



# THE NINETY LOGISTICS CENTER

A NEW ANGLE FOR DISTRIBUTION

2685 NORTH EAGLE WAY, HOFFMAN ESTATES, IL

47,440 SF AVAILABLE



I-90 TOLLWAY VISIBILITY

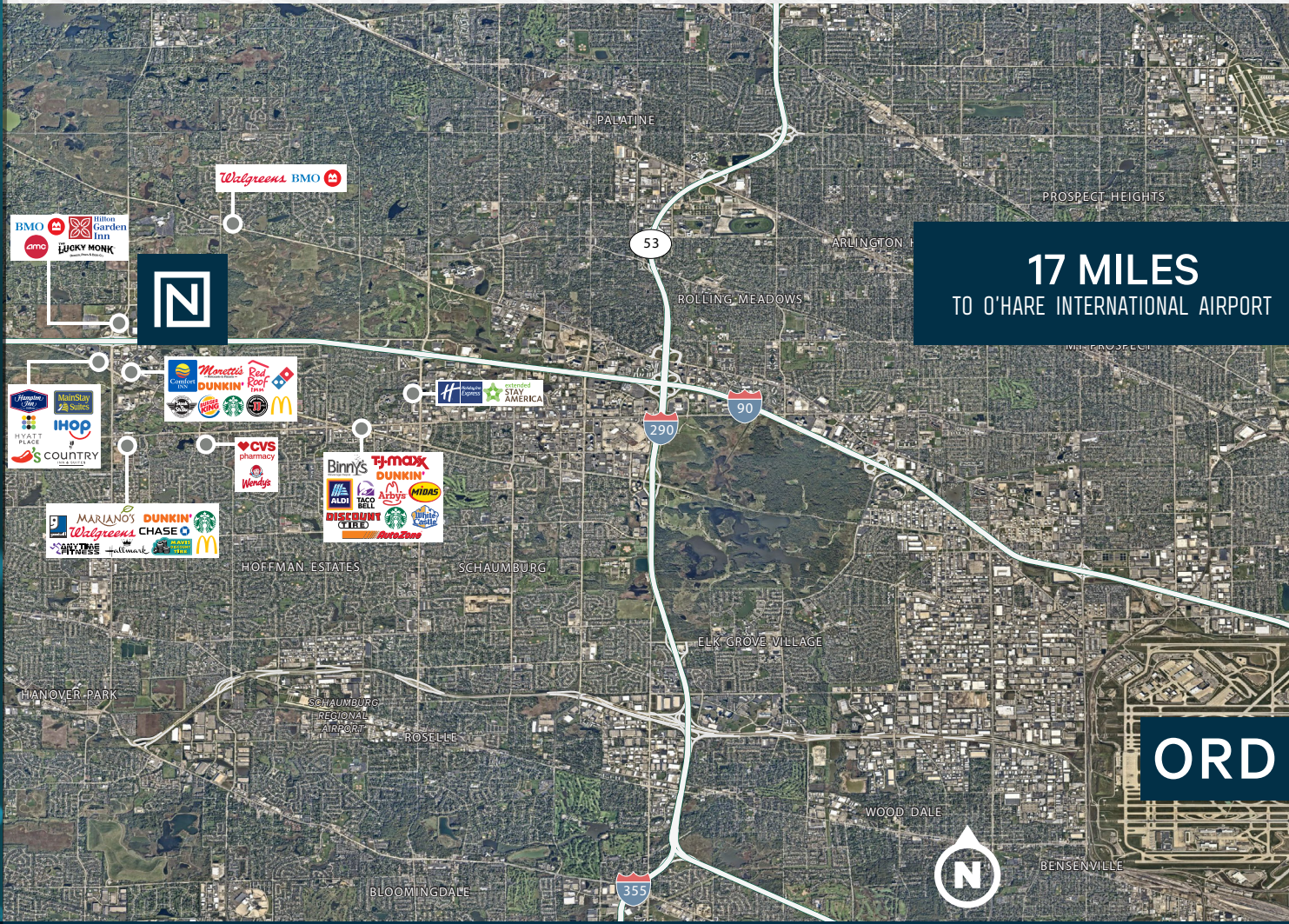
17 MILES TO O'HARE INTERNATIONAL AIRPORT

