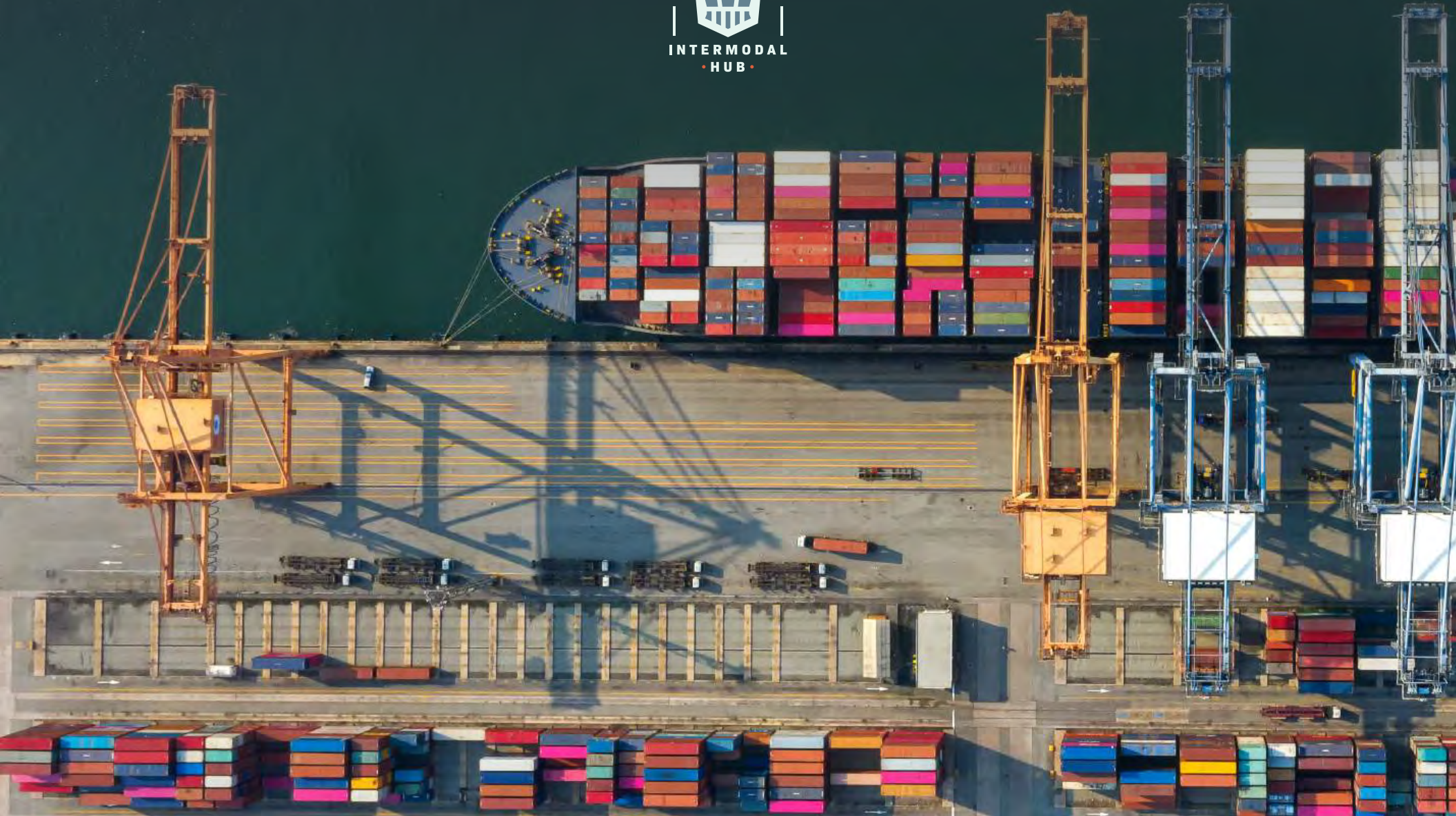




THIRD COAST  
INTERMODAL  
HUB



CONNECTING **THE EAST** TO THE WEST





## THIRD COAST INTERMODAL HUB: CONNECTING THE EAST TO THE WEST

Centrally located in the U.S and positioned with immediate access to two of the world's largest and most sophisticated rail networks, Third Coast Intermodal Hub sits on America's largest inland port and ensures an efficient supply chain for international operations to all major sea and inland ports. Connect with direct routes to major international trading partners and key U.S. consumer markets.

