

OVER 1,200,000 SF BUILD-TO-SUIT OPPORTUNITIES



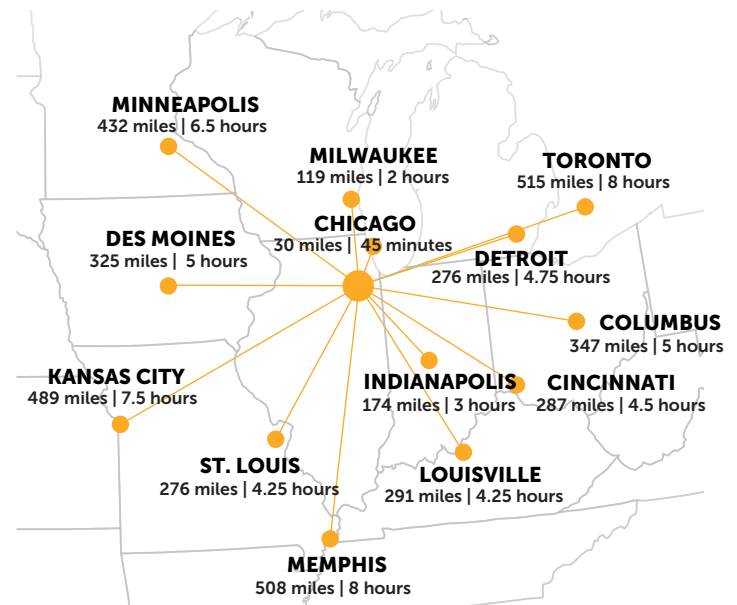
OUTSTANDING INFILL LOCATION
UNPRECEDENTED ACCESS TO MULTIPLE HIGHWAYS



TINLEY PARK

BUSINESS CENTER

- Build-to-suit options from 200,000 SF to 1,000,000 SF on 110-acre industrial campus
- Unique location at the Northeast corner of S. Harlem Avenue and Vollmer Road with immediate access to three major highway systems: Interstate 80, Interstate 57 and Interstate 294
- Single-load and Cross-docked configurations available
- Heavy trailer and automobile parking at each building
- Access to dense, established Cook County labor pool
- Cook County Class 8 real estate tax abatement approved
- Adjacent to one of the largest e-commerce fulfillment centers in North America