30 MILES TO THE CHICAGO CBD

1 MILE TO I-90 & BARRINGTON ROAD  
4 WAY INTERCHANGE

**CBRE**

**BRENNAN**  
INVESTMENT GROUP



17 MILES  
TO O'HARE INTERNATIONAL AIRPORT

ORD

### LOCAL DEMOGRAPHICS



HIGHLY SKILLED AND EDUCATED LOCAL LABOR FORCE



ESTIMATED POPULATION OF 850,000 WITHIN 10 MILE RADIUS



15.5% OF LOCAL WORKFORCE WITH A SPECIALTY IN MANUFACTURING AND PRODUCTION



ROBUST LOCAL HOUSING MARKET

### SITE ADVANTAGES

CLOSE PROXIMITY TO RESTAURANTS & HOTELS

BUSINESS PARK SETTING - LOCATED WITHIN THE HUNTINGTON 90 BUSINESS PARK

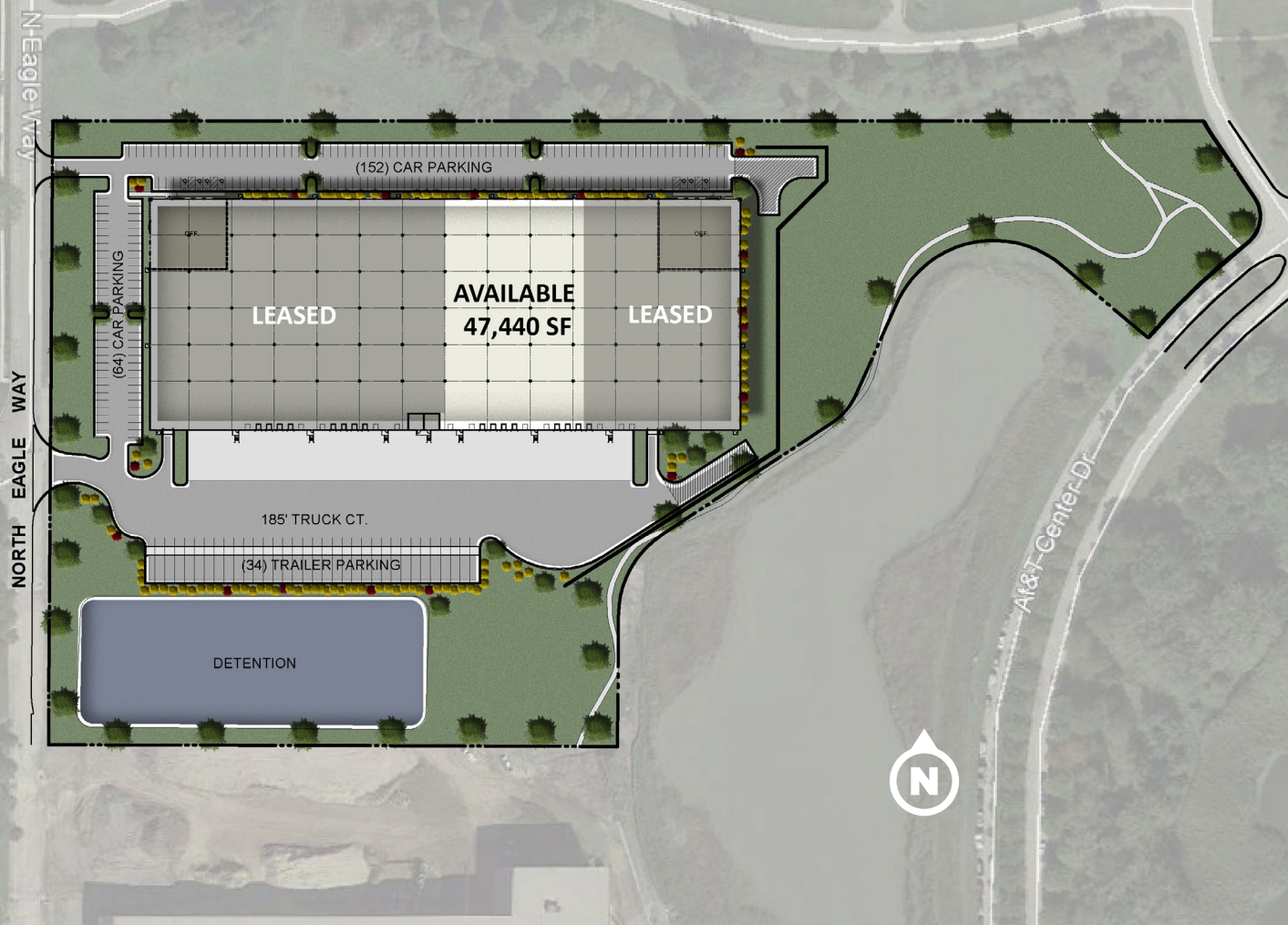
ABUNDANT LANDSCAPING & WALKING PATHS

WHITE PRIMED METAL DECKING & INTERIOR TILT WALLS

6B REAL ESTATE TAX INCENTIVE IN PLACE



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**RBA:** 201,600 SF

**AVAILABLE:** 47,440 SF

**SITE AREA:** 17.00 A/C

**CAR PARKING:** ±47

**TRAILER PARKING:** 15

**EXTERIOR DOCKS:** 7 (EXPANDABLE)

**CLEAR HEIGHT:** 32'

**TYPICAL BAY SPACING:** 50' X 52'  
WITH 60' SPEED BAYS

**LIGHT:** LED WITH  
MOTION SENSORS

**SPRINKLER:** ESFR

**FLOOR SLAB:** 7" THICK,  
UNREINFORCED, 4,000 PSI.

**ROOF MEMBRANE:** TPO, 60 MIL, 20  
YEAR NDL WARRANTY

**POWER:** 1,000 AMPS @  
480 VOLT; 3-PHASE.

**RENTAL RATE:** SUBJECT TO OFFER

**AVAILABILITY:** IMMEDIATE



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FOR MORE INFORMATION, CONTACT

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**CBRE**

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