

# Truck Terminal With Truck Repair Facility Available For Lease



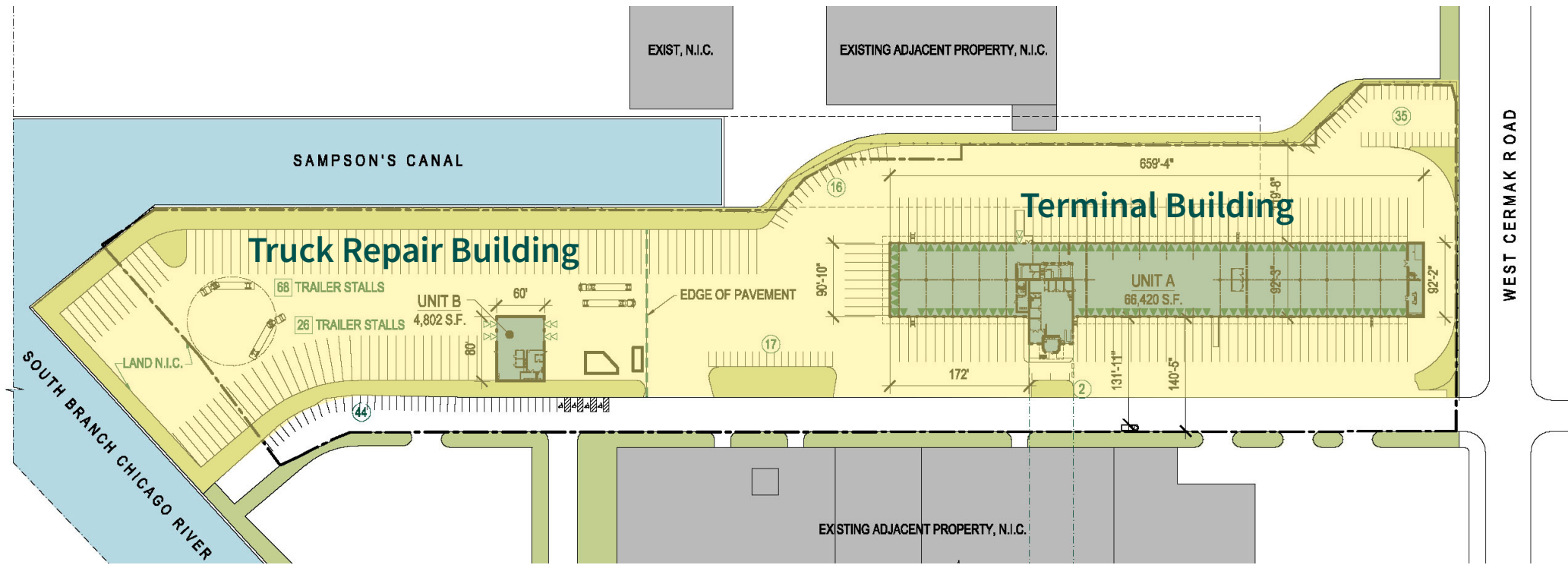
2300 - 2350 S. THROOP

Prologis Chicago



# Facility Highlights

2300 - 2350 S. Throop (Full Service Logistics Facility)