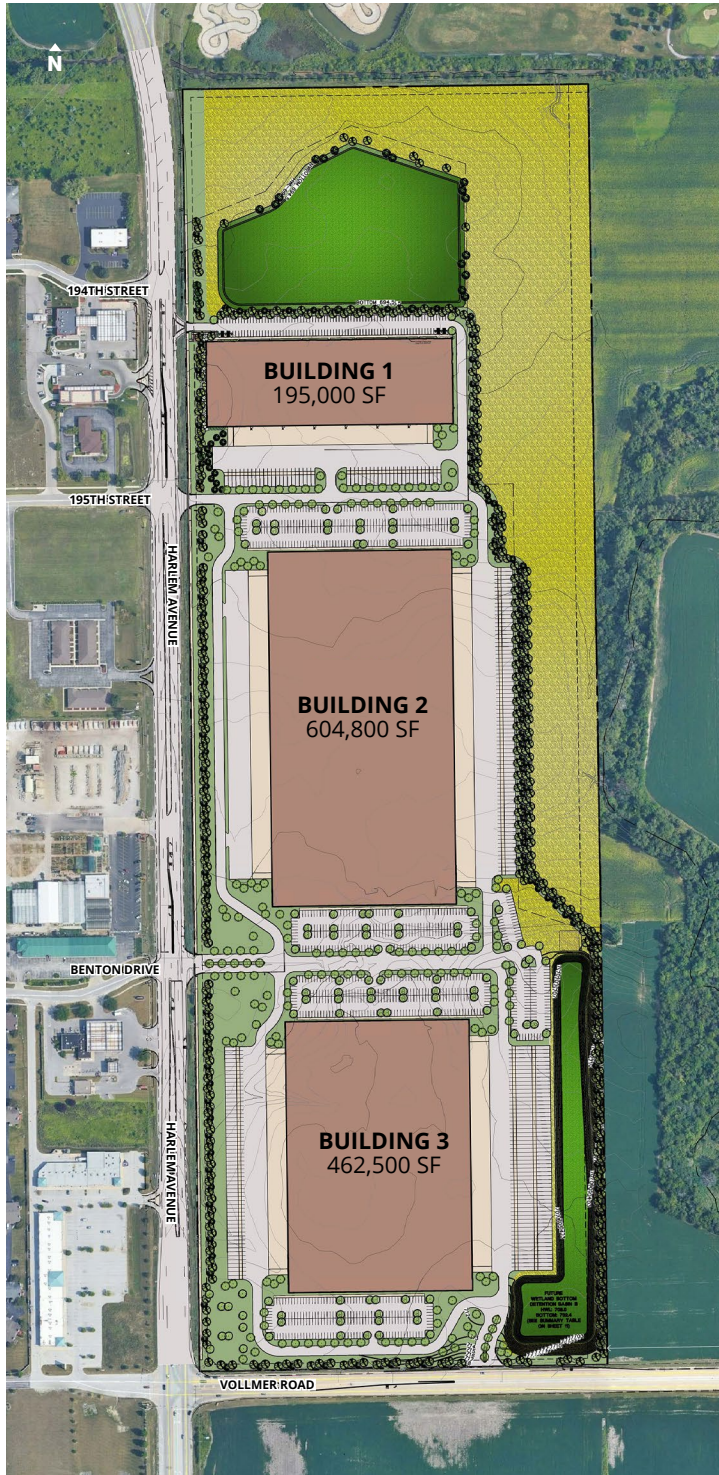


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CONCEPT 1: TRADITIONAL INDUSTRIAL BUILDING 1

AVAILABLE SPACE:	195,000 SF
OFFICE:	To suit
CLEAR HEIGHT:	32'
EXTERIOR DOCKS:	21 (expandable to 43)
DRIVE-IN DOORS:	2
COLUMN SPACING:	50' x 50' with 60' speed bays
SPRINKLERS:	ESFR
LIGHTING:	LED
POWER:	1,600 amps

