

COMING TO THE NEIGHBORHOOD.



New State-Of-The-Art
Cross Dock Industrial
and Logistics Facility

± 460,428 SF
Q1 2026 Delivery

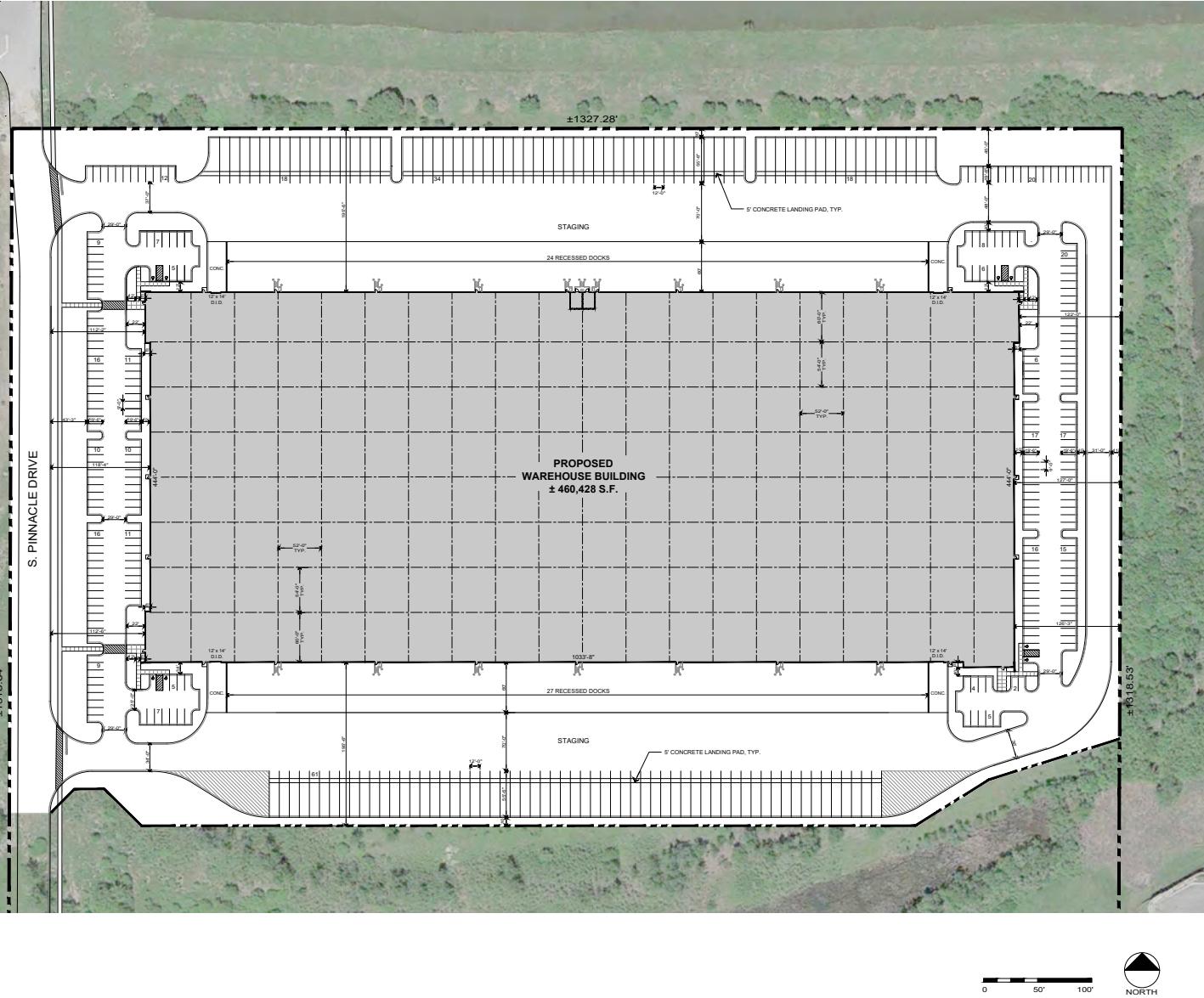
LogistiCenter® at Romeoville

251 S. Pinnacle Drive, Romeoville, IL 60446



Dermody.com

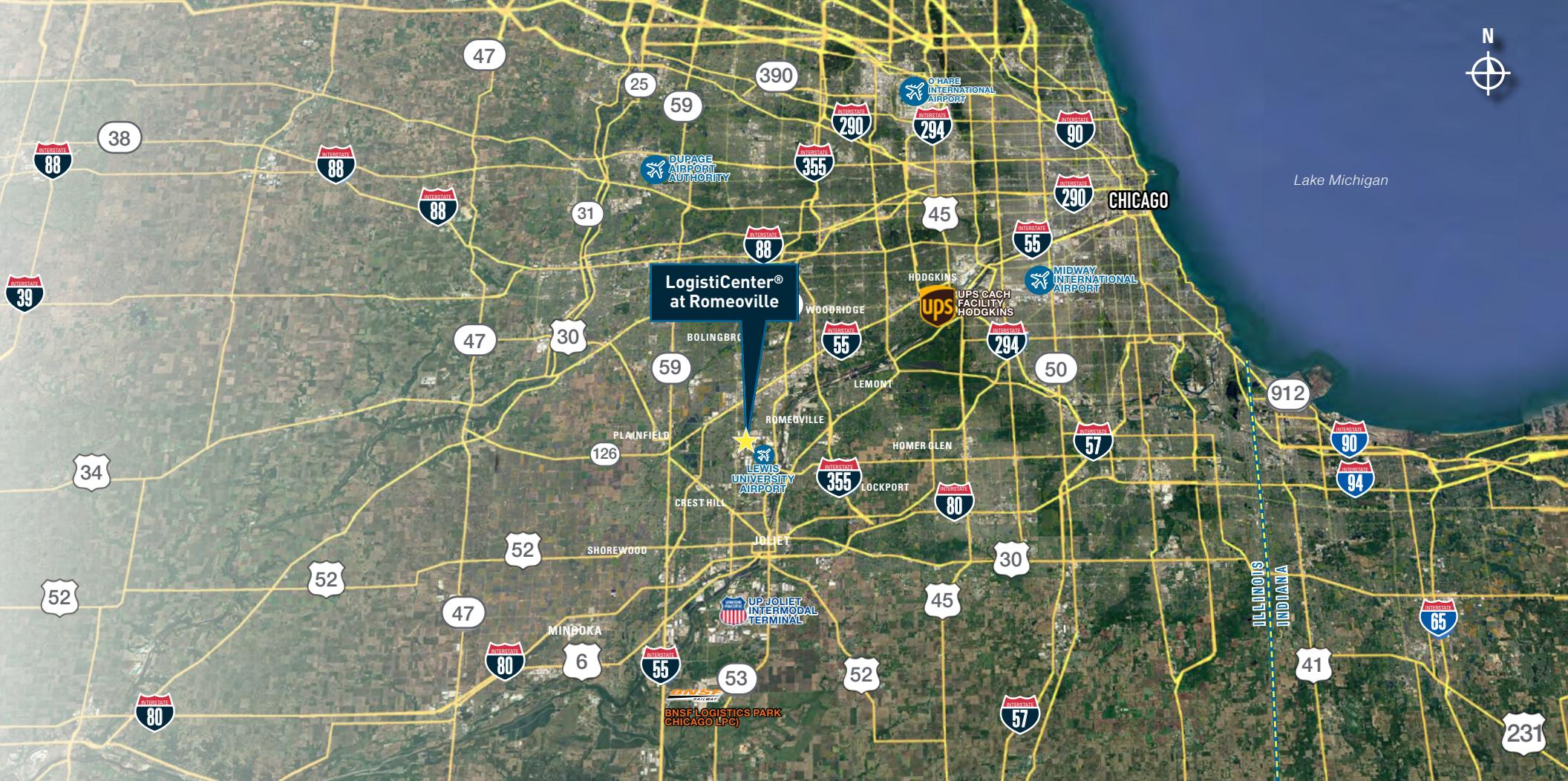
Building Specifications



Property Specifications

Building Footprint	± 460,428 SF (Divisible)
Site Size	± 38.7 AC
Office Area	4,000 SF (Speculative)
Clear Height	40'
Building	1,034' x 444'
Fire Suppression	ESFR
Column Spacing	52' x 54'
Speed Bay	52' x 60'
Dock-High Doors	51 Exterior (expandable to 120)
Grade-Level Doors	4
Car Parking	264 Spaces
Trailer Parking	131 Stalls
Truck Court	185'6"
Power	4,000 amps @ 480 volt, 3-phase
Lighting	LED, 30" Candles





Exceptional Access to the Region's Transportation Network

LogistiCenter® at Romeoville
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DERMODY

