



RAIL HUB I-57 @ UNIVERSITY PARK

249,327 SF RAIL-SERVED DEVELOPMENT

GOVERNORS HWY & DRALLE RD, UNIVERSITY PARK, IL

ACTIVE CN RAIL



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

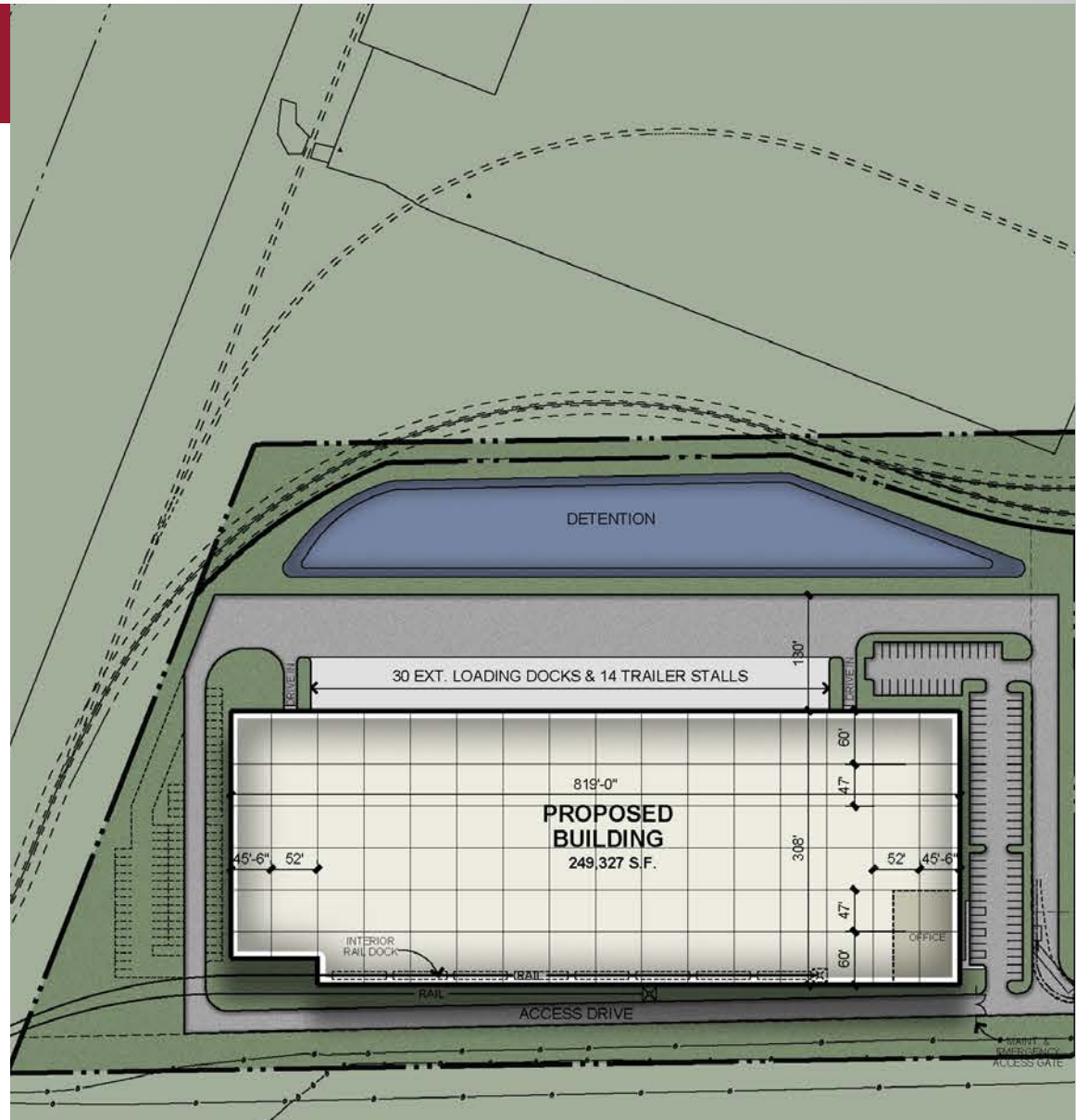
CAR PARKING 93 Stalls (83 Future)

