



CHICAGO'S NEW HOME FOR BUSINESS



**LOCATED IN
UNIVERSITY
PARK, IL**

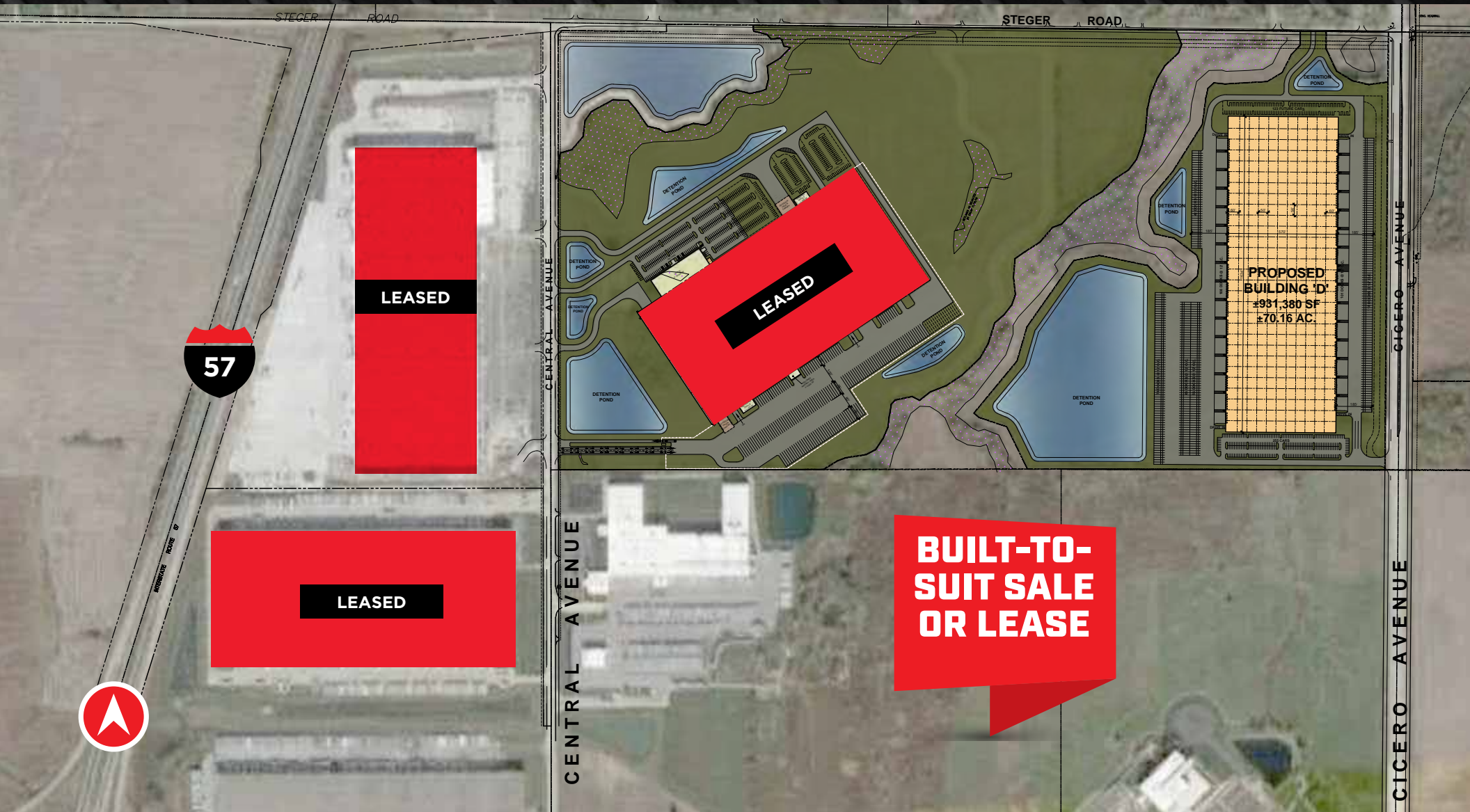
A Development by:



Exclusive agents:



