

30 ACRES FOR SALE OR LEASE

LAND CAN BE PURCHASED SEPARATELY

BUILDING FOR LEASE or SALE

587,228 SF

Industrial Property

Available Now

FULL BUILDING COOLER CAPABLE



MIDWEST COLD
LOGISTICS CENTER



**LAND OR BUILDING
FOR SALE OR LEASE**

**1125 Sycamore Road
Manteno, Illinois**



ROOM TO GROW

Adjacent land for
development



**CENTRAL
LOCATION**

Incredible service
radius



RAIL SERVED

Active rail line to
building

There's nothing like it.

KELLY DISSER

630 317 0721

kdisser@hiffman.com

MICHAEL J FREITAG

630 693 0652

mfreitag@hiffman.com

TJ FEENEY

630 693 0680

tfeeny@hiffman.com



NALHiffman

Everything you need, and no limits to what you can achieve...

34

ACRES FOR EXPANSION

Now available for the first time in years, the Midwest Cold Logistics Center is an ideal location for a wide range of uses.

The 587,228 SF existing structure is temperature-controlled and rail-served making it unique among opportunities in the region.

The existing building is divisible and/or expandable to suit any user's needs, with the added bonus of 34 acres of adjacent land enabling even more flexibility.

41' Clear Height

High ceilings throughout, with the capability to build 50' clear in expanded construction

84 Dock Doors (Expandable)

Cross-dock configuration, with a concrete truck court and dolly pads

90% Racked 82,000 Positions

Tremendous capacity, racked and ready to go

40° Temperature (and lower...)

192,505 SF is currently maintained at 40°, with the remaining 381,509 SF at 70°. Full building capable of cooler temperatures.

34kV Power Service

34kV existing power, which is good for a medium sized manufacturer that might need 10-15MWs of power. Enough for a data center.



Your hub for Midwest operations

Enormous scope within a single day's drive.



INCENTIVES

Additional Informational Link:

[Kankakee County Enterprise Zone Program](#)

LAND OR BUILDING

FOR SALE OR LEASE

INDUSTRIAL SPACE
AVAILABLE NOW

1125 SYCAMORE ROAD
MANTENO, ILLINOIS

MAKE
YOUR
MOVE



STRATEGICALLY LOCATED
EFFICIENT LAYOUT
ROOM TO GROW
STRONG WORKFORCE DEMOGRAPHICS

Location + Flexibility + Amenities + Demographics

Who says you can't have it all? Midwest Cold Logistics Center is well-positioned for a user to take advantage of its remarkable physical attributes combined with its proximity to the Chicago market and the wider Midwest market.

587,228

SF EXISTING BUILDING

13,214

SF EXISTING OFFICE SPACE

PRICING

SUBJECT TO OFFER

PROPERTY HIGHLIGHTS

- 41' clear height
- 90% racked with 82,000+ positions and 10' aisles
- Temperature controlled, ammonia refrigeration
- Cross-dock configuration with 84 dock doors (expandable)
- LED lighting to be installed
- Concrete-tilt construction (built 1999)
- Interior insulated metal panel wall w/over-deck roof insulation
- ESFR sprinkler. Diesel pump with electric backup
- 55' x 45' column spacing
- 55' x 78'11" staging bay - north side
- 55' x 76'5" staging bay - south side
- 7"+ concrete floors
- Full building cooler capable

EXPANSION OPPORTUNITY

- ±34 acres of expandable land
- Expandable to 1,231,040 SF
- Expansion can be frozen, food production and/or ambient
- 50' clear height capable

RAIL-SERVED

- Rail spur in place
- Canadian National rail

HEAVY POWER

- 3,000 amp service to building | 277/480 volts
- 4,000 amp service to refrigeration system | 277/480 volts

LAND OR BUILDING

FOR SALE OR LEASE

INDUSTRIAL SPACE
AVAILABLE NOW

1125 SYCAMORE ROAD
MANTENO, ILLINOIS

With hundreds of cities and millions of people within a day's drive, and an enormous workforce living within a half-hour drive, Manteno is a perfect base of operations regardless of your industry.