## STRATEGIC, CENTRAL LOCATION

Situated in the heart of the Midwest, Third Coast Intermodal Hub is less than ten miles from the three major interstates connecting Chicagoland (I-80, I-55, I-355).

### SPEED TO MARKET

Access to these major interstates, coupled with immediate access to BNSF and Union Pacific intermodal centers, puts Third Coast in an unmatched position to serve e-commerce, fulfillment, and distribution uses efficiently via truck or train.

### COST EFFICIENCIES

Locating a distribution center or warehouse near a major intermodal facility can drastically reduce transportation costs & overhead for companies.



**68% OF THE US POPULATION CAN BE REACHED WITHIN A TWO-DAY DRIVE OF THIRD COAST.**



**5.6**  
MILES TO  
BNSF

**2.2**  
MILES TO  
UNION  
PACIFIC

**47**  
MILES TO  
O'HARE

**39**  
MILES TO  
MIDWAY



# IMMEDIATE ACCESS TO BEST- IN-CLASS RAIL NETWORKS



# STATE-OF-THE-ART FACILITIES

Over 2.2 million square feet of state-of-the-art industrial space currently under construction, with another 2.1 MSF planned in Phase I.



Fully zoned and entitled for industrial development



Meeting tenant needs



Developed by NorthPoint Development



Modern, pre-cast construction



Infrastructure ready



Heavy power and manufacturing specifications available to suit

# PHASE I

## MAP KEY

- TRUCK ROUTES
- RAIL ROADS
- EXPANSION BRIDGE
- NO SEMI-TRUCK ACCESS



# AERIAL RENDERING PHASE 1



**BUILDING 3**  
± 1,139,153 SF

**BUILDING 4**  
±287,000 SF

Baring Dr

Third Coast Pkwy

**BUILDING 2**  
±1,426,440 SF  
LEASED

**BUILDING 1**  
±320,879 SF LEASED  
±735,396 SF AVAILABLE

Compass Blvd

ILLINOIS  
**53**



# PLANNED INFRASTRUCTURE AND AMENITIES

## DESIGNING TO MEET THE CURRENT & FUTURE NEEDS OF OUR TENANTS

Planned amenities include open space, a jogging/walking path throughout the park, facilities to accommodate Pace bus and Metra service, and accommodations for electric vehicles at each facility.

