

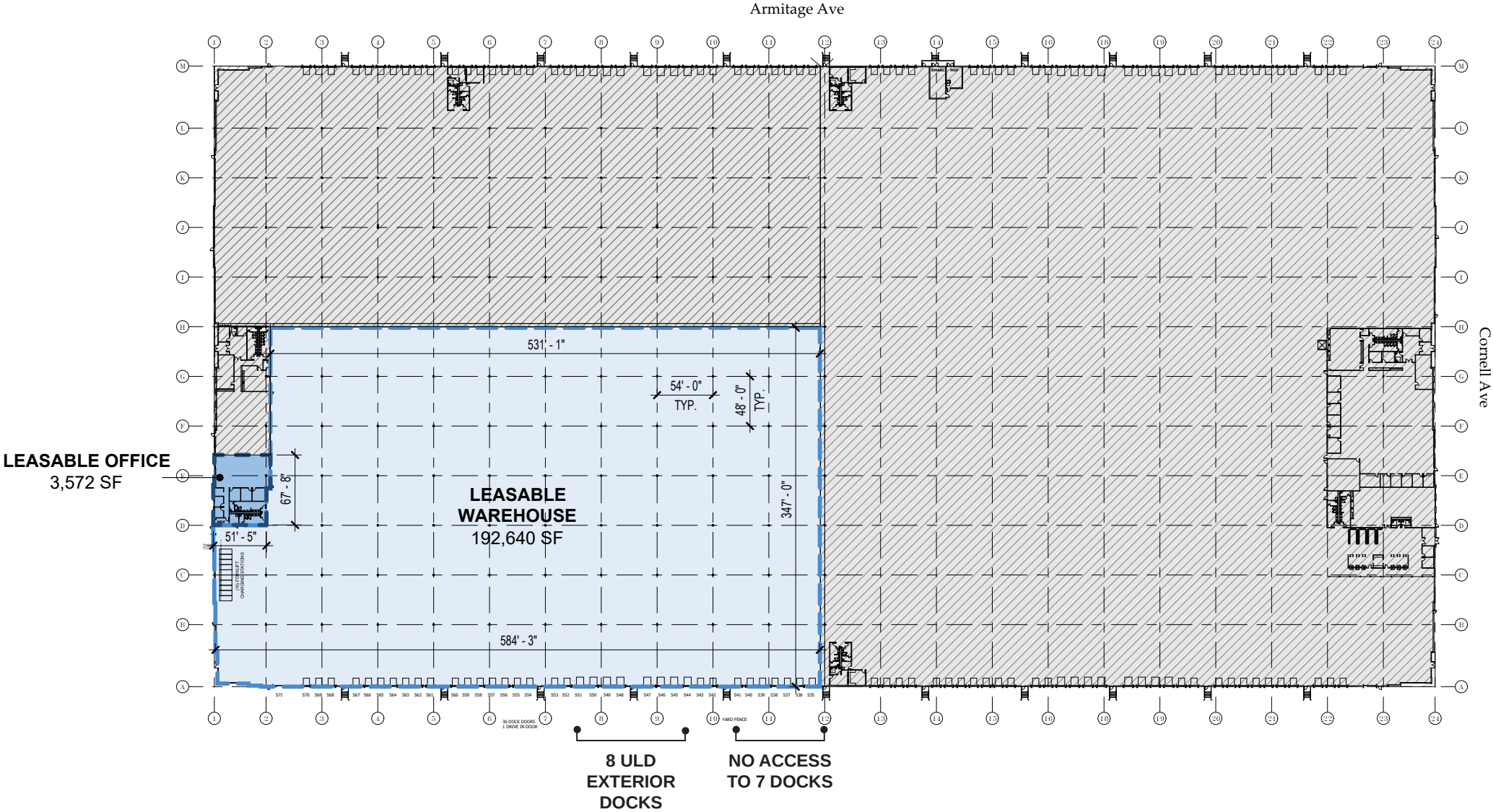
Sublease Melrose Park

2050 Cornell Avenue | Melrose Park, IL 60160



Property Features

- Building Size: 706,866 SF
- Available Size: ±196,212 SF
- Ceiling Height: 40’
- 21 Exterior docks
- 8 ULD Exterior docks
- 1 Drive-in door
- Car Parking: 169 Stalls
- Power: 800 Amps / 480 Volts
- Trailer Parking: 36 Stalls
- Truck Court 130’
- Office Space: ±3,572 SF
- ESFR sprinklered
- 10 Existing forklift charging stations



