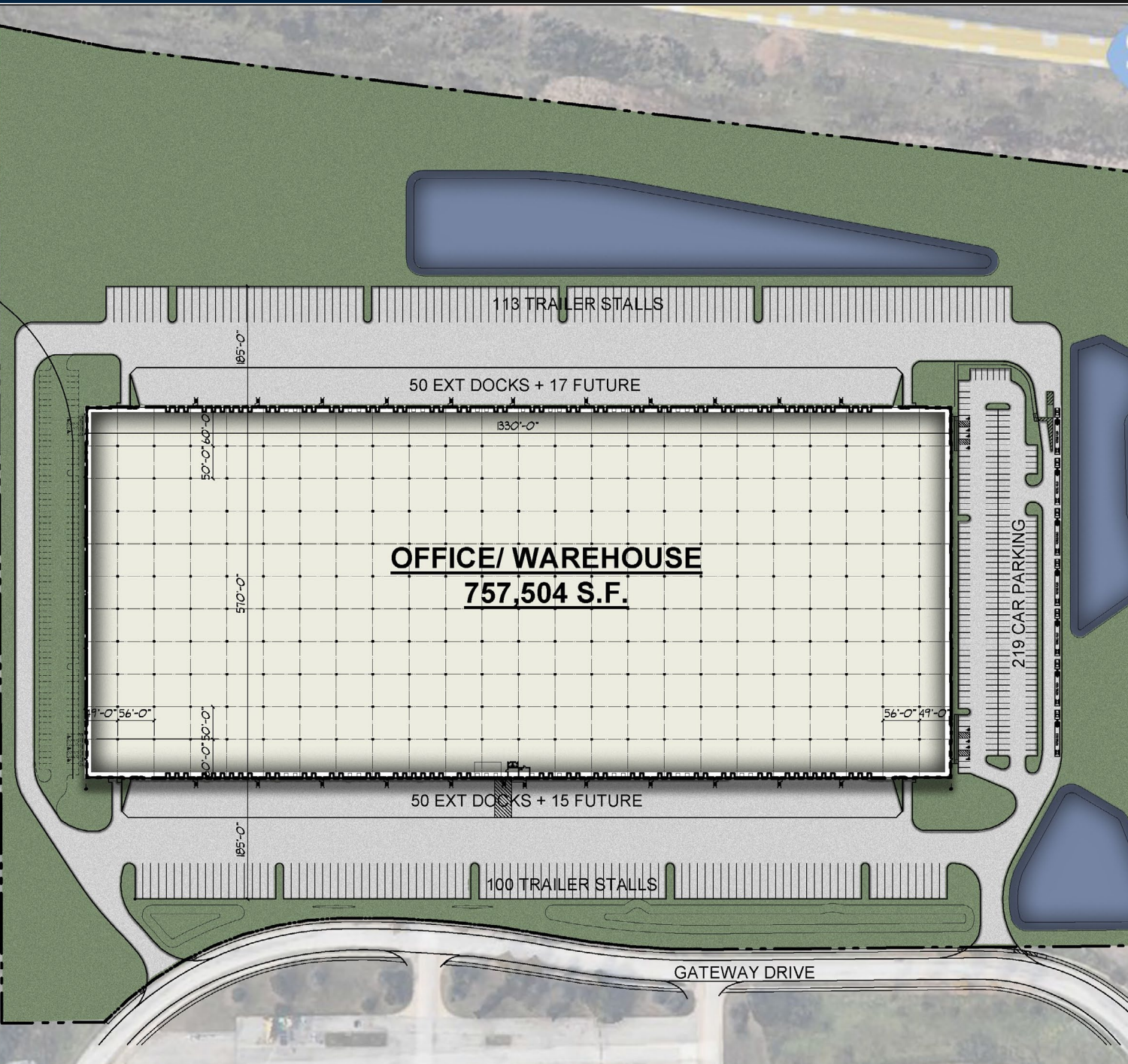
BUILDING COMPLETE

CLASS 8 TAX INCENTIVE APPROVED















CROW HOLDINGS
INDUSTRIAL

 CUSHMAN &
WAKEFIELD

SITE PLAN



BUILDING INFORMATION

	Building Size: 757,504 Sq. Ft. (Divisible)
	Site Security: Long Queuing Lanes with Guard Shack
	Rail Access: Spur(s) Potential from Adjacent CN Mainline
	Clear Height: 40'
	Loading: 100 Fully Equipped Dock Packages (Expandable to 132)
	Trailer Parking: 213 Trailer Parking Stalls (Plus Additional Spaces Against the Building)
	Auto Parking: 219 Spaces (Expandable to 366)
	Typical Bay: 50' X 56' (60' Speed Bays)
	Drive-In Doors: (4) 12'-0" X 14'-0"
	Floor Thickness: 7" Concrete Slab on Grade on 4" Aggregate Base (Unreinforced)
	Construction Type: Load Bearing Insulated Tilt Wall Panels with R12 Insulation
	Electric Service: 4,000A, 480/277V, 3-Phase
	Interior Lighting: LED High-Bay Fixtures with Motion Sensors at 30 FC Assuming a Generally Open Layout
	Sprinkler System: ESFR Wet Sprinkler System