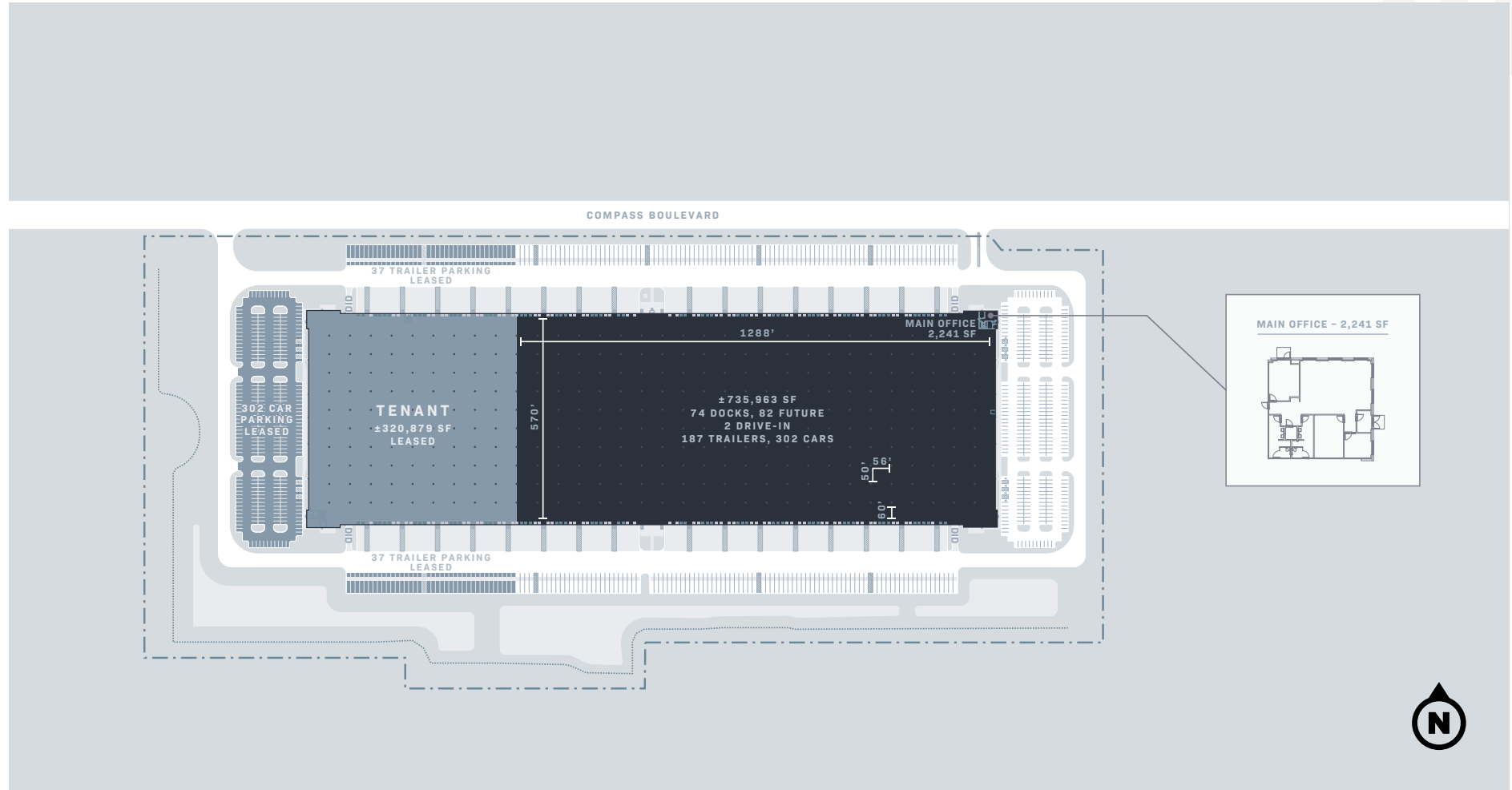




# BUILDING 1

## 100 W. COMPASS BOULEVARD

+/- 735,396 SF



### AVAILABLE SPECS

<b>BUILDING AREA</b>	$\pm 735,396$ SF	<b>ACREAGE</b>	$\pm 68.29$ acres	<b>CAR PARKING</b>	$\pm 302$ stalls	<b>CLEAR HEIGHT</b>	40'	<b>DRIVE INS</b>	$\pm 2$ doors
<b>DIMENSIONS</b>	570' x 1,288'	<b>TRAILER PARKING</b>	$\pm 187$ stalls	<b>DOCK DOORS</b>	$\pm 74$ doors, 82 future	<b>COLUMN SPACING</b>	56' x 50'	<b>SPEED BAY</b>	60'