THE MASTER PLAN



**BUILDINGS FROM
300,000 TO
1,600,000+ SF**



**BTS SITES
STARTING AT
20 ACRES**



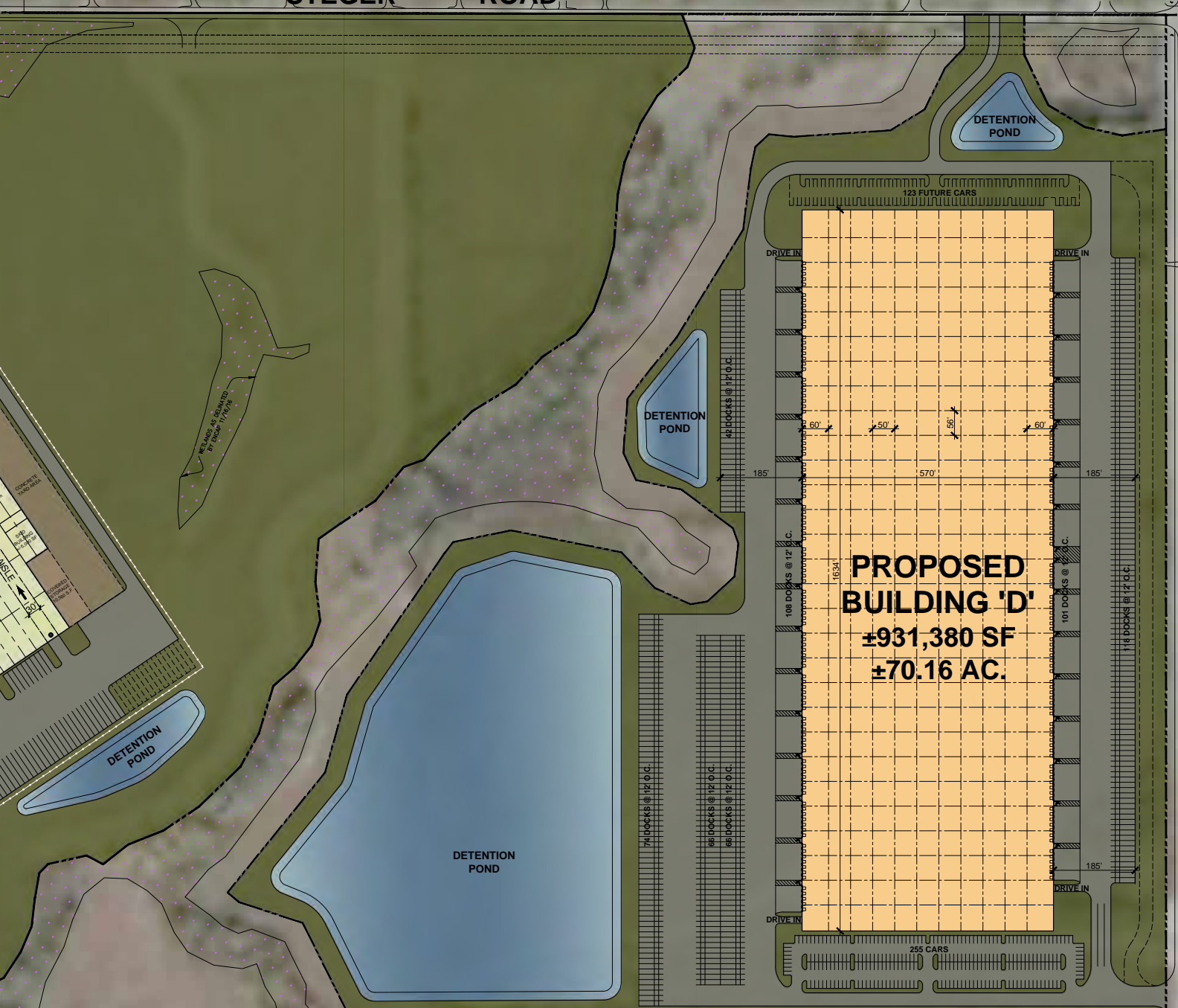
**LOW WILL
COUNTY RE
TAXES**



**ENTERPRISE
ZONE & 22-YEAR
TIF DISTRICT**

STEGER ROAD

CONC. HEADWALL 12" CUP

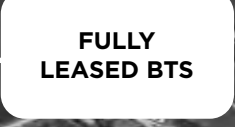


GICERO AVENUE

**PROPOSED
BUILDING 'D'**
±931,380 SF
±70.16 AC.

| TABULATIONS: BUILDING 'D' | |
|---------------------------|---------------------------|
| SITE AREA: | ±70.16 ACRES |
| BUILDING AREA: | ±931,380 S.F. |
| PARKING PROVIDED: | |
| AUTO STALLS: | 255 CARS |
| FUTURE: | 123 CARS |
| TOTAL: | 378 CARS |
| TRAILERS: | 366 TRAILERS |
| DOCKS PROVIDED: | 209 DOCKS 12 DRIVE-INS |

