



1243 Gregory Drive

Unit 300, Antioch, IL

118,082 SF DISTRIBUTION SPACE | AVAILABLE NOW

OFFICE	2,660 SF Move in ready
DRIVE-IN DOORS	(1) 9' x 10' drive-in door
LOADING FACILITIES	14 fully equipped docks Cross dock load
POWER	800 Amp, 480V
LIGHTING	T-5 with motion sensors
HEATING / COOLING	Roof Mounted HVAC Cambridge Heat Units
TRAILER PARKING	51 stalls
AUTO PARKING	89 spaces, expandable
SIGNAGE	Multiple opportunities

BUILDING	454,276 SF
BUILT	2015
CLEAR HEIGHT	36'
COLUMN SPACING	60' x 48' 59'6" speed bays
TRUCK COURT	130' front, 130' / 180' back Complete concrete
CONSTRUCTION	Pre-cast concrete
SLAB	6" Ductilicrete™
ROOF	EPDM, gravel ballasted R-25
SPRINKLERS	ESFR, 100% coverage



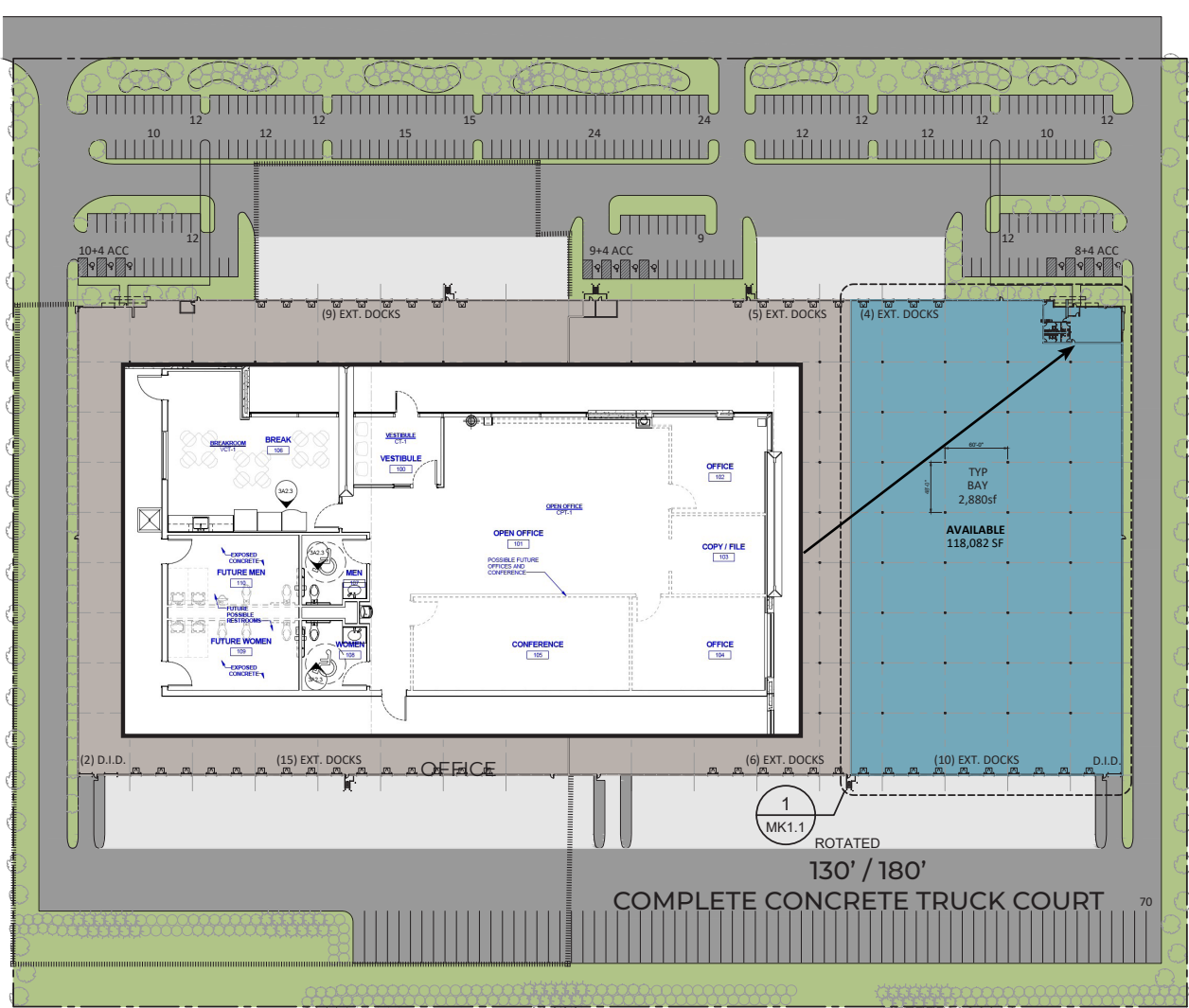
BELINDA FLORES
Director, Asset Management
 469.965.3348
 bflores@granitereit.com

NED FRANK
Executive Vice President
 847.698.8261
 ned.frank@colliers.com

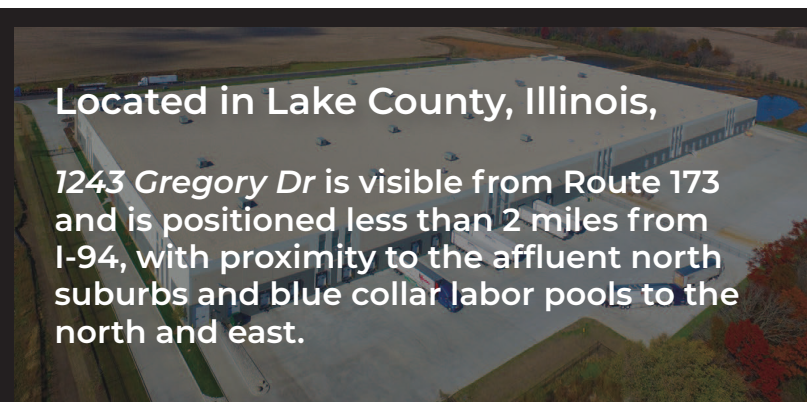


CHRISTOPHER VOLKERT, SIOR
Principal, Executive Vice President
 847.698.8237
 chris.volkert@colliers.com

PAT HAKE
Senior Vice President
 847.698.8525
 pat.hake@colliers.com



1243 Gregory Drive



Located in Lake County, Illinois,

1243 Gregory Dr is visible from Route 173 and is positioned less than 2 miles from I-94, with proximity to the affluent north suburbs and blue collar labor pools to the north and east.



A LEED Silver certified building, Unit 300 benefits from the building's sustainable construction features that contribute to reduced heating and cooling needs.



BELINDA FLORES
 Director, Asset Management
 469.965.3348
 bflores@granitereit.com



NED FRANK
 Executive Vice President
 847.698.8261
 ned.frank@colliers.com

CHRISTOPHER VOLKERT, SIOB
 Principal, Executive Vice President
 847.698.8237
 chris.volkert@colliers.com

PAT HAKE
 Senior Vice President
 847.698.8525
 pat.hake@colliers.com