GREAT ACCESS



**CLASS 8 TAX INCENTIVE
ALREADY APPROVED**



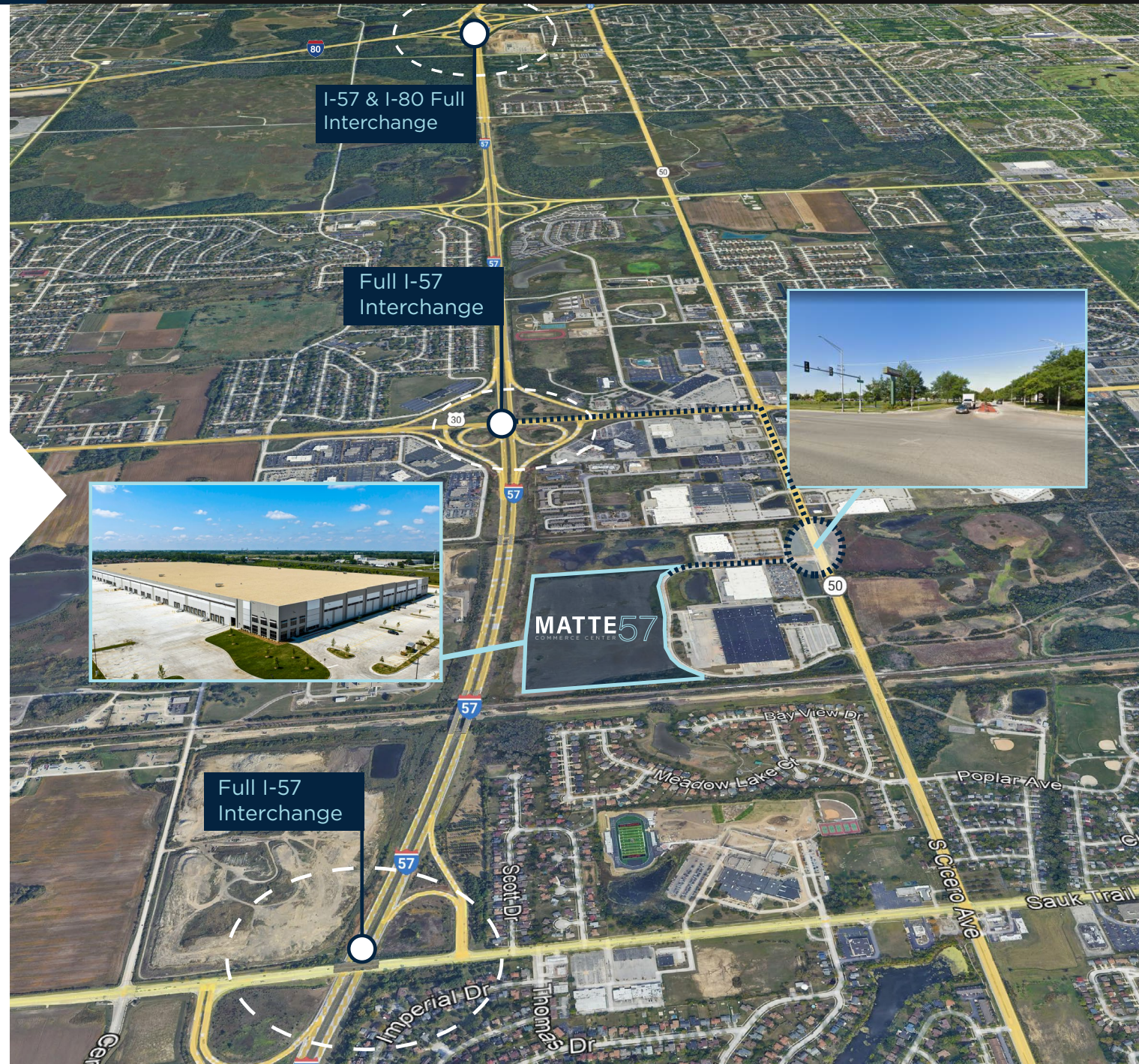
**STRATEGICALLY LOCATED 5
MINUTES FROM I-57 & I-80
INTERCHANGE**