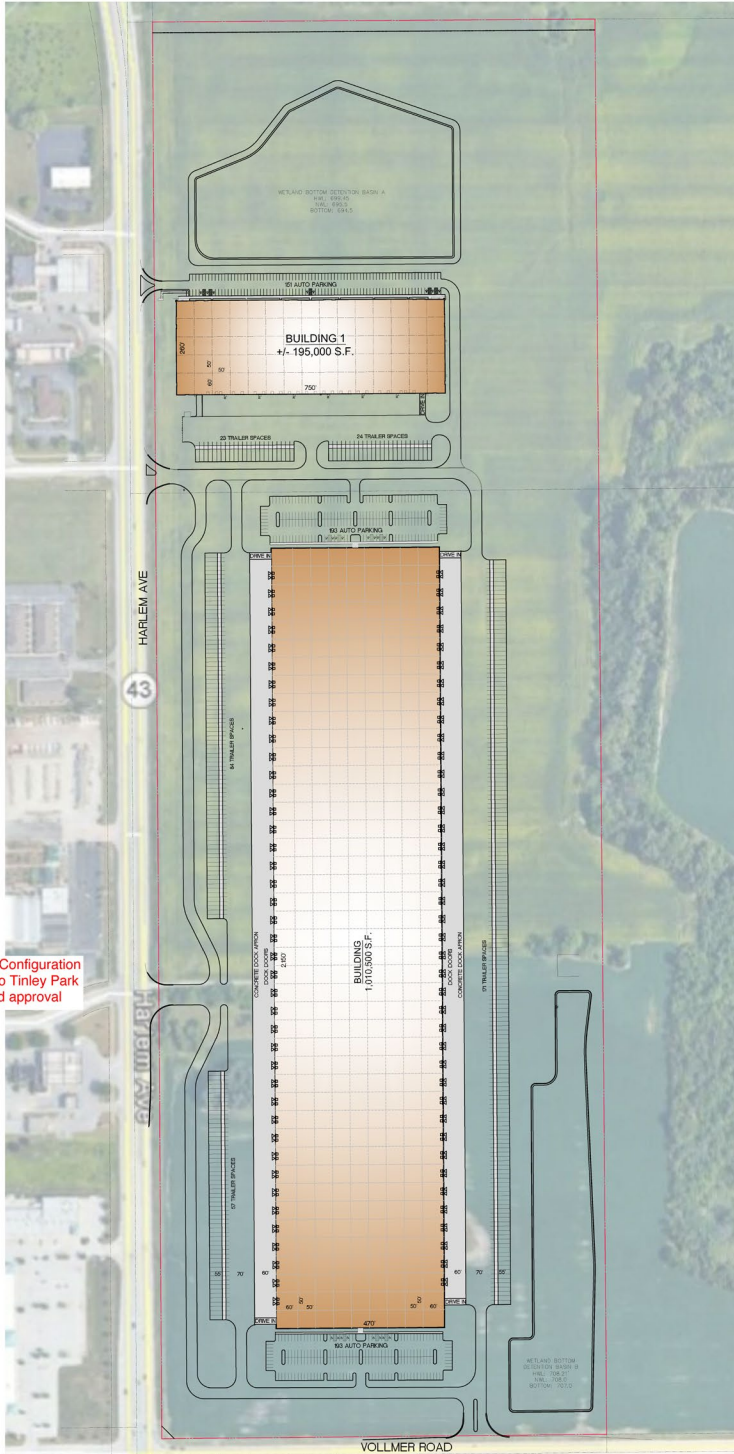
BUILDING 2

AVAILABLE SPACE:	604,800 SF (expandable)
OFFICE:	To suit
CLEAR HEIGHT:	36'
EXTERIOR DOCKS:	60 (expandable to 140)
DRIVE-IN DOORS:	4
COLUMN SPACING:	55' x 54' with 60' speed bays
SPRINKLERS:	ESFR
LIGHTING:	LED
POWER:	2,500 amps

BUILDING 3

AVAILABLE SPACE:	462,500 SF
OFFICE:	To suit
CLEAR HEIGHT:	36'
EXTERIOR DOCKS:	46
DRIVE-IN DOORS:	4
COLUMN SPACING:	55' x 54'
SPRINKLERS:	ESFR
LIGHTING:	LED
POWER:	2,500 amps





his Entry Configuration
subject to Tinley Park
review and approval

CONCEPT 2: MEGA BOX INDUSTRIAL

BUILDING 1

AVAILABLE SPACE:	195,000 SF
OFFICE:	To suit
CLEAR HEIGHT:	36'
EXTERIOR DOCKS:	24
DRIVE-IN DOORS:	1
COLUMN SPACING:	60' x 50'
SPRINKLERS:	ESFR
LIGHTING:	LED
POWER:	2,500 amps

BUILDING 2

AVAILABLE SPACE:	1,010,500 SF
OFFICE:	To suit
CLEAR HEIGHT:	40'
EXTERIOR DOCKS:	164
DRIVE-IN DOORS:	4
COLUMN SPACING:	60' x 50'
SPRINKLERS:	ESFR
LIGHTING:	LED
POWER:	Ample

