



COMMERCE PARK CHICAGO

A NorthPoint Development

3300 E 122nd Street

Chicago, IL

BUILDING B

PARTIALLY LEASED! 174,212 SF REMAINING

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.

LARRY GOLDWASSER, SIOR
Executive Vice President
+1 312 334 7201
larry.goldwasser@cbre.com

COLIN GREEN, SIOR
Senior Vice President
+1 312 334 7202
colin.s.green@cbre.com

TRACI BUCKINGHAM PAYETTE
Executive Vice President
+1 630 573 7104
traci.payette@cbre.com



CBRE

CommerceParkChicago.com



COMMERCE PARK CHICAGO
A NorthPoint Development

THE MARKET ACCESS YOU'VE BEEN LOOKING FOR



- NOTABLE NEIGHBORS**
- 1 WESTROCK
 - 2 MWD LOGISTICS
 - 3 BERKSHIRE REFRIGERATED
 - 4 CHICAGO TRANSIT AUTHORITY
 - 5 AMAZON
 - 6 NORFOLK SOUTHERN RAIL YARD
 - 7 FOODLINER
 - 8 ARRON CORPORATION
 - 9 GOTHAM GREENS
 - 10 WHOLE FOODS DISTRIBUTION CENTER
 - 11 DUTCH FARMS
 - 12 METHOD HOME PRODUCTS
 - 13 KELLOGG COMPANY
 - 14 WALSH CONSTRUCTION
 - 15 OZINGA MATERIALS & LOGISTICS
 - 16 ATLAS TUBE
 - 17 CARGILL
 - 18 BIAGI BROTHERS
 - 19 FLEX-N-GATE
 - 20 PECO PALLET
 - 21 DAKOTA INTEGRATED SYSTEMS
 - 22 ZF CHASSIS SYSTEMS
 - 23 FORD MOTOR COMPANY
 - 24 UNITED ROAD SERVICES
- AMENITIES - RESTAURANTS**
- 1 BURGER KING
 - 2 MCDONALD'S
 - 3 LEON'S BARBECUE
 - 4 CALUMET BAKERY
 - 5 POTBELLY
 - 6 MCDONALD'S
 - 7 WENDY'S
- AMENITIES - SHOPPING**
- 8 ALDI
 - 9 7-ELEVEN
 - 10 WALMART SUPERCENTER
 - 11 PETE'S FRESH MARKET
 - 12 WALGREEN'S