**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



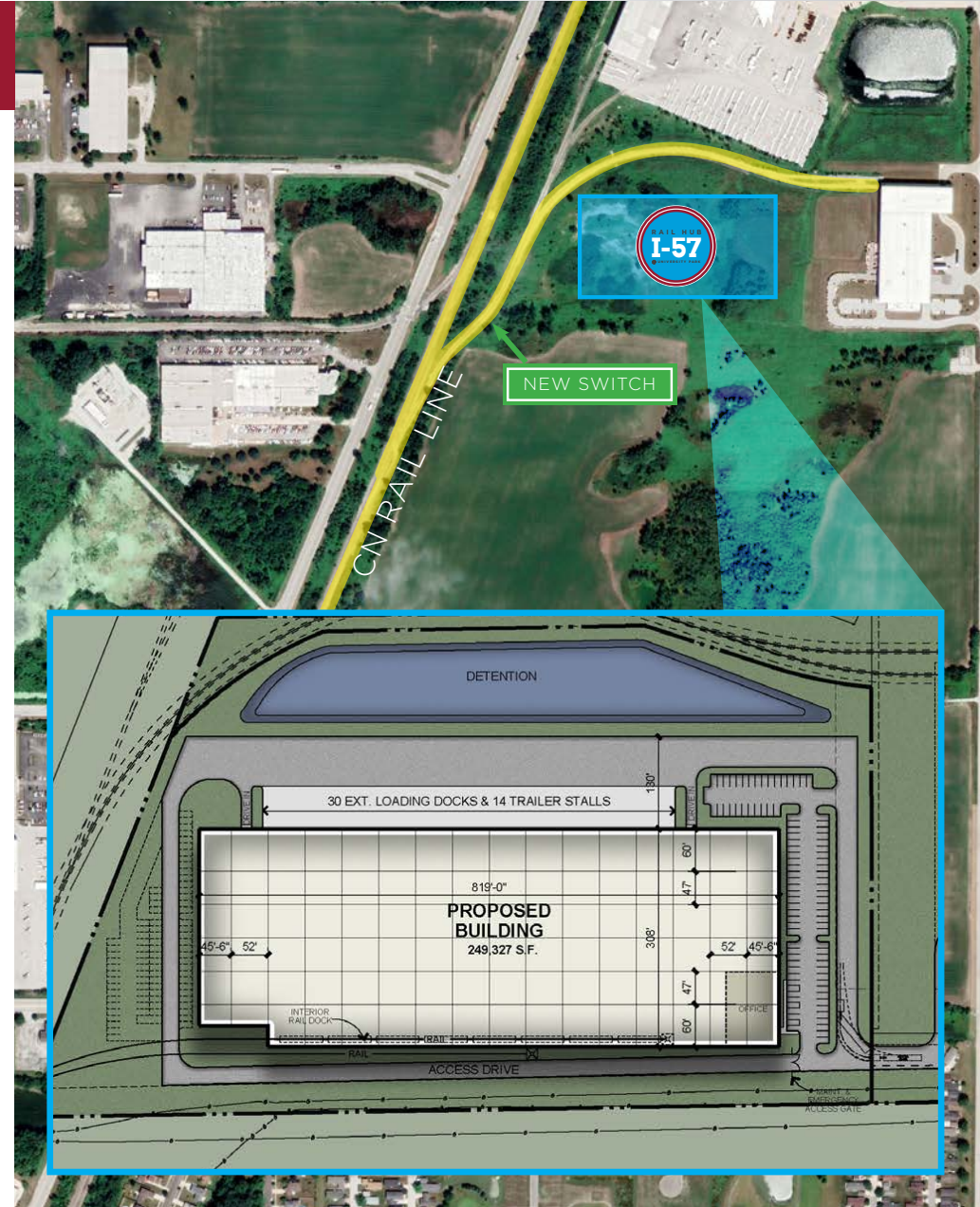
Site Access and Utilities at Property Line