Key Distances / Fastest Drive-Times (One-Way)

Major Arteries / Interstates	Drive Miles	Drive Time
I-55 Expressway (via Weber Road)	3.1 Miles	8 Minutes
I-355 Expressway (via I-55)	8.8 Miles	14 Minutes
I-80 Expressway (via I-55)	13.2 Miles	12 Minutes
I-294 Expressway (via I-55)	16.6 Miles	22 Minutes
I-88 Expressway (via I-55)	16.6 Miles	22 Minutes
I-90 Expressway (via I-55)	31.8 Miles	45 Minutes
I-290 Expressway (via I-355)	25.8 Miles	30 Minutes
I-88 Expressway (via I-355)	16.2 Miles	21 Minutes
Weber Road	1.0 Miles	3 Minutes
IL-Route 53 / Independence Boulevard	2.3 Miles	5 Minutes
IL-Route 59	6.3 Miles	14 Minutes
Destinations	Drive Miles	Drive Time
Midway International Airport	26.3 Miles	41 Minutes
O'Hare International Airport	35.6 Miles	41 Minutes
Downtown Chicago (Loop)	34.1 Miles	50 Minutes
Union Pacific Joliet Intermodal	24.2 Miles	36 Minutes
BNSF Logistics Park Chicago (LPC)	28.8 Miles	35 Minutes

Location

Strategic Logistics Location.