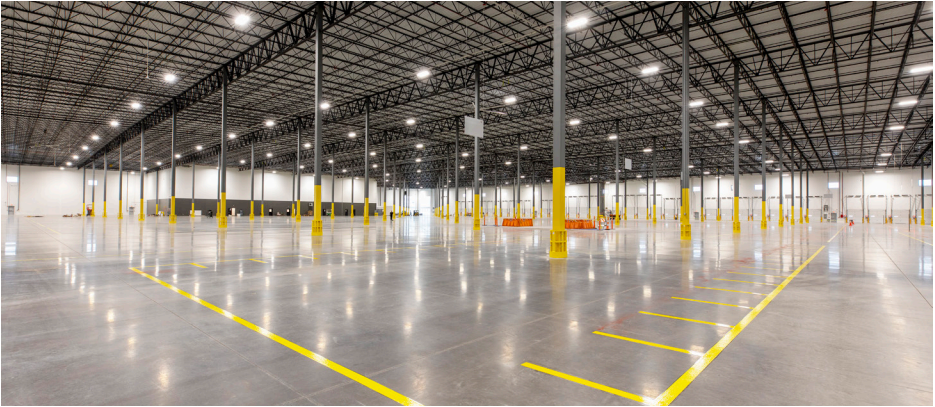
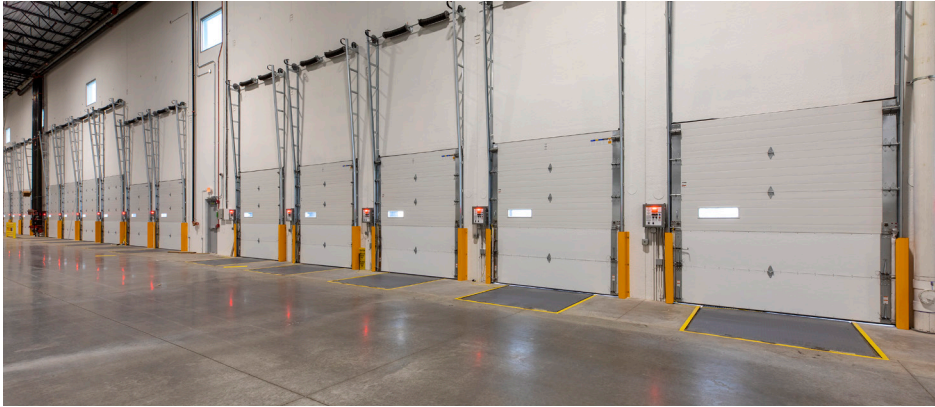
Aerial Overview