**CENTRALLY LOCATED WITH
CONVENIENT ACCESS TO 6
INTERMODAL FACILITIES**



**SURROUNDED BY A RICH
COLLECTION OF LOCAL
AMENITIES INCLUDING RETAIL,
RESTAURANTS AND MORE**



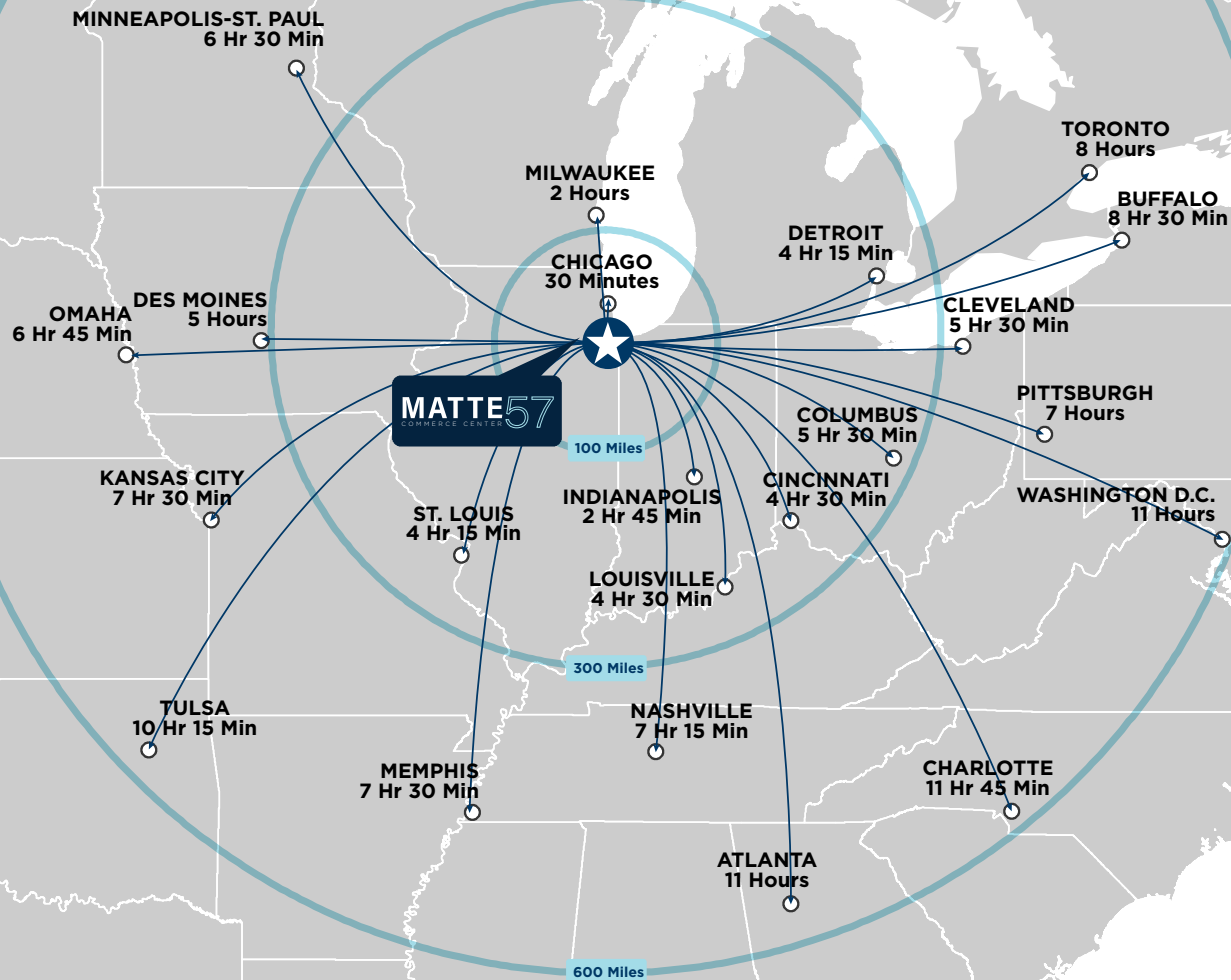
PROMINENT I-57 FRONTAGE

MATTE57
COMMERCE CENTER

BUILDING COMPLETE

DRIVE TIMES

MATTE57
COMMERCE CENTER



LOCAL AMENITIES





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CROW HOLDINGS
INDUSTRIAL

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