

I-57 LOGISTICS CENTER

1100 Glenn Clarida Drive | 1100 Circuit Drive
Marion, Illinois



±100,000 SF AVAILABLE FOR LEASE

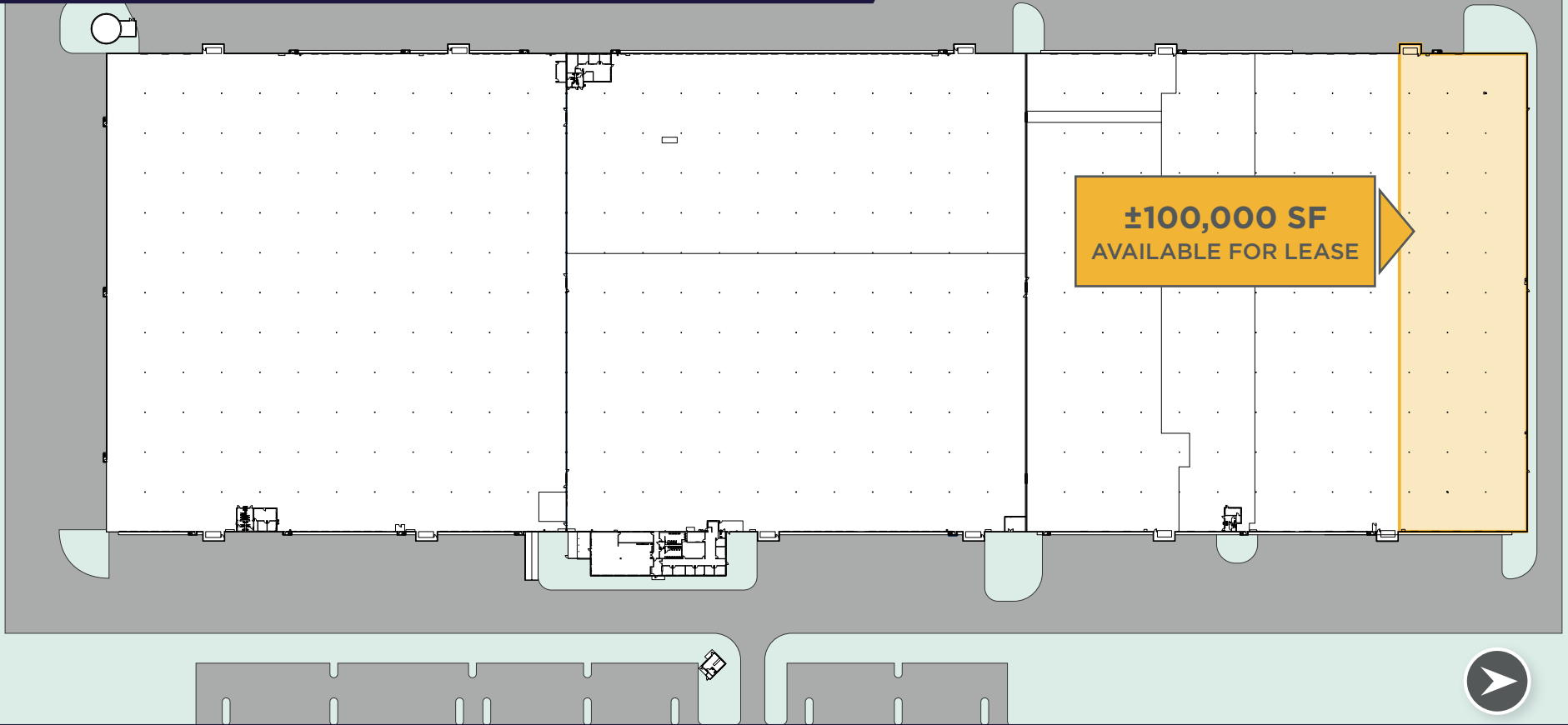
Lowest Cost Modern Bulk Building in U.S.