SITE PLAN BUILDING D

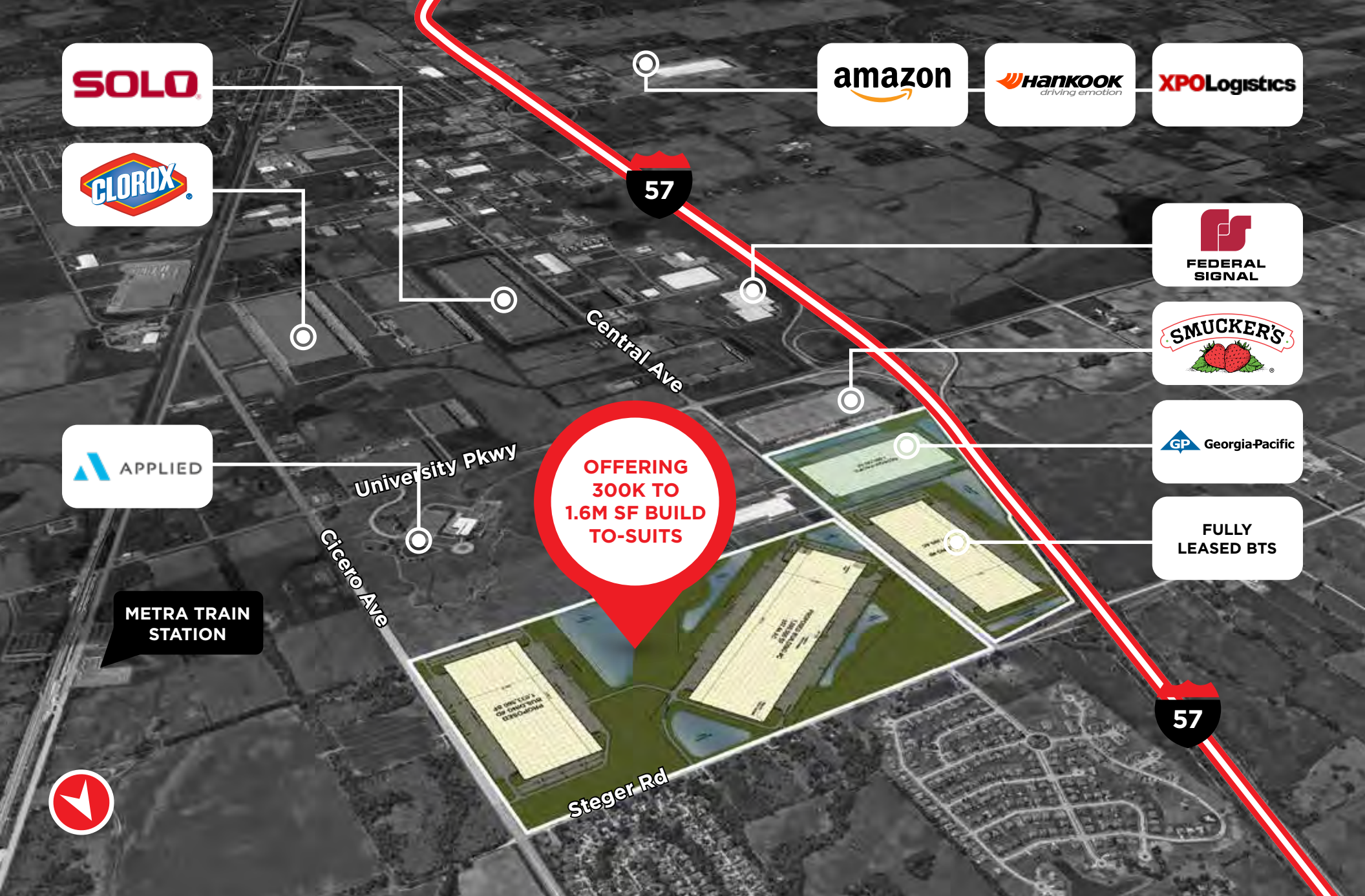


OFFERING
300K TO
1.6M SF BUILD
TO-SUITS

METRA TRAIN
STATION



BUILT FOR BUSINESS



IT'S ALL ABOUT



THE ACCESS

IN A REMARKABLE



SAME-DAY DELIVERIES

CHICAGO
34 MILES

INDIANAPOLIS
163 MILES

PITTSBURGH
461 MILES

MILWAUKEE
124 MILES

MINNEAPOLIS
439 MILES

ST LOUIS
270 MILES

NASHVILLE
418 MILES

DETROIT
281 MILES

COLUMBUS
