



**CORPORATE
NEIGHBORS**

Home to a number of the world's top manufacturers, distributors and eCommerce companies.



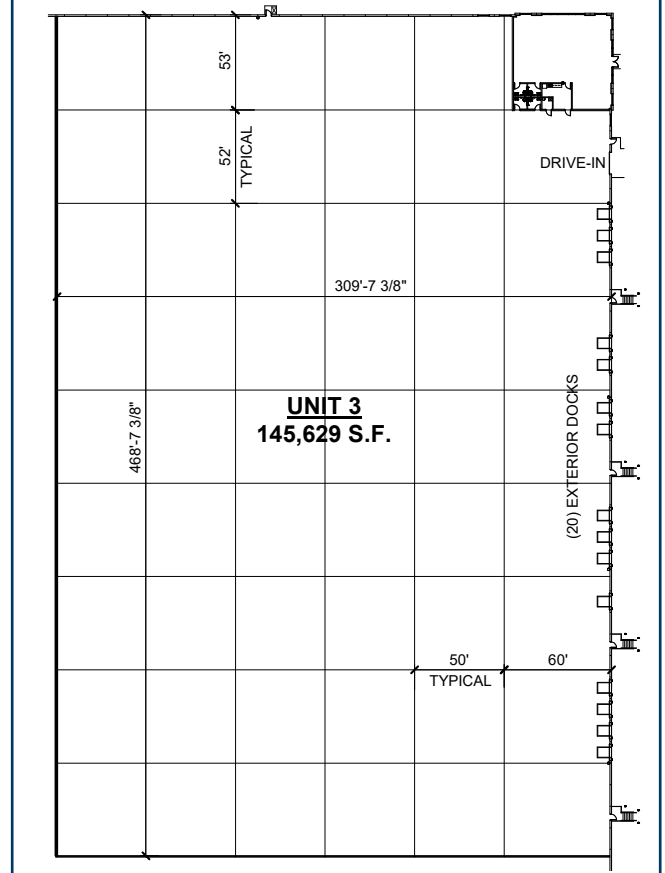
BUILDING SPECIFICATIONS:

- 145,629 SF Available (Unit 3)
- 3,019 SF Office
- 38 Acre Site
- 36' Clear Height
- 20 Exterior Doors (Expandable to 26)
- 1 Drive-In Door
- 58 Car Parking Spaces
- 45 Trailer Stalls
- ESFR Sprinkler
- 50' x 50' Column spacing

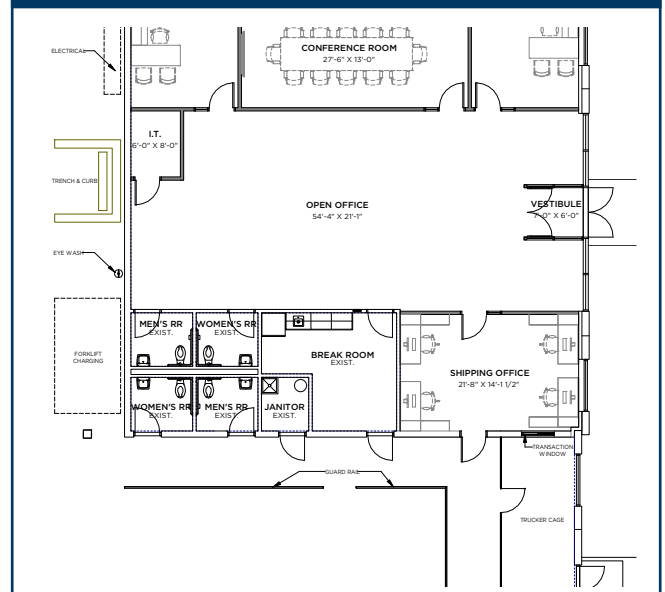
BUSINESS PARK HIGHLIGHTS:

- Desirable I-55 Location
- Access to I-55, I-80 and I-355
- Abundant Labor Pool
- Premier Midwest Distribution Corridor
- Low Will County Taxes
- Fenced Truck Court
- Proximity to Employee Amenities

