

HILLSIDE LOGISTICS CENTER

CHICAGO
WEST COOK COUNTY SUBMARKET

5999 Butterfield Road
Hillside, Illinois 60162



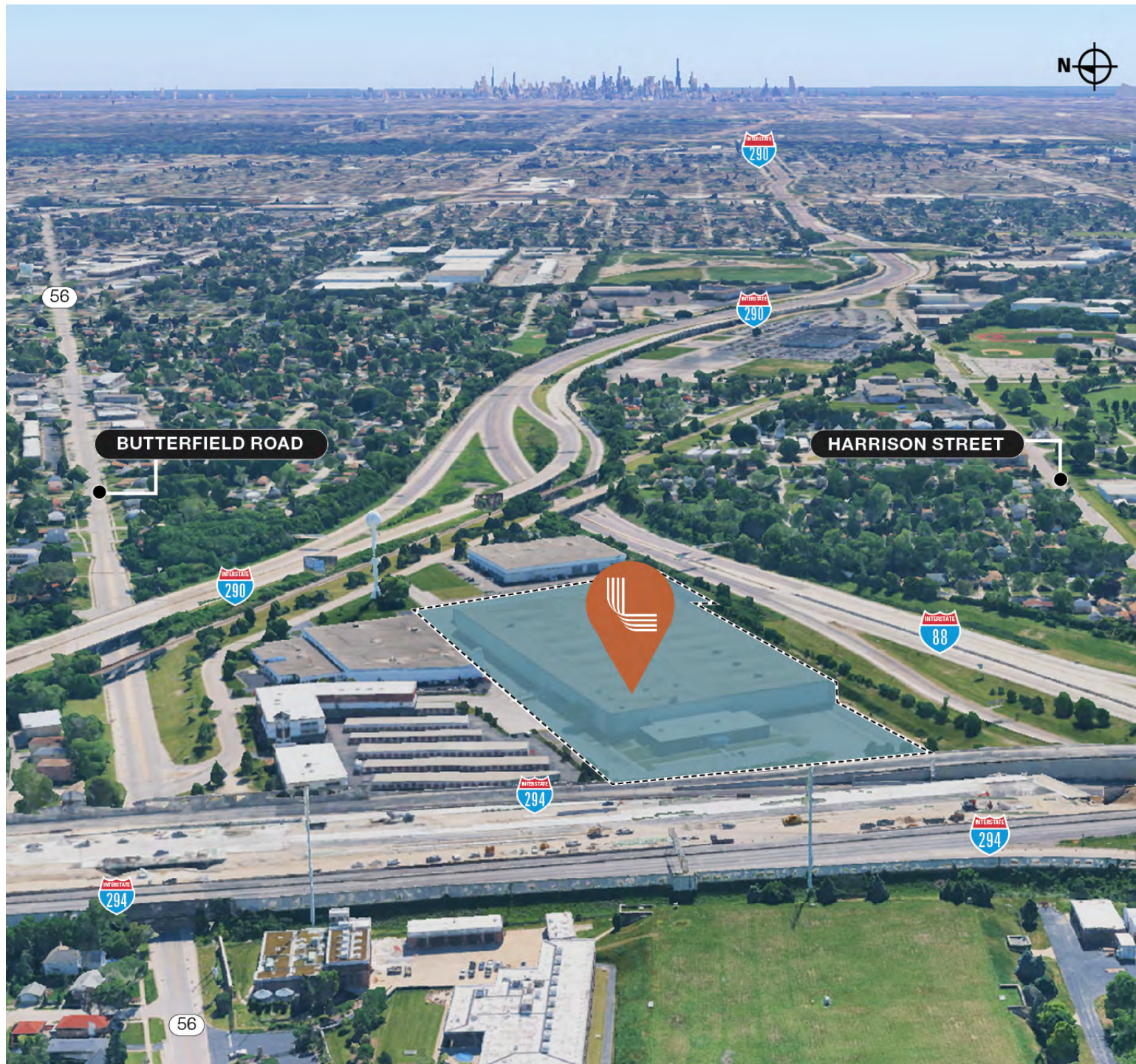
FOR SALE OR LEASE

±295,393 SF (divisible)



REPRESENTED BY

NAI Hiffman
Commercial Real Estate Services, Worldwide.



