

CLARK RUN LOGISTICS CENTER

MASTER PLAN

NEQ U.S. ROUTE 6 AND ROUTE 178, UTICA, IL 61373

2,929,000 SF Proposed Construction

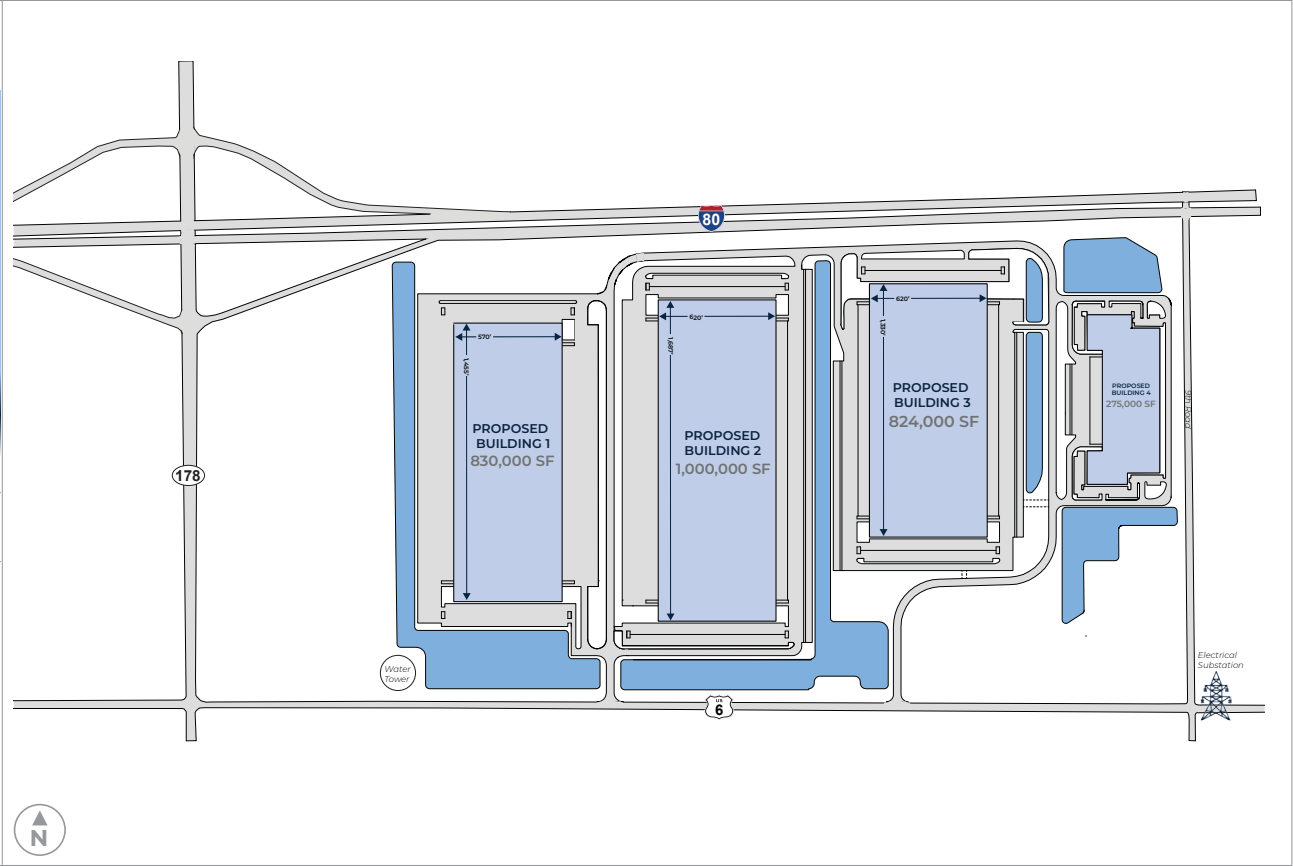
Clark Run Logistics Center, a 215-acre business park, will accommodate up to 2.9M SF state of art distribution. From a central U.S. location, approximately three miles from the I-80 and I-39 interchange, this site has immediate direct access to the best-connected Federal Interstate Highway System. Within an hour of Metropolitan Chicago linked through rich commercial history and tradition, pro-business Utica, IL and vicinity is home to a reliable, industrious, and educated labor force.