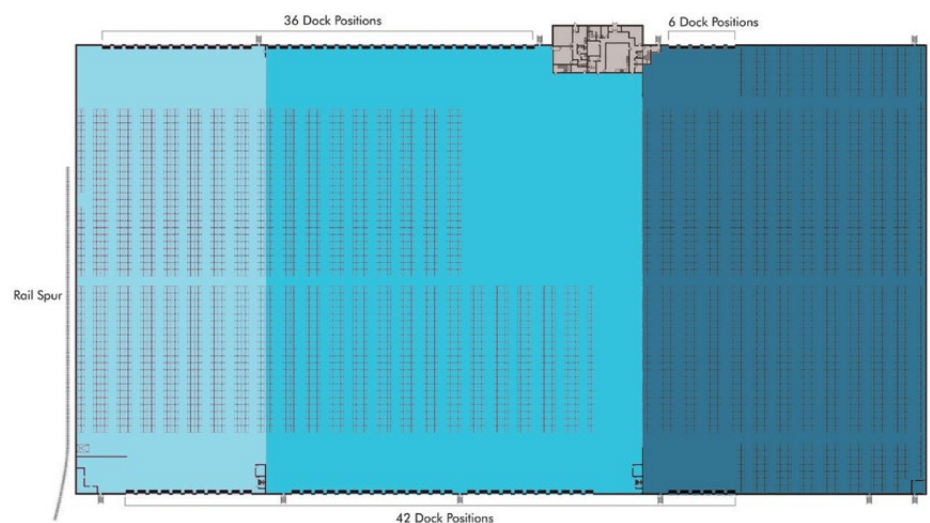
YOU'RE ALL SET



Ideal for food and medical production and storage purposes.

**It's a cool building.
Literally.**

Temperature-controlled capability throughout the facility.



