



COMMERCE PARK CHICAGO

A NorthPoint Development

3300 E 122nd Street

Chicago, IL



Built to Lead

**OFFERING ±1.5M
SQ FT OF MODERN
INDUSTRIAL SPACE**

As Chicago's largest master planned industrial development, Commerce Park Chicago is paving the way for a bold new era of City of Chicago industrial parks. Building A is complete & fully leased, Building B is complete & partially leased and Building E is available for build to suit. Commerce Park Chicago offers users a front row seat to Chicago's vast and diverse marketplace.

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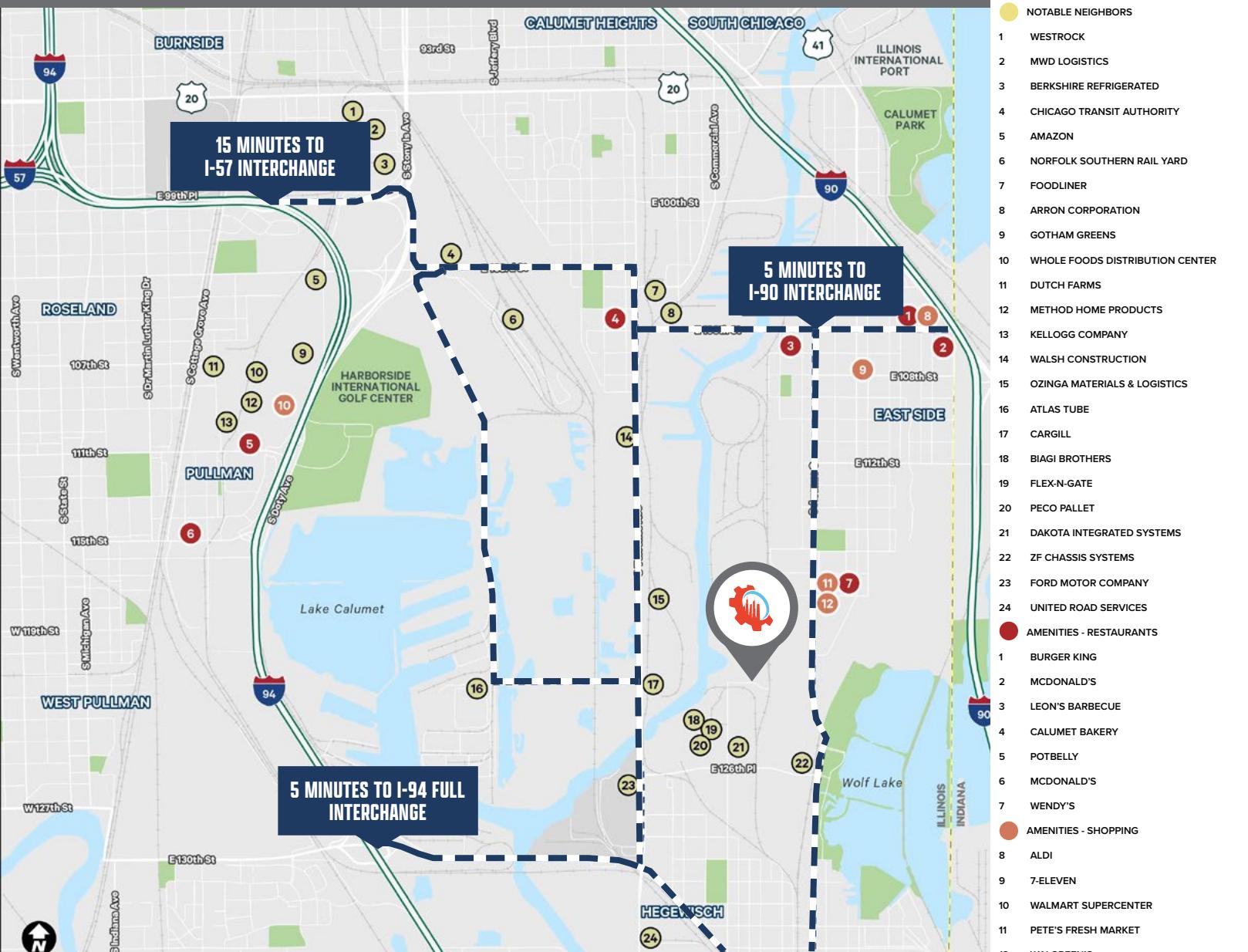
CBRE