Lease Rate: Subject to Offer

Available May 1, 2025



PROPERTY OVERVIEW



AVAILABLE SPACE



±100,000 SF AVAILABLE



AVAILABLE MAY 1, 2025



6 EXT. DOCK (8"X10") w/LEVELERS
EAST SIDE: 5; WEST SIDE: 1



35' CLEAR HEIGHT

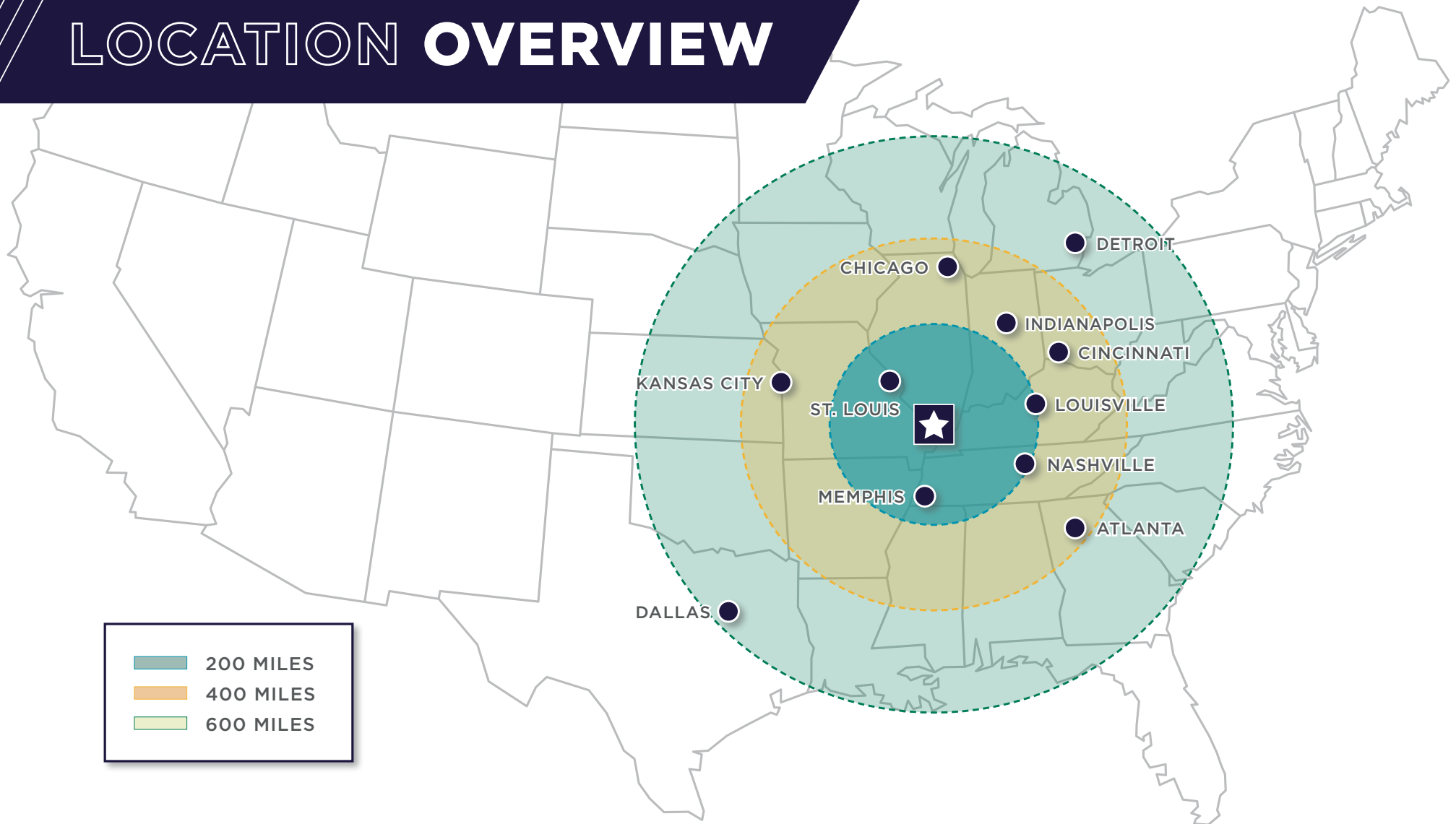


50'X48' BAY SIZE

PROPERTY HIGHLIGHTS

- Total Building: 1,079,020 SF
- ±72.25 Acre Site
- ±10,000 SF of Office
- Built in 2000
- 1,780' x 600' (Deep)
- 108 Exterior Docks (Expandable)
- 340 Car Parking (Expandable to 2,000+)
- 200 Trailer Parking (Expandable to 1,000+)
- ESFR Sprinkler with 250,000 Gallon Tank on Site
- Roof Mounted, Gas-Fired Air Make-up Heating Units
- 5,200 Amps, 277/480 Volts, 3-Phase
- T-5 Lighting Fixtures with Motion Detectors
- Exterior LED Lighting
- 6" Reinforced Concrete Floor; 4,000 PSI
- Pre-Cast Concrete Panels
- EPDM System Roof with Skylights Installed
- Fully Fenced Site with Dual Entry Points and Guard House
- Two Segregated Staging Areas for 15 Trucks Each
- Rail Service Available Allowing Access to BNSF and UP Rail Lines
- Roof Replaced in 2018

LOCATION OVERVIEW



- Minutes from 4-way interchange on I-57, accessible via dedicated truck road with signalization
- Near to I-57, I-64, I-24 and I-55, four of the country's major cross-country freight routes

- Excellent local labor market
- Close proximity to several major metro markets
- Located in Enterprise Zone, additional state and local economic incentives available

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FOR MORE INFORMATION, PLEASE CONTACT

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