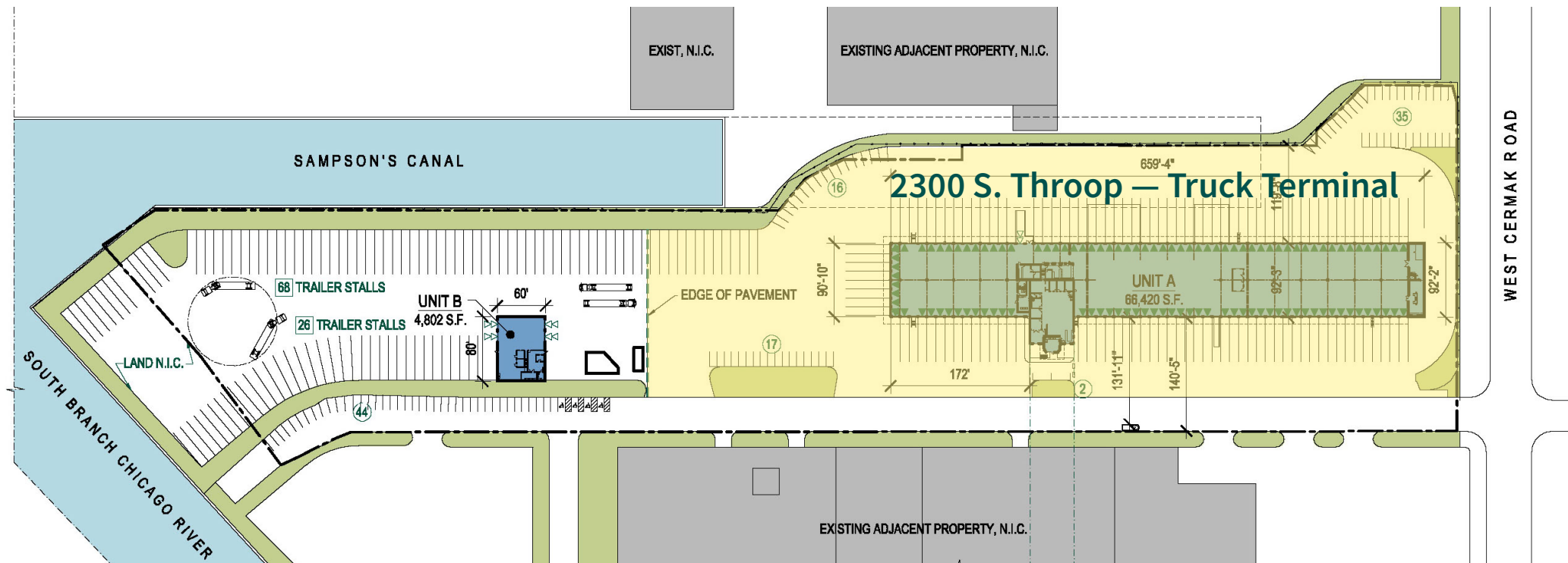
## Existing Footprint

- 64,488 SF terminal building (divisible)
- 11,393 SF office
- 112 dock doors
- 1 grade level door
  
- 4,802 SF truck repair building
- 1,152 SF office
- 4 grade level doors
  
- 114 auto parking stalls (expandable)
- 94 trailer parking stalls (expandable)
- Additional truck parking 1/4 mile east
- 10.47 acres - up to 355 trailer stalls