68-72° CAPABLE
Room C
*Cooler Capable

68-72° CAPABLE
Room B
*Cooler Capable

37-40° CAPABLE
Room A



45M

Joliet Intermodal - 30 Miles

1h5M

Chicago - 51 Miles

1h15M

O'Hare Airport - 66 Miles

2h37M

Indianapolis - 153 Miles

3h58M

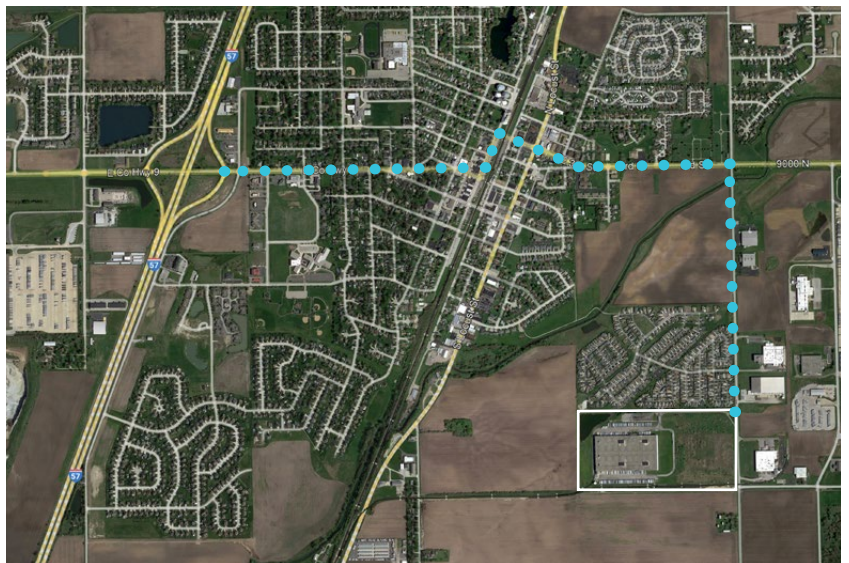
St. Louis - 265 Miles

4h24M

Cincinnati - 266 Miles

4h28M

Louisville - 270 Miles

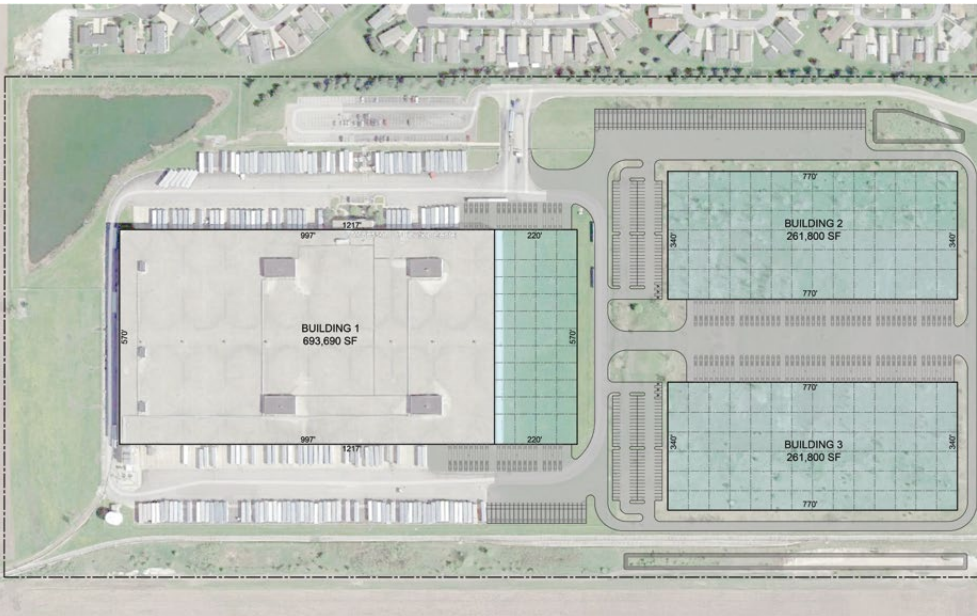
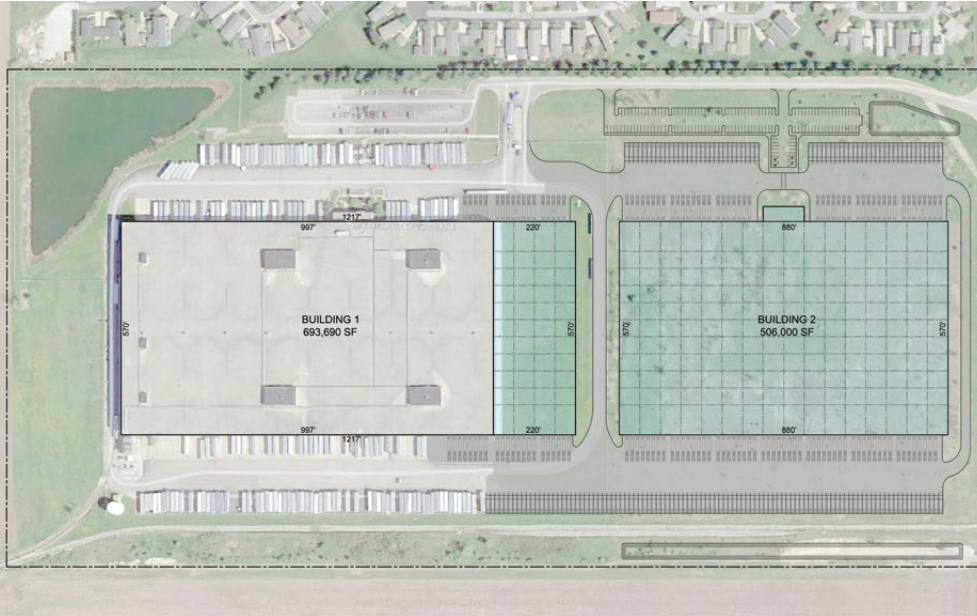


FIVE MINUTES (2.4 MILES) TO HIGHWAY 57

And everybody knows you can get everywhere from Highway 57.

And if it turns out that one spectacular building isn't enough? You've come to the right place.

YOU'VE GOT OPTIONS



Expand the existing facility, build-to-suit, or go nuts and do both.

34 acres of adjacent land, with zoning allowing up to 1.23 M SF.

SCENARIO #1

693,690 SF - Bldg 1
129 Docks

506,000 SF - Bldg 2
102 Docks

231 Total Docks
293 Total Truck/Trailer
346 Total Auto Parking



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LOGISTICS CENTER

**Space to flourish.
Room to grow.**

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