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PROPERTY OVERVIEW



2.9M SF available on 215 acres



Zoning: I-1 Light Industrial



Build-to-suit opportunities



Allowable uses: Manufacturing, warehousing, and truck terminals

Development



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Leasing



MICHAEL FONDA

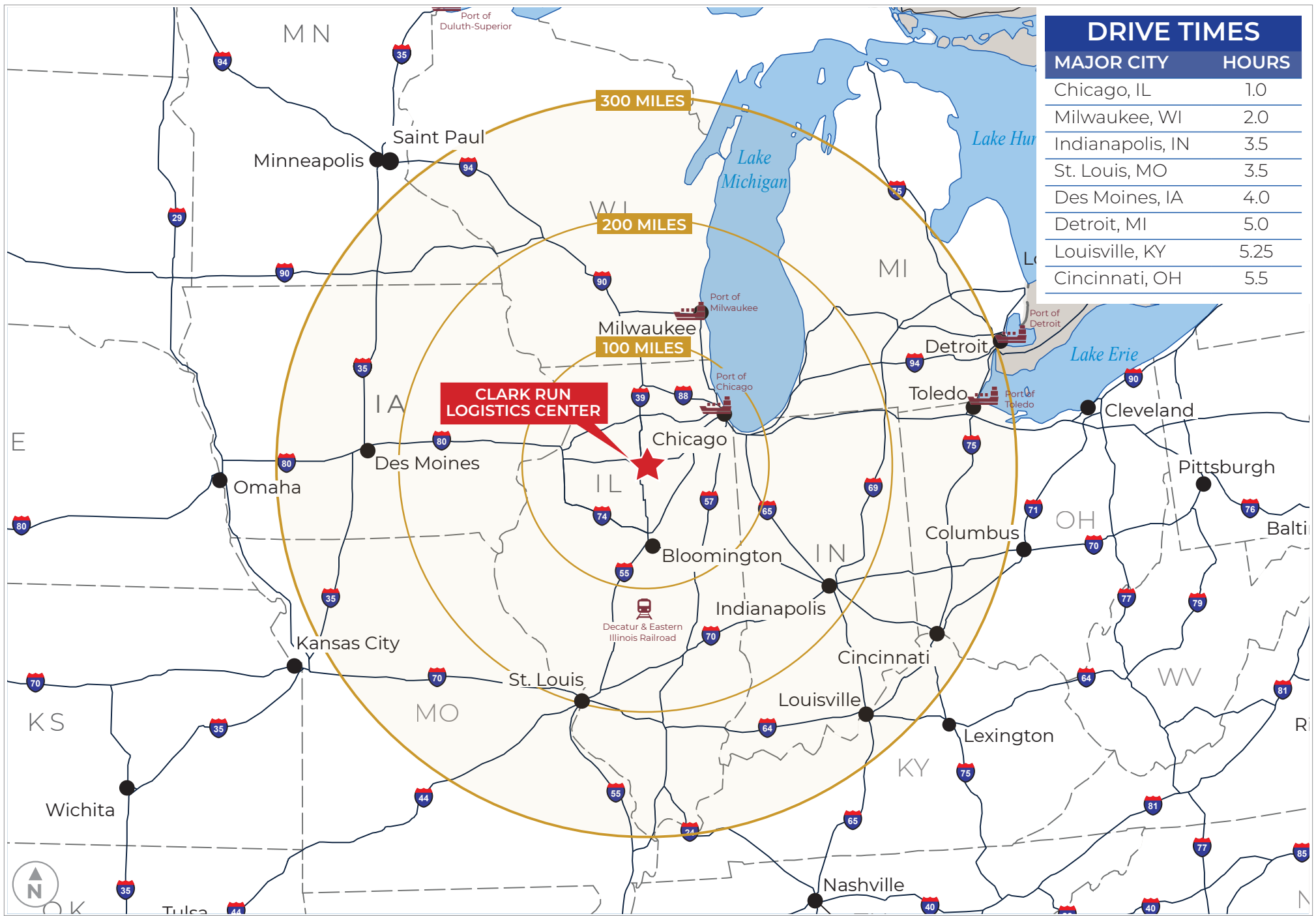
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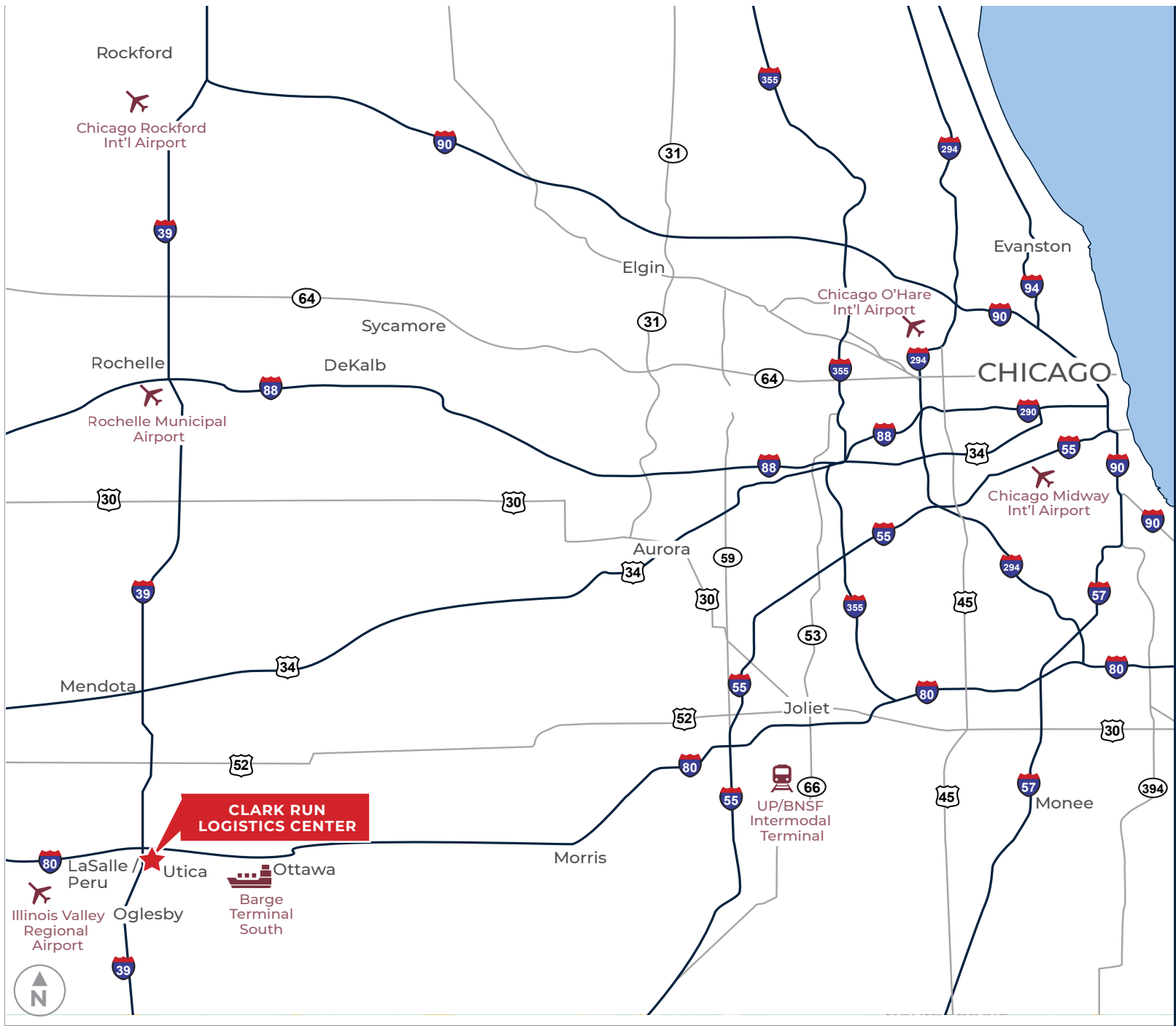
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DRIVE TIMES