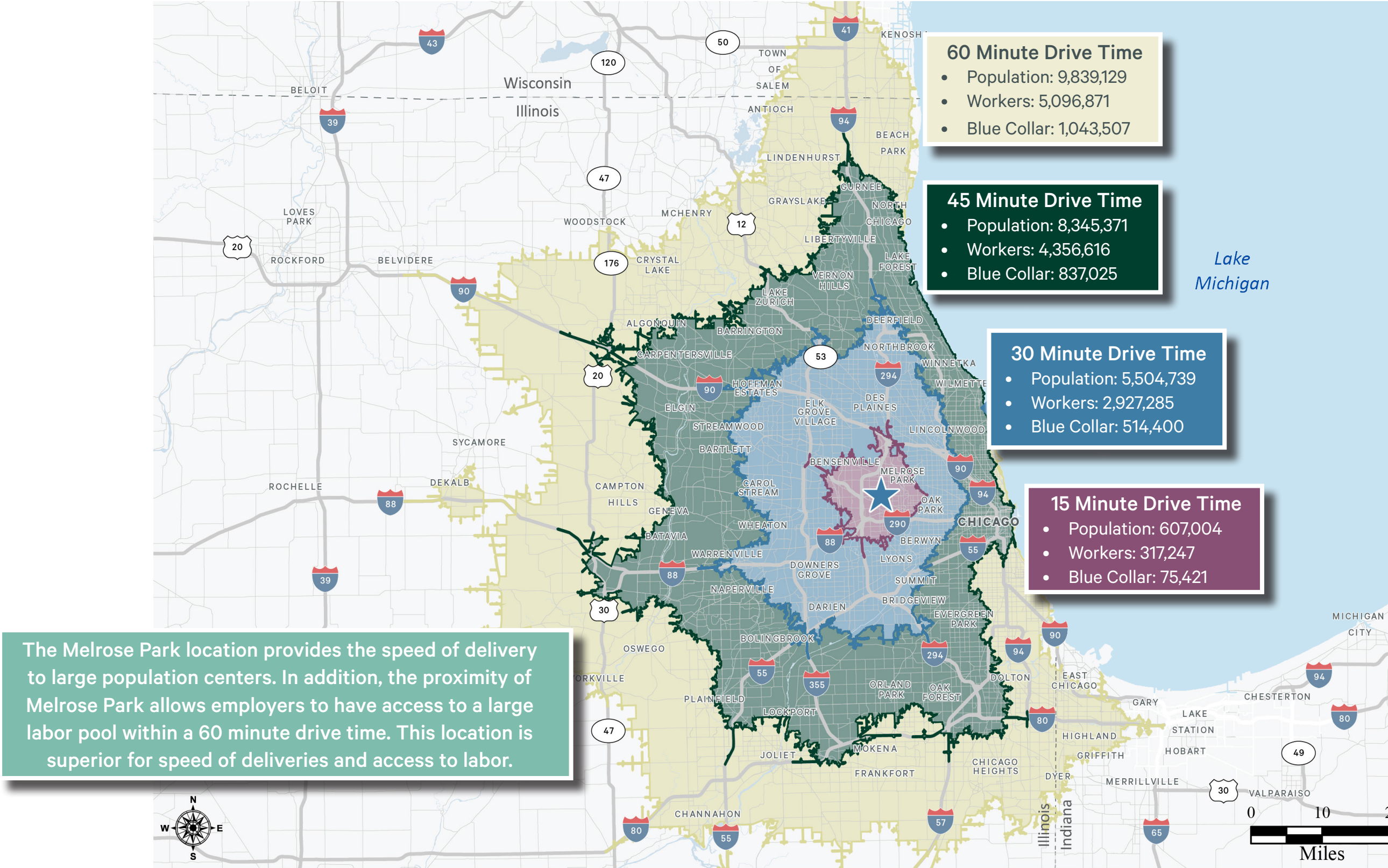
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For Sublease