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



5 minutes
to I-90, I-94

15 minutes
to I-57

20 minutes
to I-80



37 minutes to
ORD Airport

20 minutes to
MDW Airport

10 miles to
Gary/Chicago
Int. Airport



30 minutes to
to the CBD



Norfolk
Southern Rail
Service
available



5 miles to
Illinois Int.
Port District



COMMERCE PARK CHICAGO
A NorthPoint Development

MASTER SITE PLAN



**Building E - 580,587 SF or
Available for Build to Suit**



**Building B - 602,445 SF
174,212 SF Remaining for Lease**

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 \pm 80,000 SF



Rail service available

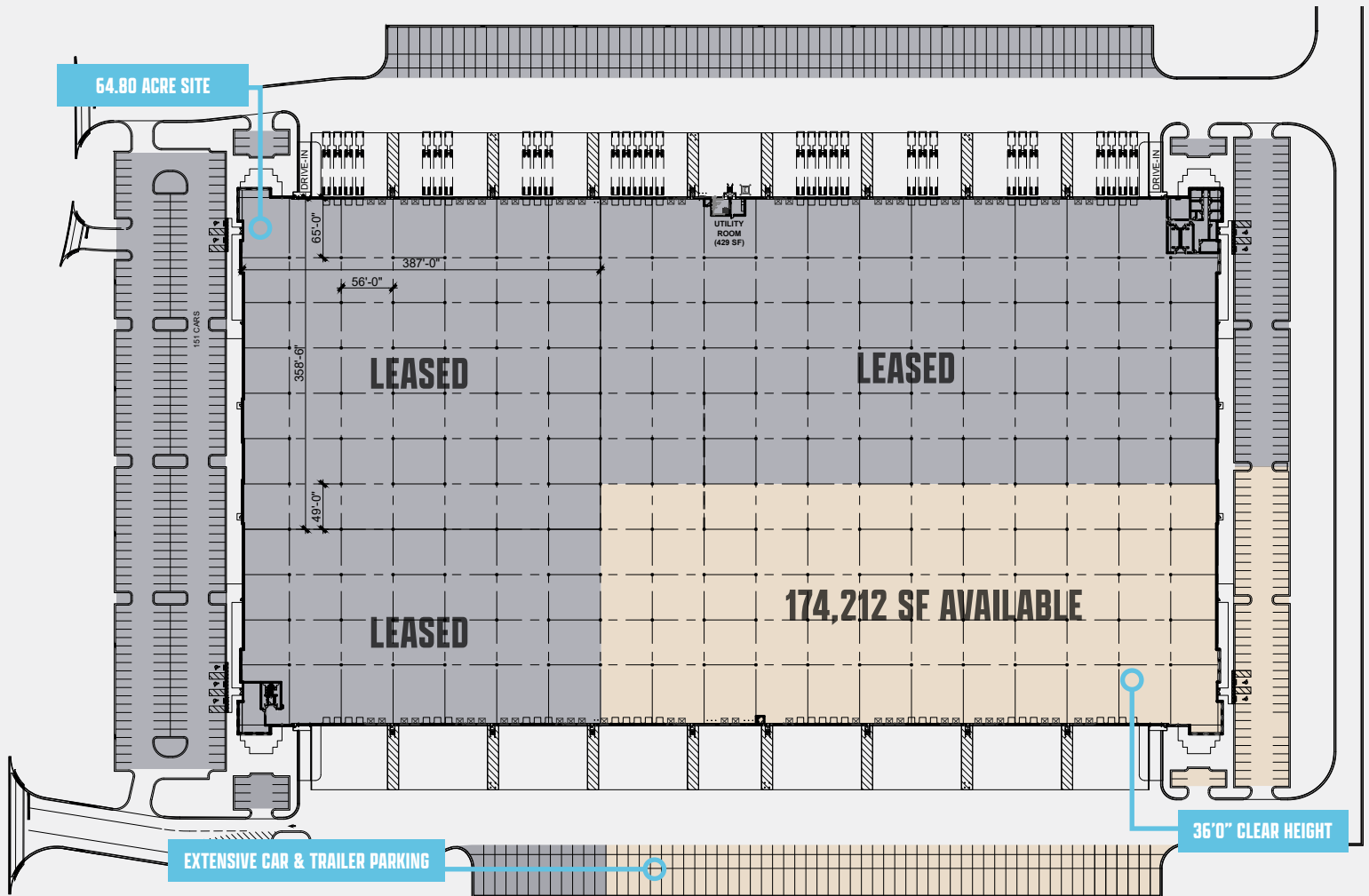


COMMERCE PARK CHICAGO
A NorthPoint Development

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

AVAILABLE SF ±174,212 SF

BUILDING DIMENSIONS 570' x 1054'

OFFICE SIZE To suit

COLUMN SPACING 56' x 50' w/
65' speed bay

DOCK DOORS 20
(expandable to 39)

DRIVE-IN DOORS 1

CLEAR HEIGHT 36'-0"

CAR PARKING 71 spaces
(expandable)

TRAILER PARKING 50 spaces
(expandable)

LIGHTING LED with motion sensors

CONSTRUCTION Precast concrete

SPRINKLER SYSTEM ESFR

LEASE RATE PSF Subject to offer

ESTIMATED OPEX PSF \$2.27/PSF



COMMERCE PARK CHICAGO

A NorthPoint Development



NorthPoint[™]
DEVELOPMENT

CBRE

LARRY GOLDWASSER, SIOR

Executive Vice President

+1 312 334 7201

larry.goldwasser@cbre.com

COLIN GREEN, SIOR

Senior Vice President

+1 312 334 7202

colin.s.green@cbre.com

TRACI BUCKINGHAM PAYETTE

Executive Vice President

+1 630 573 7104

traci.payette@cbre.com

©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

ARE YOU READY TO LEAD?