HIGHWAY

- I-80 crosses the U.S. from New York to San Francisco.
- I-39 runs from Central Wisconsin to Central Illinois, connecting with I-94, I-90, I-88, I-80, and I-55.

AIR

- Chicago Rockford International Airport (RFD) is one hour north of the site. The air cargo business is transitioning from ORD to RFD, with companies like UPS and Amazon leading the way.
- Illinois Valley Regional Airport is 12 minutes west of the site and is served by Midwest Avtech, a full service FBO.

RAIL

- UP and BNSF terminals are located 45 minutes east of the site.

WATER

- Utica Terminal Dock, on the Illinois River, is located 10 minutes south of the site.

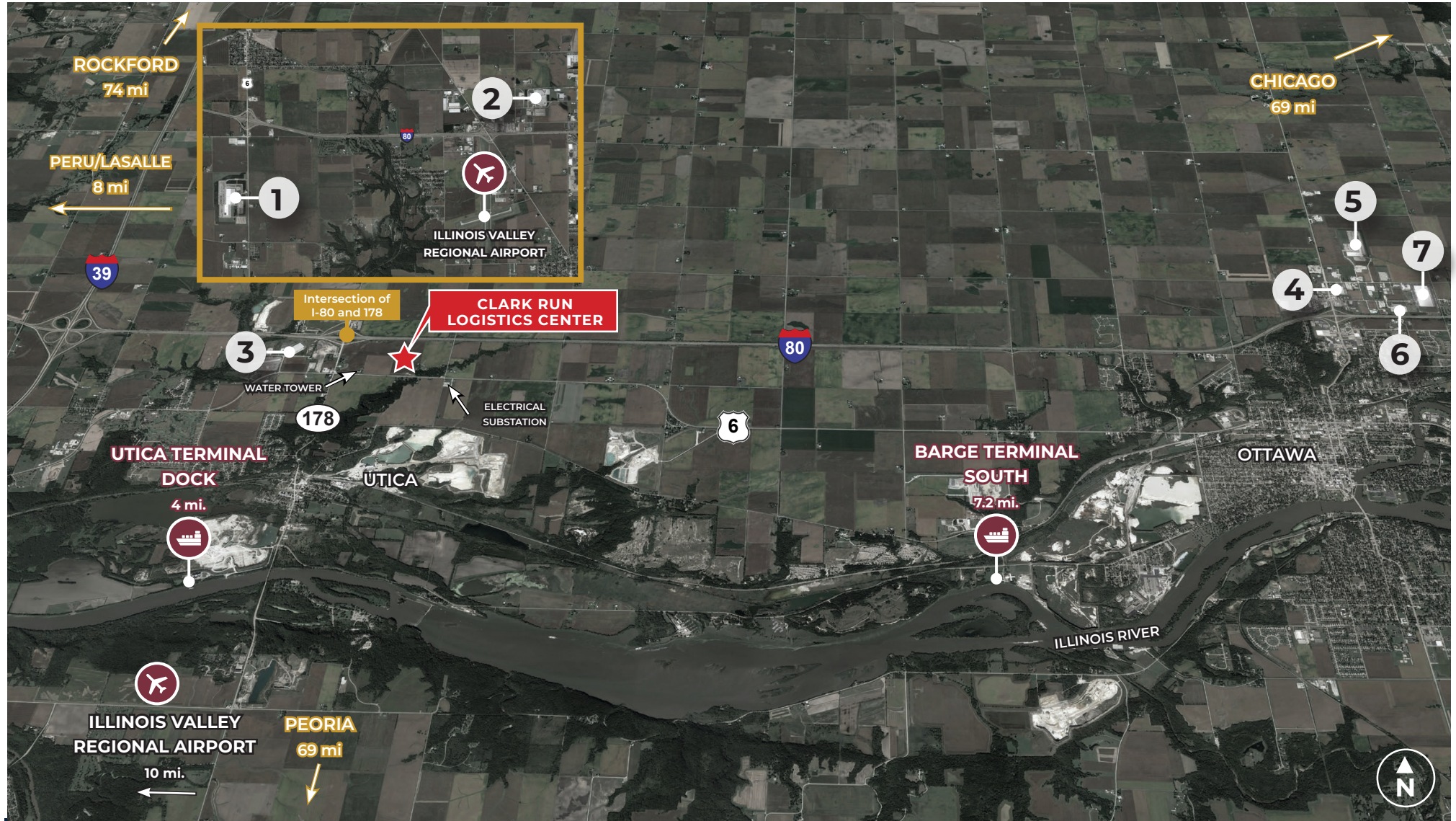
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MULTI-MODAL
 TRANSPORTATION NETWORK