KEY DISTANCES



INTERSTATES

DRIVE MILES (ONE-WAY)

- I-294 ±4.6 miles
- I-290 ±2.9 miles
- I-88 ±2.4 miles
- I-55 ±9.8 miles
- I-355 ±6.9 miles
- I-80 ±30.0 miles
- I-90 ±16.2 miles
- I-94 ±10.7 miles
- I-57 ±25.5 miles



ARTERIAL ROADS & HIGHWAYS

DRIVE MILES (ONE-WAY)

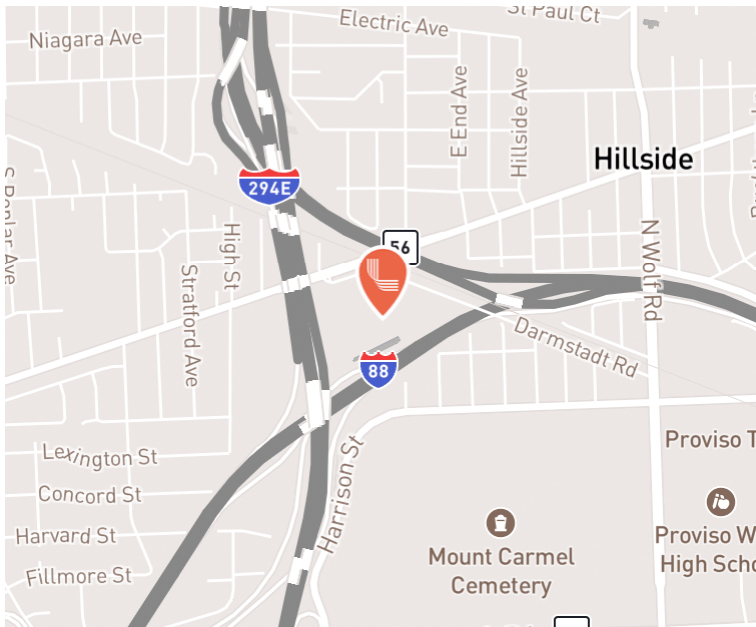
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|----------------------------|------------|------------------------------|-------------|
| • Lake Street (Rte 20) | ±4.6 miles | • Cicero Avenue (IL-50) | ±8.9 miles |
| • Ogden Avenue (Rte 34) | ±6.2 miles | • Butterfield Road (IL-56) | ±0.9 miles |
| • LaGrange / Mannheim Rd | ±2.2 miles | • North Avenue (Rte 64) | ±2.8 miles |
| • Irving Park Road (IL-19) | ±7.1 miles | • Archer Avenue (IL-171) | ±4.4 miles |
| • Roosevelt Road (IL-38) | ±1.5 miles | • Kingery Highway (IL-83) | ±2.7 miles |
| • Harlem Avenue (IL-43) | ±5.2 miles | • Elgin-O'Hare Xway (IL-390) | ±16.5 miles |