325 MILES



30-MILE RADIUS DEMOGRAPHICS

4,346,020
TOTAL
POPULATION

26.8%
WITH COLLEGE
DEGREES

58.8%
WHITE-COLLAR
WORKERS

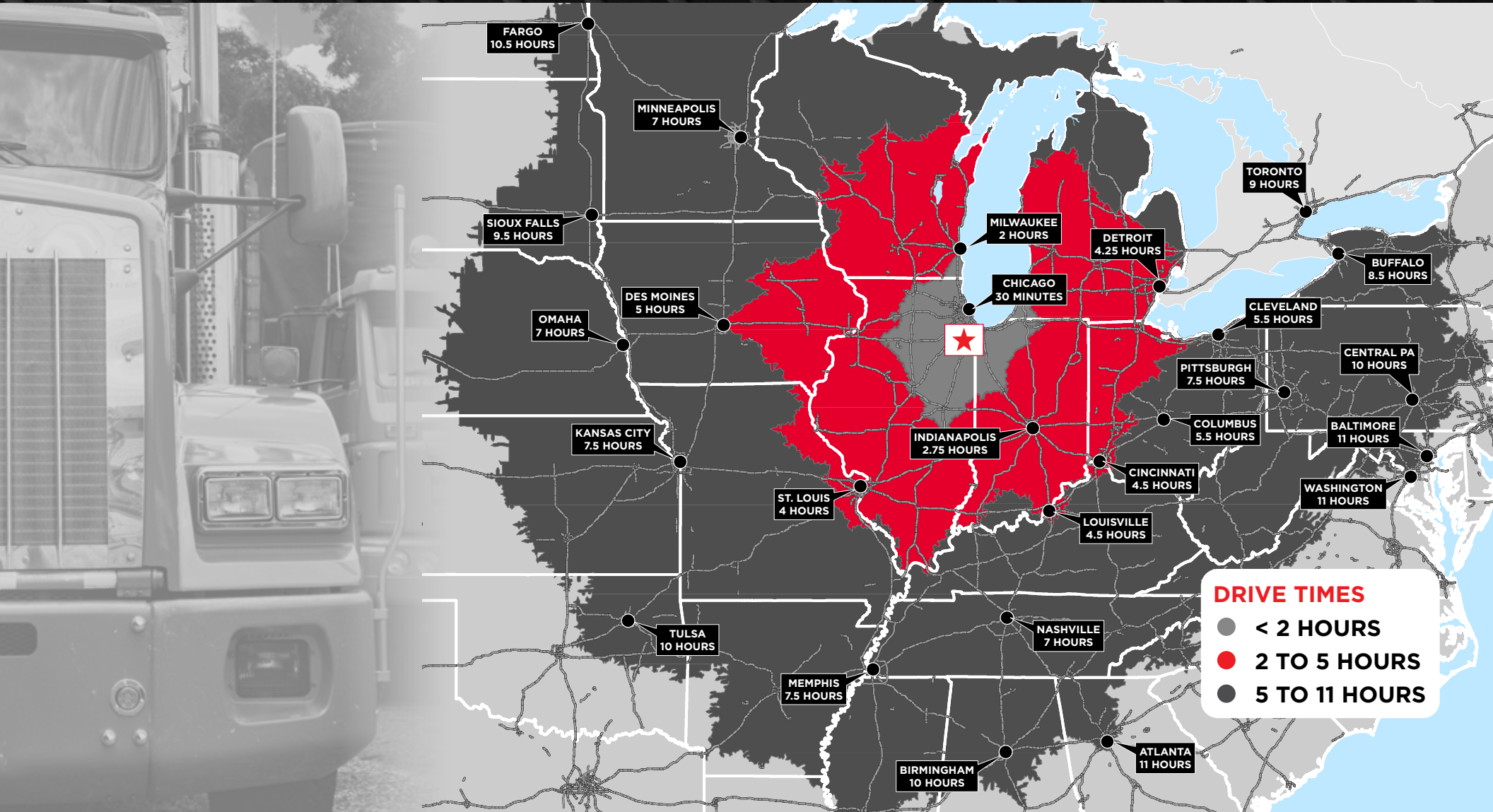
2,051,336
TOTAL
WORKFORCE

\$63,377
MEDIAN HH
INCOME

22.8%
BLUE-COLLAR
WORKERS

LOCATION

TO TAKE YOUR



BUSINESS FURTHER



GET IN TOUCH

FOR MORE INFORMATION AND LEASING OPPORTUNITIES,
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