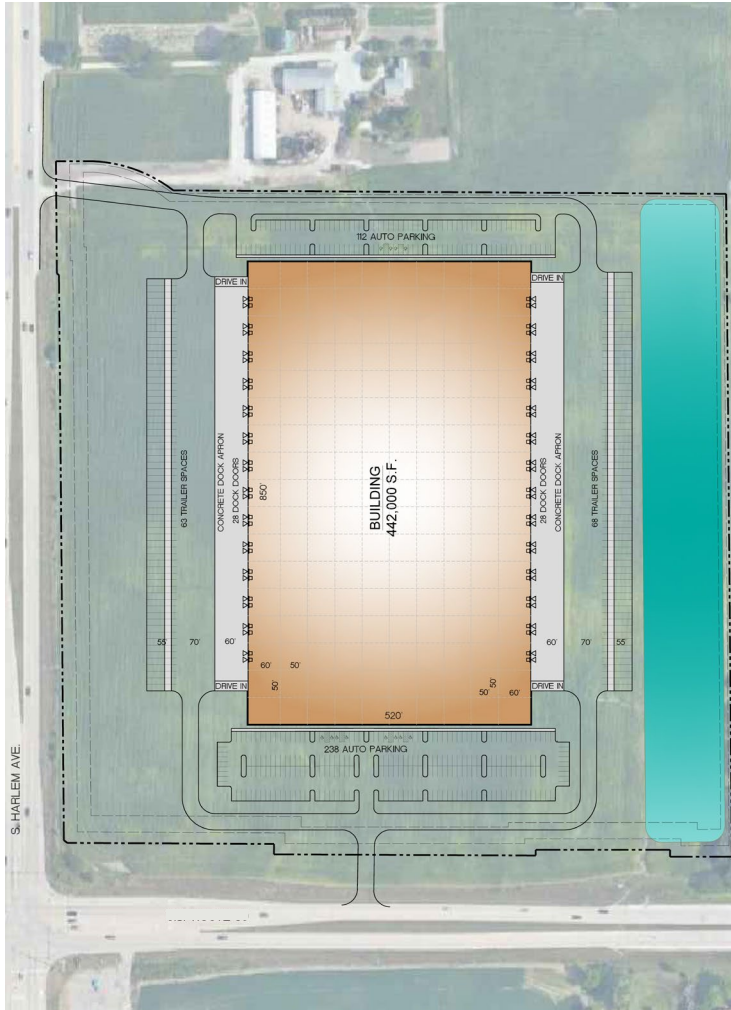


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CONCEPT 3: COLD STORAGE

BUILDING 1

AVAILABLE SPACE:	442,000 SF
OFFICE:	To suit
CLEAR HEIGHT:	40'
EXTERIOR DOCKS:	56
DRIVE-IN DOORS:	4
COLUMN SPACING:	60' x 50'
SPRINKLERS:	ESFR
LIGHTING:	LED
POWER:	Ample

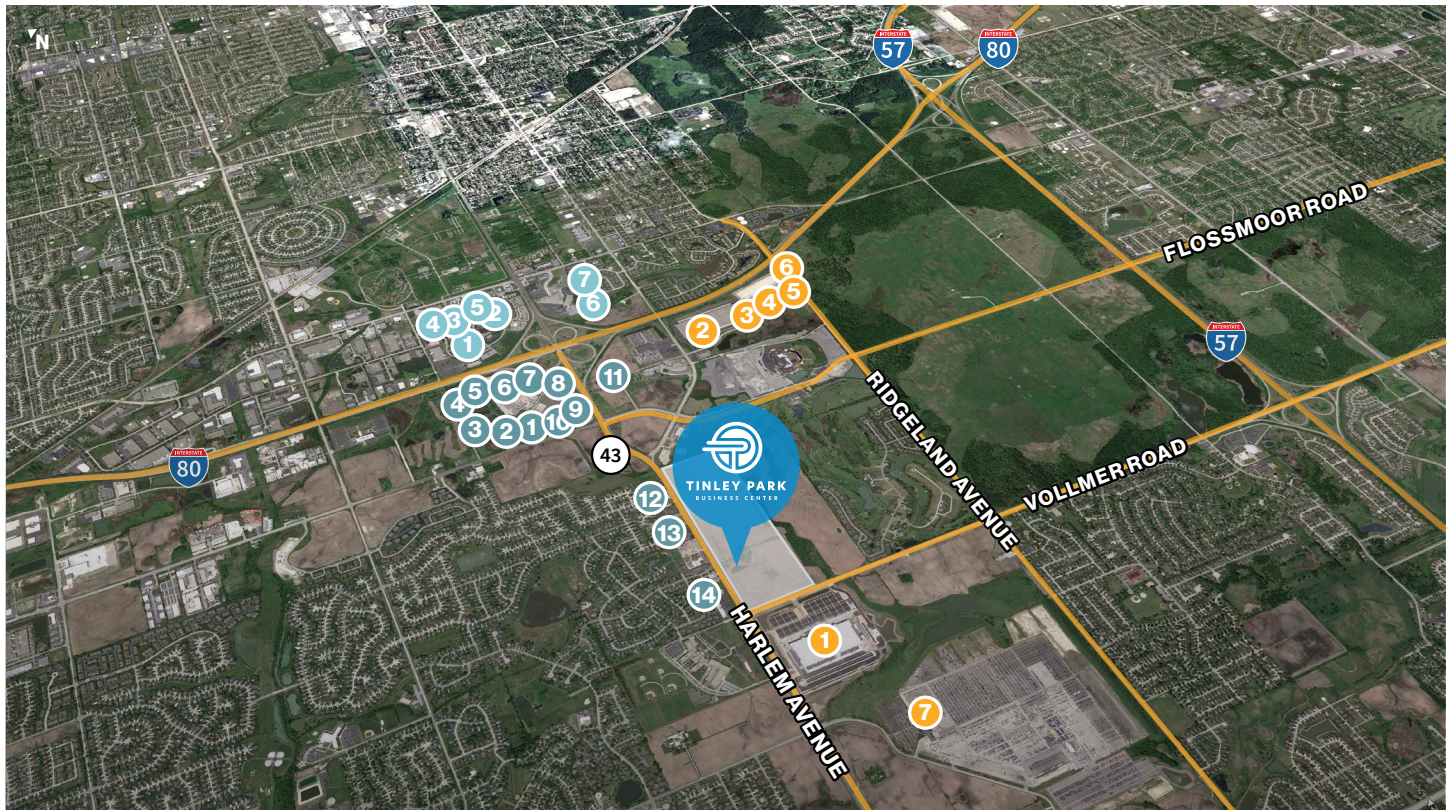
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AMENITIES & LOCAL USERS