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

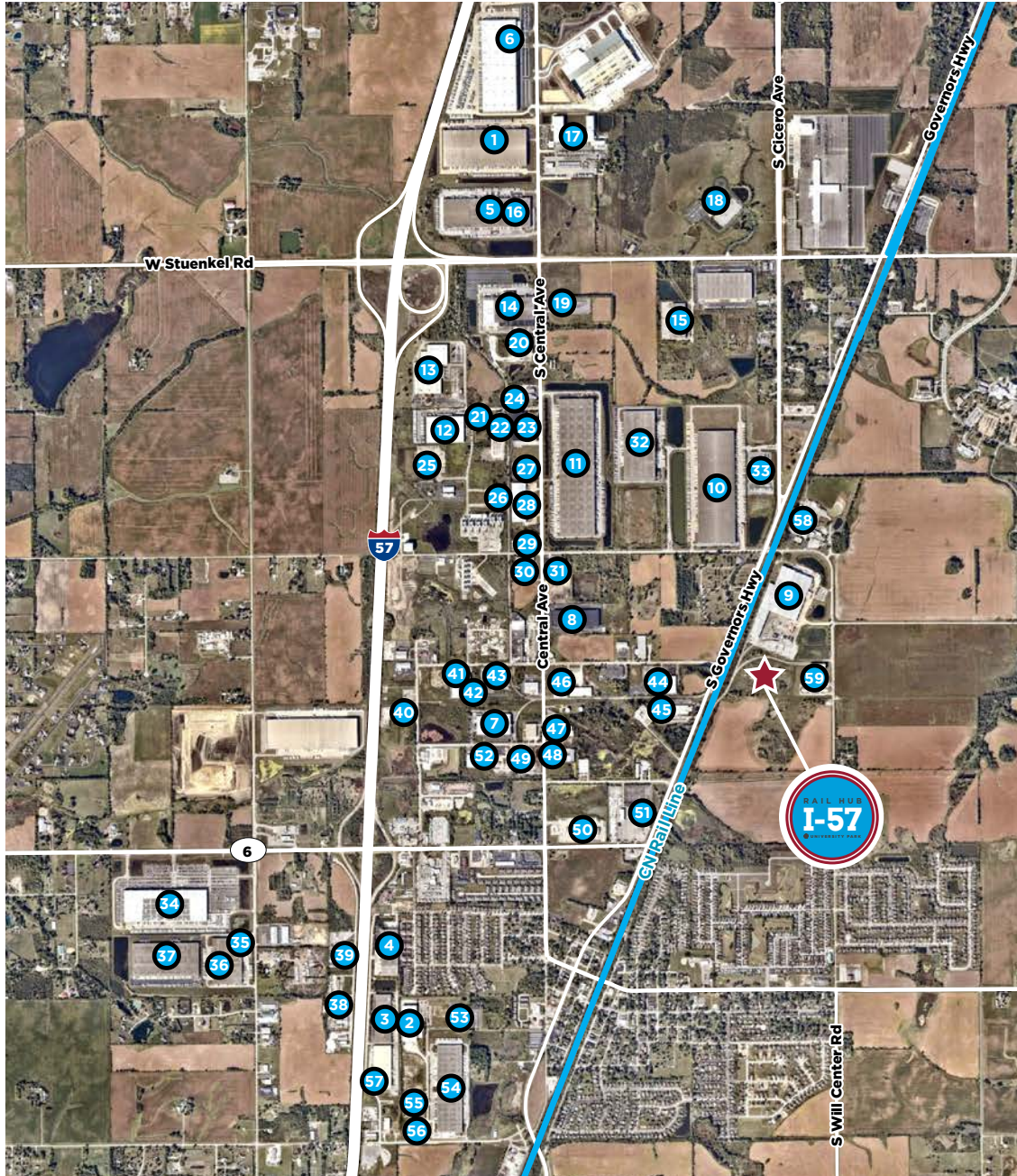


Floor Slab Design, Crane Clear Span, Building Clear Height, and Office To-Suit





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CORPORATE NEIGHBORS

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



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FOR MORE INFORMATION, PLEASE CONTACT:

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