Located in metro Chicago's desirable I-55 South industrial corridor, **LogistiCenter® Romeoville** offers exceptional access to the region's extensive transportation network.

The site is strategically positioned near major interstates, highways and arterial roads, including I-55, I-355, I-80, I-294, and IL-53.

O'Hare International Airport is ± 36 miles away, while Midway International Airport is approximately ± 25 miles away.

The Union Pacific Joliet Intermodal Terminal gate is approximately 24 miles away while BNSF Logistics Park Chicago is located approximately 29 miles away.

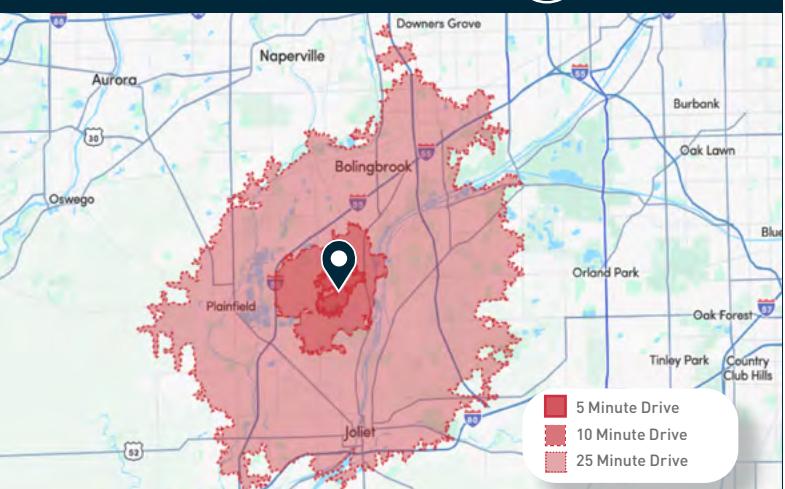
LogistiCenter® at Romeoville offers a prime location with convenient access to abundant skilled labor and a wide array of nearby retail amenities.



Labor Demographics (within a 25 minute drive time)



226,290
LABOR FORCE



Corporate Neighbors

① RJW Logistics	⑨ Ener Systems	⑯ Aryzta	㉗ Florstar
② Pactiv	HnH Cycles	ODW Logistics	US Cabinet Depot
③ APL	Jurassic Junk Removal	Jach	Vital Proteins
Lego Brand Retail	PuroClean of Romeoville	JB Hunt (Ross)	Amerisource Bergren
Mattress Firm	QCA Roofing	National Express Carriers	FedEx Ground
④ Wilton Industries	Stan's Roofing & Siding	Seps, Inc.	RJW Logistics
⑤ FedEx	⑩ RJW Logistics	Viga Design	MIQ Logistics
⑥ Pactiv	Crate&Barrel	⑫ Quality Custom Distribution	Pactiv Evergreen
⑦ Geodis Logistics	Integrity Trade Services	Lennox Stores (Parts Plus)	CJ Logistics America
⑧ Cougar Package Solutions	⑯ Pioneer Technologies	⑬ Metalrays	Hub Group
D/C Electronic Solutions	Illing Packaging	⑮ Chicago Tube & Iron	Geodis
Illing Packaging	Movu Robotics	⑯ Cadrex	RJW Logistics
Rubber	Rubber	Clean Energy	Wayfair
Senese & Associates	Senese & Associates	PNA Molding	
Stow USA	Tangkula	⑰ Great Kitchens	
Tangkula	United Tire & Wheel		
United Tire & Wheel	Vpet USA		
Vpet USA			



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About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis, New Jersey, and Reno. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About Broker

NAI Hiffman is a full-service, privately owned commercial real estate brokerage, management and advisory services company, headquartered in Oakbrook Terrace, Illinois with additional offices across the country to serve our clients. NAI Hiffman is our Chicago-based brokerage operation, and is the Chicago representative of NAI Global, a robust real estate services platform with more than 220 member firms worldwide. Hiffman employs over 260 management and brokerage professionals, and manages and leases in excess of 650 assets in the Chicagoland area including retail, office, medical office and industrial properties.

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