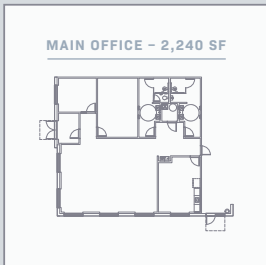
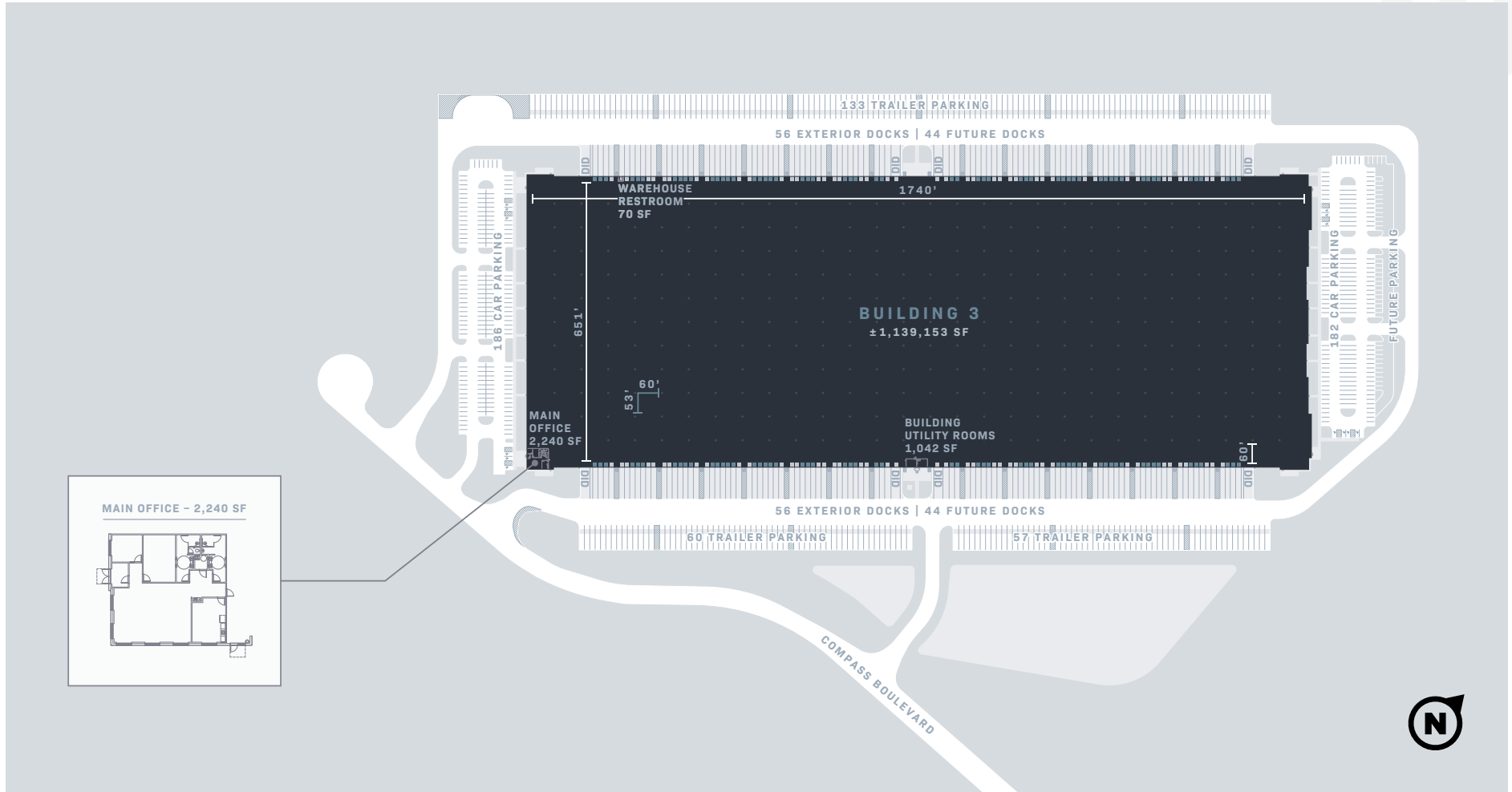
# BUILDING 1



# BUILDING 3

## 201 W. COMPASS BOULEVARD

± 1,139,153 SF



### AVAILABLE SPECS

<b>BUILDING AREA</b>	± 1,139,153 SF	<b>ACREAGE</b>	±107.76 acres	<b>CAR PARKING</b>	368 stalls	<b>CLEAR HEIGHT</b>	40' Clear	<b>DRIVE INS</b>	±4 doors
<b>PROPOSED DIMENSIONS</b>	651' x 1740'	<b>TRAILER PARKING</b>	250 stalls	<b>DOCK DOORS</b>	112 doors, 88 future	<b>COLUMN SPACING</b>	60' x 53'	<b>FUTURE DOCKS</b>	88

# BUILDING 3



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