RETAIL

1. Target
2. Michaels
3. Dick's Sporting Goods
4. HomeGoods
5. Best Buy
6. Ross Dress of Less
7. TJ Maxx
8. Taco Bell
9. Subway
10. Panera Bread
11. CarMax
12. Gas N Wash
13. BMO Harris
14. Speedway

HOSPITALITY

1. WoodSpring Suites
2. Hampton Inn
3. Wingate
4. Comfort Inn & Suites
5. La Quinta Inn
6. Even Hotel Chicago
7. Tinley Park Convention Center

LOCAL INDUSTRIAL USERS

1. Amazon Fulfillment Center (4MM SF)
2. Lippert Components
3. Wrisco Industries
4. NewAge Products
5. GM Lighting
6. Home Depot Distribution
7. Manheim Chicago - Automotive

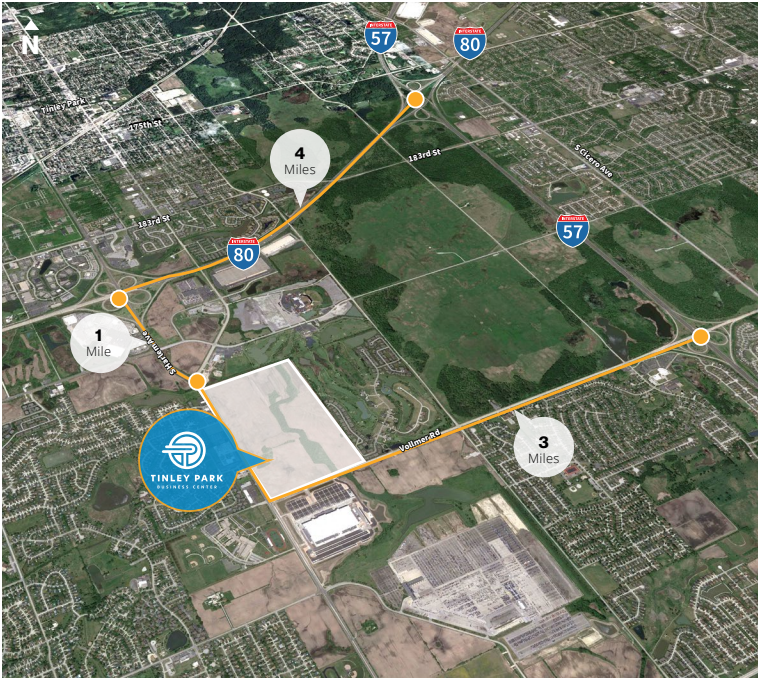


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LOCAL ACCESS

Interstate 80 via Harlem Avenue