CommerceParkChicago.com



COMMERCE PARK CHICAGO
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THE MARKET ACCESS YOU'VE BEEN LOOKING FOR



**7 MILLION
CONSUMERS
WITHIN A
50-MILE
RADIUS**



5 minutes
to I-90, I-94



37 minutes to
ORD Airport



30 minutes to
to the CBD



Norfolk
Southern Rail
Service
available



5 miles to
Illinois Int.
Port District

15 minutes
to I-57

20 minutes to
MDW Airport

20 minutes
to I-80

10 miles to
Gary/Chicago
Int. Airport

MASTER SITE PLAN



KEY SITE ADVANTAGES TO GET YOU AHEAD OF THE COMPETITION



Workforce of 96,590
within a 5-mile radius



Class 6B tax
abatement



High-image new
construction



Ability to accommodate
users up to 1.5 million SF



Divisible units starting
at ±80,000 SF

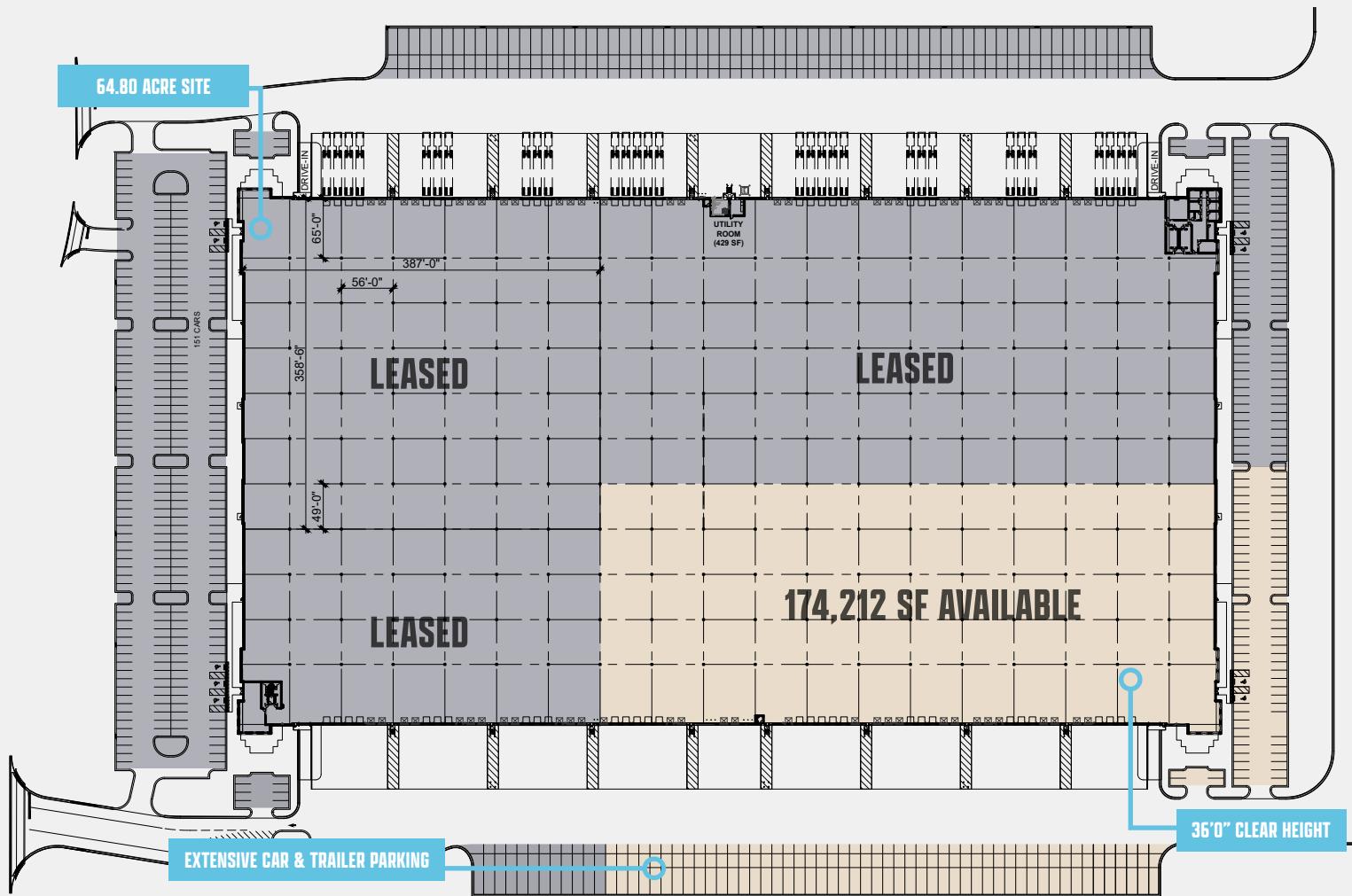


Rail service available

BUILDING B PLAN & SPECS

3300 E 122ND ST

POTENTIAL DEMISING PLAN



**602,445 SF
BUILDING
174,212 SF
REMAINING
FOR LEASE**

BUILDING SIZE	±602,445 SF	CAR PARKING	71 spaces (expandable)
AVAILABLE SF	±174,212 SF	TRAILER PARKING	50 spaces (expandable)
BUILDING DIMENSIONS	570' x 1054'	LIGHTING	LED with motion sensors
OFFICE SIZE	To suit	CONSTRUCTION	Precast concrete
COLUMN SPACING	56' x 50' w/ 65' speed bay	SPRINKLER SYSTEM	ESFR
DOCK DOORS	20 (expandable to 39)	LEASE RATE PSF	Subject to offer
DRIVE-IN DOORS	1	ESTIMATED OPEX PSF	\$2.27/PSF
CLEAR HEIGHT	36'0"		



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**ARE YOU READY
TO LEAD?**