Loading Docks



Office Facade



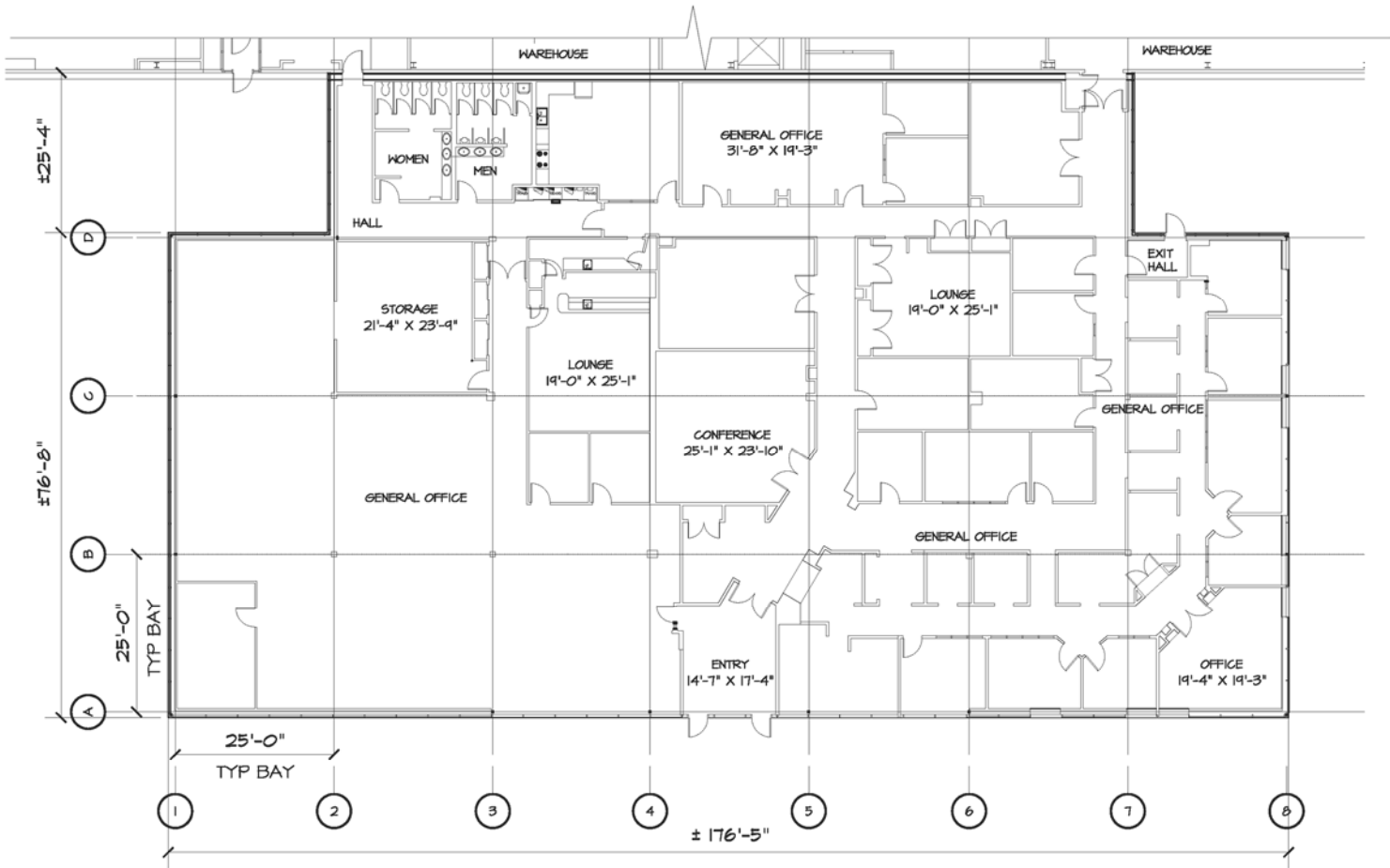
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Building Size	+/- 295,393 SF (divisible)
Main Office Area	+/- 16,675 SF
Temp-Controlled Area	+/- 45,000 SF
Clear Height	27'-6"
Loading Docks	24 Interior; 6 Exterior
Drive-in Doors	3
Car Parking	190 Spaces
Trailer Parking	25 Secured Stalls
Power Service	3,000 Amps @ 480 Volts
Fire Protection	ESFR

Hillside Logistics Center offers unmatched accessibility at the crossroads of Butterfield Road (IL-56), I-88, I-294, and I-290. With over 400,000 vehicles passing by daily, the property provides exceptional visibility and prominent signage opportunities. Its strategic location offers convenient access to the Chicago CBD, surrounding suburbs, premier retail amenities, and a highly skilled labor pool. The facility is ideally positioned for regional and national distribution, located just 11 miles from O'Hare International Airport and 12.9 miles from Midway International Airport.

- Excellent distribution / fulfillment facility
- Courier / van loading with 24 interior loading docks
- Full glass, high image front office
- Bright warehouse interior with high-output lighting
- Additional shipping offices and restrooms located in warehouse area
- Separate warehouse employee entrance
- Driver's waiting area with restrooms
- Temperature-controlled area

±295,393 SF (divisible)



Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

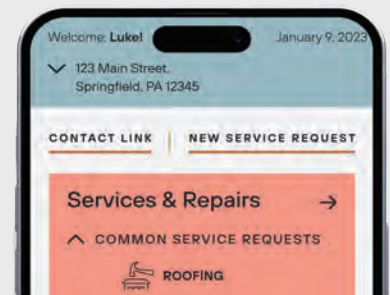


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



**500 Million
Square Foot
Portfolio**

Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



CONTACT INFORMATION

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REPRESENTED BY