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AREA INFORMATION

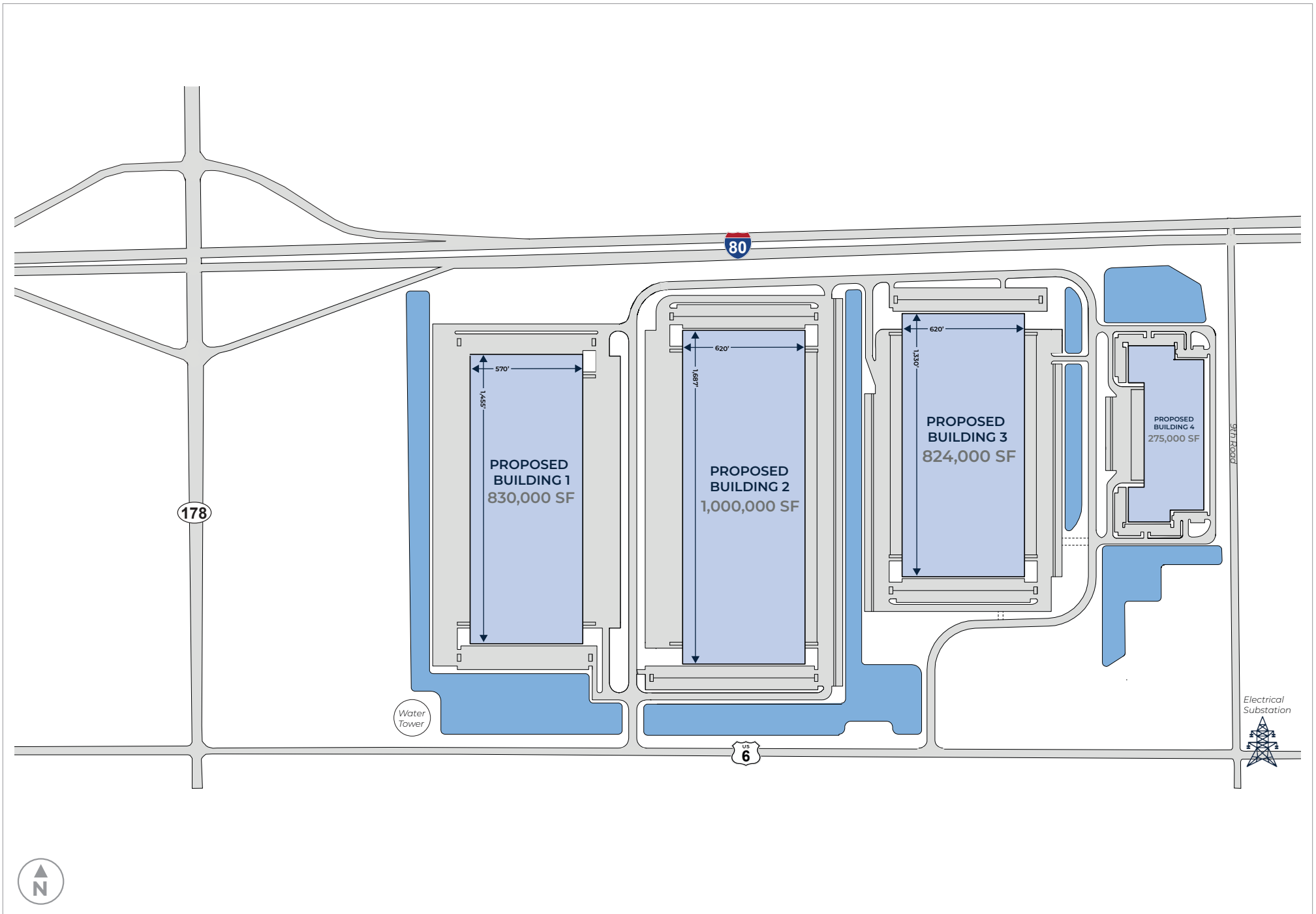


BUSINESSES

- | | |
|-------------------------------------|---------------------------------|
| 1. Walmart Distribution Center | 5. Kohl's Distribution Center |
| 2. James Hardie Building Products | 6. Tyson Fresh Meats |
| 3. CarParts.com Distribution Center | 7. PetSmart Distribution Center |
| 4. Clover Technologies Group | |

DRIVE TIMES

- | | | |
|----------------------------|---------|---------|
| I-80 | 1.4 mi. | 2 min. |
| I-39 | 4 mi. | 5 min. |
| Joliet Intermodal Terminal | 57 mi. | 59 min. |
| Chicago, IL | 69 mi. | 65 min. |



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SITE PLAN

CONTACT

DEVELOPMENT



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