1 mile | 4 minutes

Interstate 80 / Interstate 57 Interchange
4 miles | 7 minutes

Interstate 57 via Vollmer Road
3 miles | 7 minutes

Downtown Chicago
30 miles | 45 minutes

REGIONAL ACCESS

Union Pacific Global IV | Joliet
26 miles | 38 minutes

CN Intermodal Terminal | Harvey
11 miles | 15 minutes

BNSF Railway | Chicago Logistics Park | Elwood
34 miles | 42 minutes

O'Hare International Airport
50 miles | 60 minutes

Midway International Airport
22 miles | 45 minutes

Indiana State Line
15 miles | 20 minutes



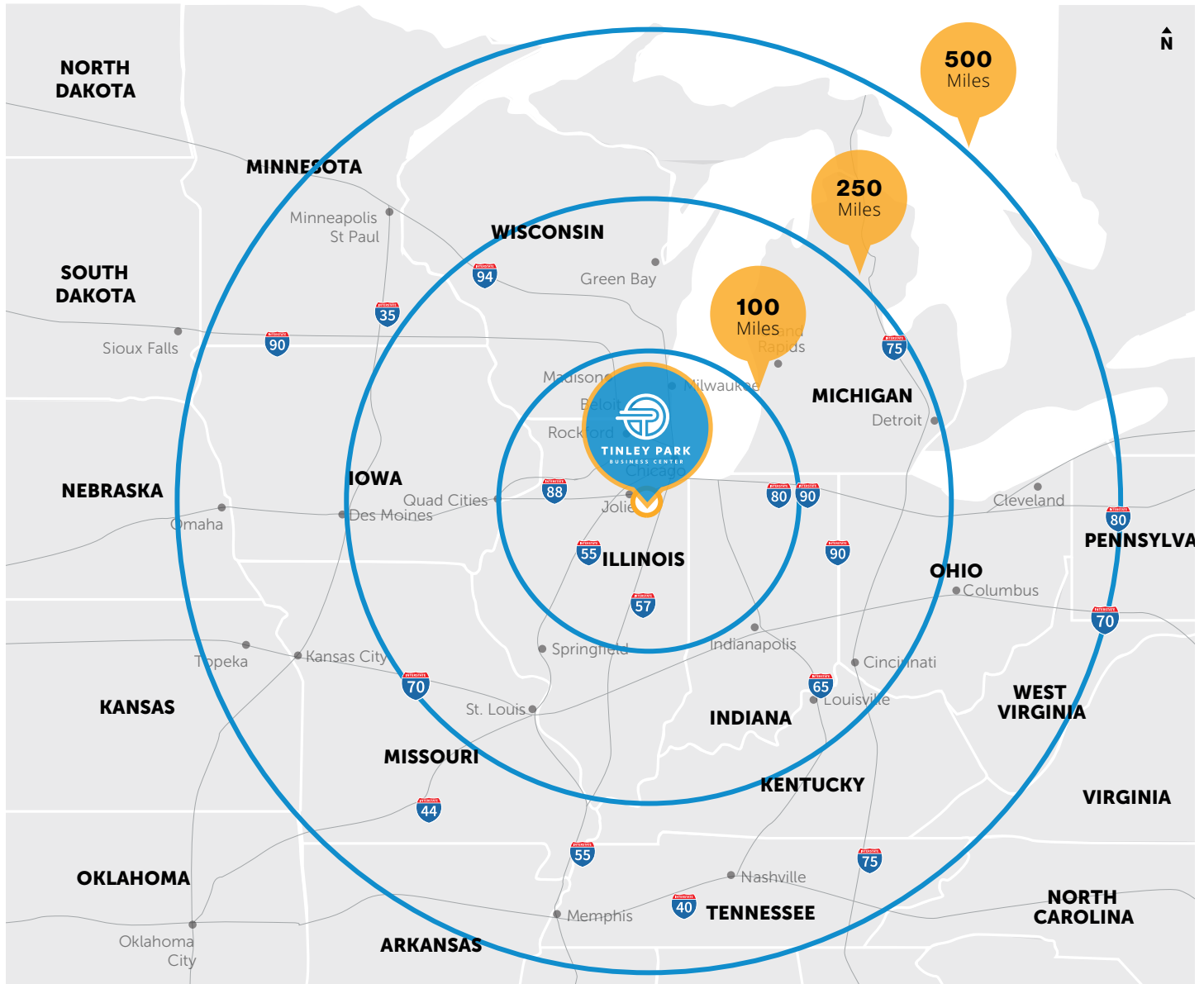
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ONE DAY DRIVE TIME



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