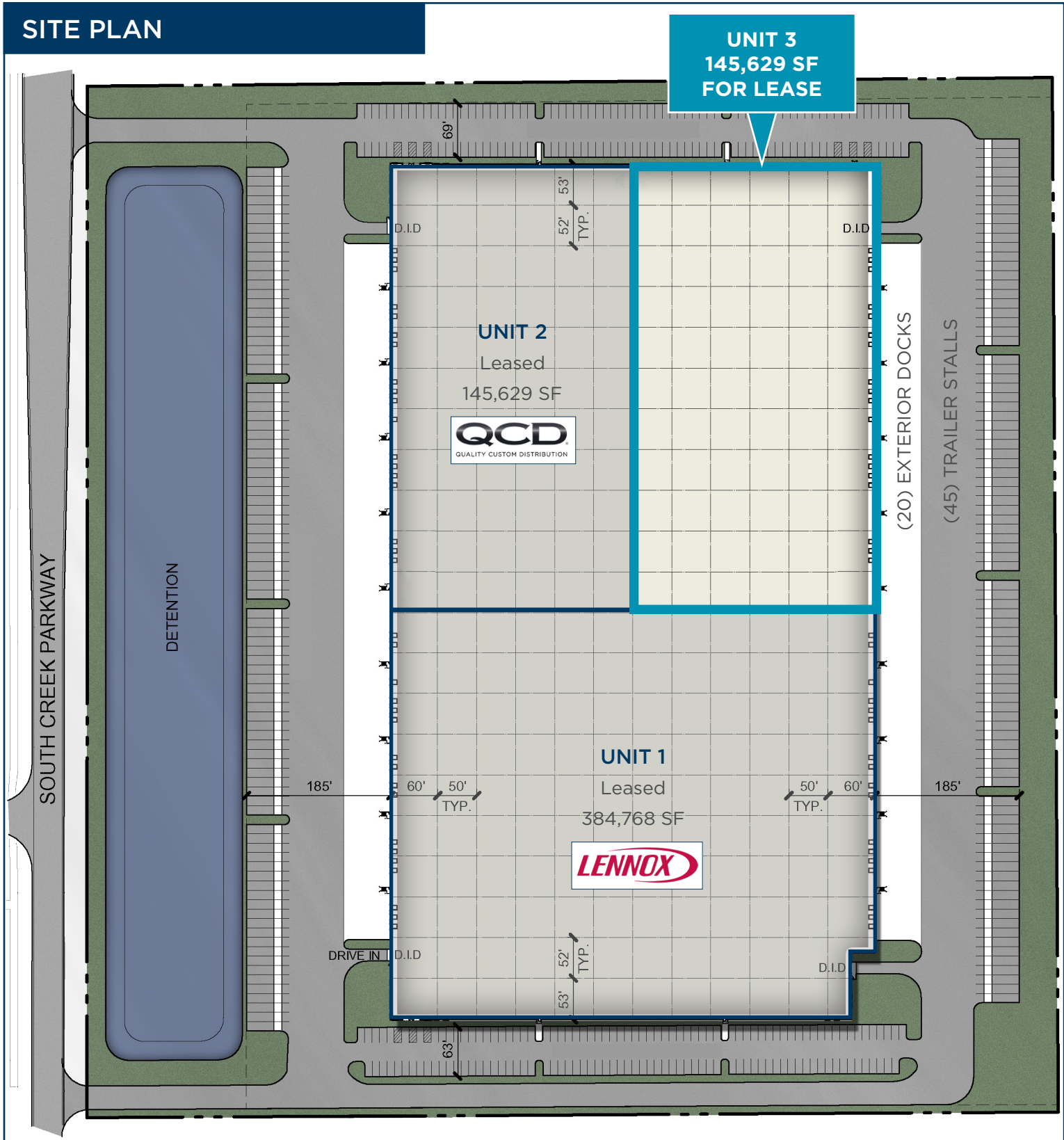
UNIT 3 FLOOR PLAN

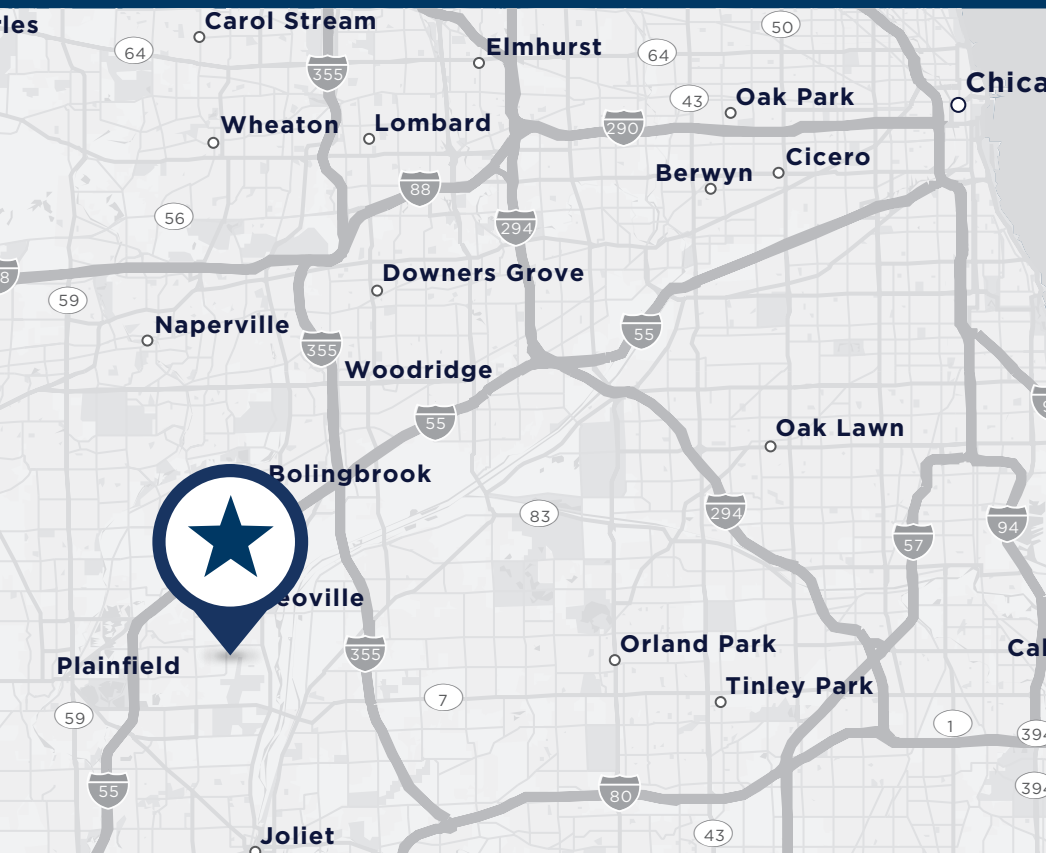


UNIT 3 OFFICE PLAN



SITE PLAN





PRIME LOCATION

Offering immediate access to the nation's third-largest metropolitan population and workforce with 50% of the U.S. population living within a one-day drive time.



1 Mile to Lewis University Airport (LOT)



4 Miles to I-55 4-Way Interchange



5 Miles to I-355 4-Way Interchange



16 Miles to Union Pacific Global IV (UP-JIT)



20 Miles to BNSF Logistics Park Chicago



35 Miles to Chicago CBD