# Facility Highlights

## 2300 S. Throop (Truck Terminal)



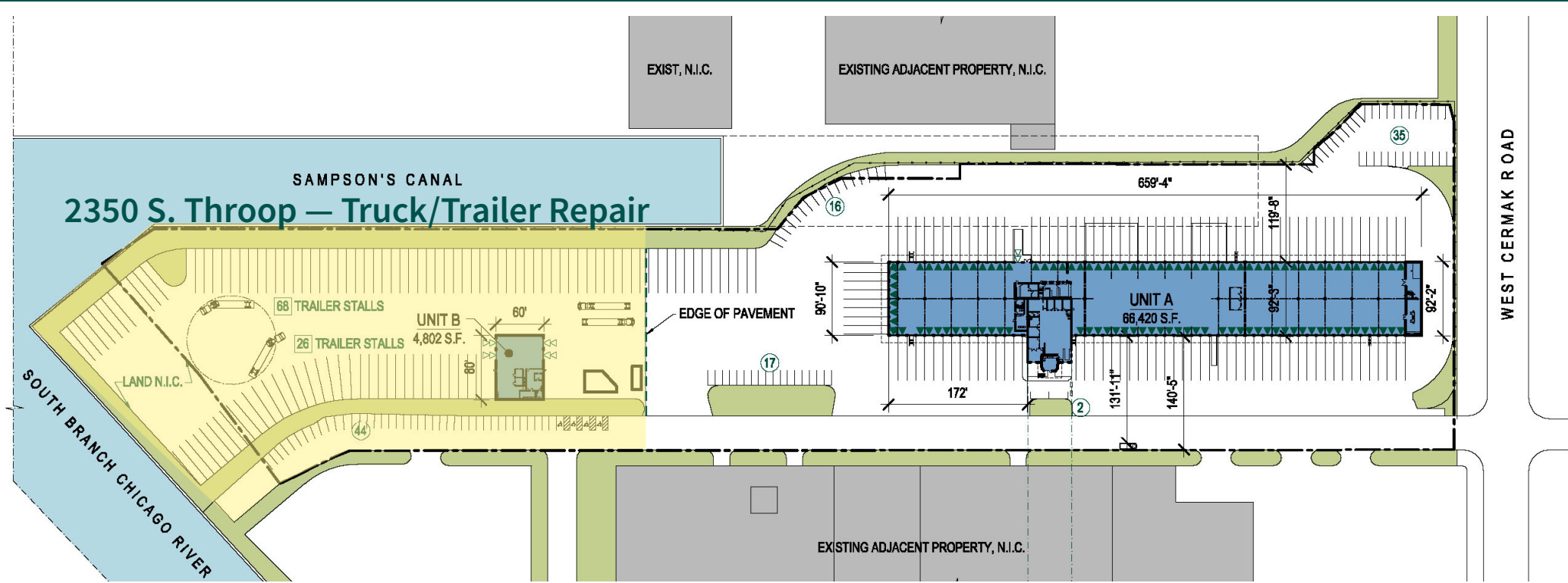
## Existing Footprint

- 64,488 SF (divisible)
- 11,393 SF office
- 94 trailer parking stalls (expandable)
- 112 dock doors
- 5 drive-in doors
- 114 auto parking stalls (expandable)
- Additional truck parking 1/4 mile east
- 10.47 acres - up to 355 trailer stalls
- Cross-dock facility
- Zoned heavy industrial



# Facility Highlights

## 2350 S. Throop (Truck/Trailer Repair)



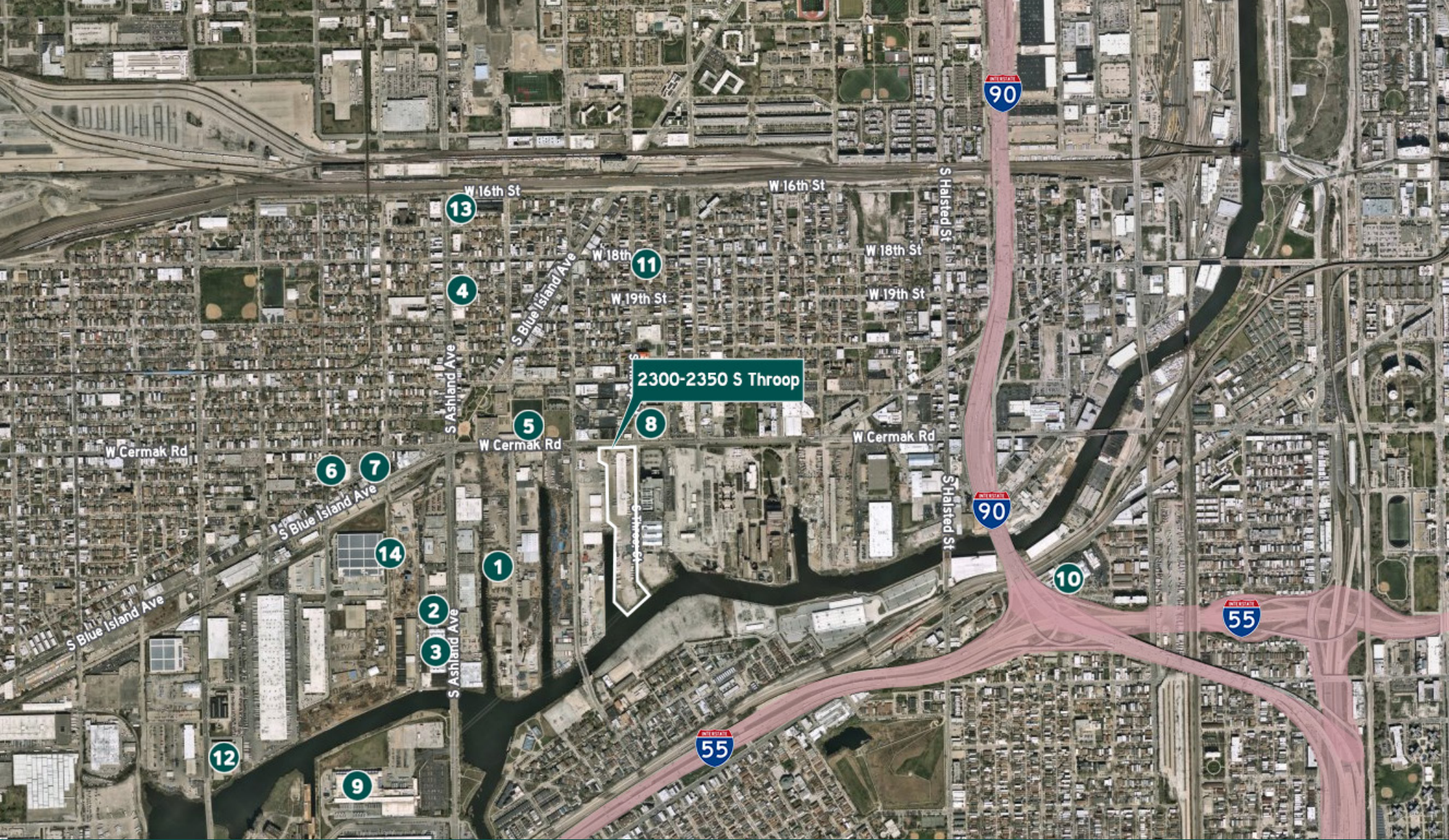
### Existing Footprint

- 4,802 SF repair building
- 1,114 SF office
- 4 Drive-in doors
- 2 Drive-through bays
- 17' Ceilings
- ± 3.6 acres of outdoor storage/parking



Additional Parking Opportunity  
10.47 Acres Available for Additional Parking






2300-2350 S Throop

  
7.8 miles to  
Midway Int'l Airport

  
1.1 miles to I-90  
and I-55

  
12 minutes to  
Downtown Chicago

## Corporate Neighbors

- |                                |                           |
|--------------------------------|---------------------------|
| 1 Republic Services            | 8 Dunkin Donuts           |
| 2 Grainger Industrial Supply   | 9 FedEx                   |
| 3 Battaglia Distribution Corp. | 10 Connie's Pizza         |
| 4 United States Postal Service | 11 Thalia Hall            |
| 5 Chicago Auto Recon Body Shop | 12 Banner Wholesale       |
| 6 Aldi                         | 13 Life Storage - Chicago |
| 7 Cermak Fresh Market          | 14 Lineage Logistics      |



## Demographics



Population



Household Income



Total Consumer Expenditure

**5 MILES »**

888,000

\$105,000

\$11,000,000

**10 MILES »**

2,700,000

\$94,000

\$28,800,0



970 N. Oaklawn Avenue  
Suite 100  
Elmhurst, IL 60126  
darwinpw.com

**Edward Wabick, SIOR**  
Principal  
+1 708 220 5539  
ewabick@darwinpw.com

**Terry Lynch, SIOR**  
Vice President  
+1 847 271 7550  
tlynch@darwinpw.com

**Marc Hale**  
Associate  
+1 312 722 1435  
mhale@darwinpw.com



**Julia Makarieva**  
Leasing Manager  
+1 847 292 3963 Direct  
jmakarieva@prologis.com

**Prologis – Rosemont**  
6250 N. River Rd, Suite 100  
Rosemont, IL 60018  
Main: +1 847 292 3900

**Prologis Headquarters**  
Pier 1, Bay 1  
San Francisco, CA 94111  
Main: +1 415 394 9000  
info@prologis.com  
www.prologis.com  
X (formerly Twitter): @Prologis

Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of May 16, 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.