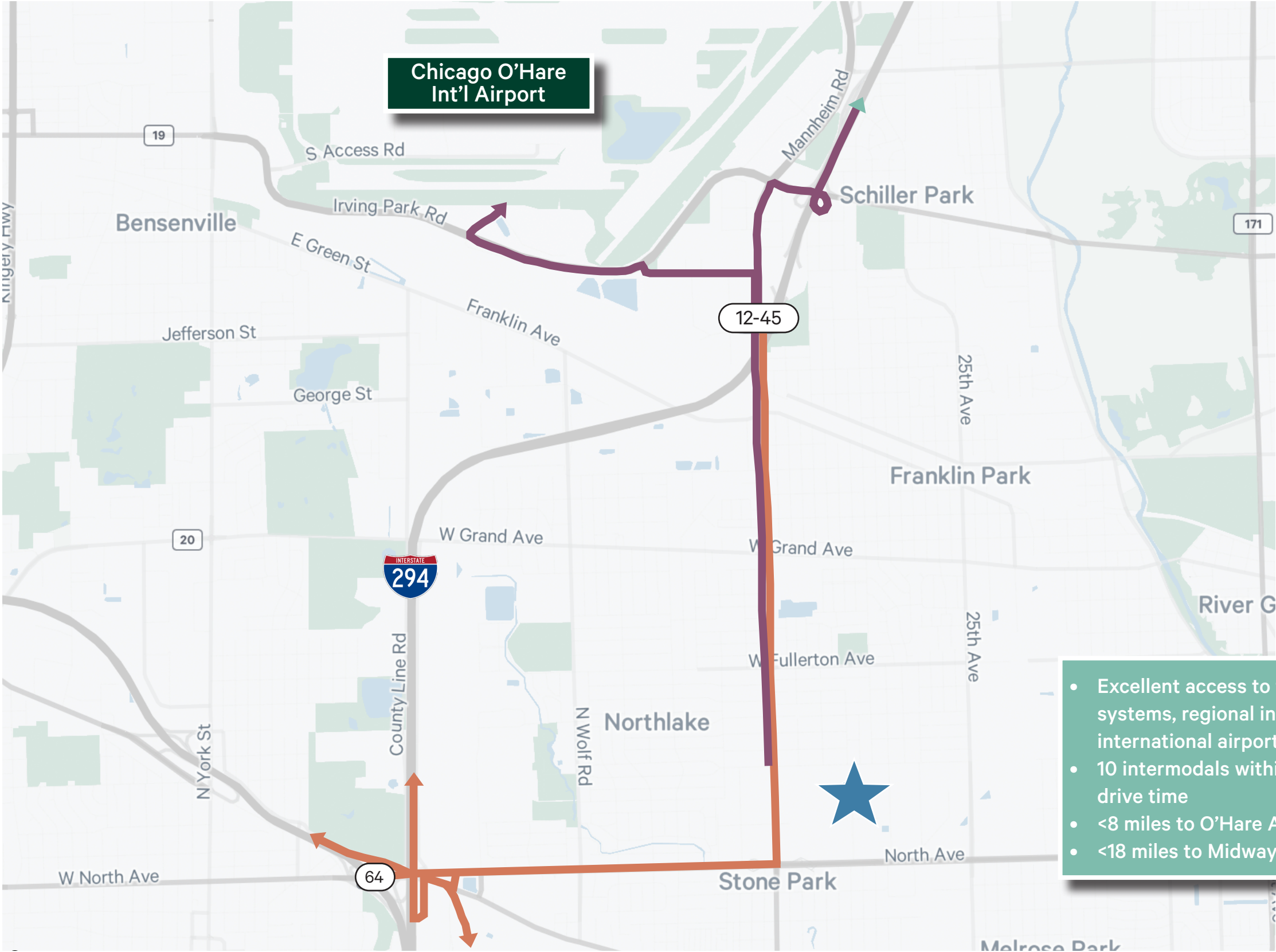
Property Photos



Superior Access to Labor/Speed of Delivery



Highway Access



- Excellent access to the highway systems, regional intermodals, and international airports
- 10 intermodals within 45 minutes drive time
- <8 miles to O'Hare Airport
- <18 miles to Midway Airport

Why Chicago?

Highlights



Centrally Located with easy access to the world due to its diverse transportation infrastructure



35 Fortune 500 Headquarters



400+ Corporate Headquarters



3rd Chicago Metro is largest industrial big-box market in North America



3rd Largest city in the nation

Transportation & Infrastructure



6 Class-One North America railroads hub



11 Truck rail lines



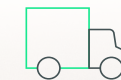
14 Freight rail Lines



3rd Illinois has 3rd most interstate routes and mileage in U.S



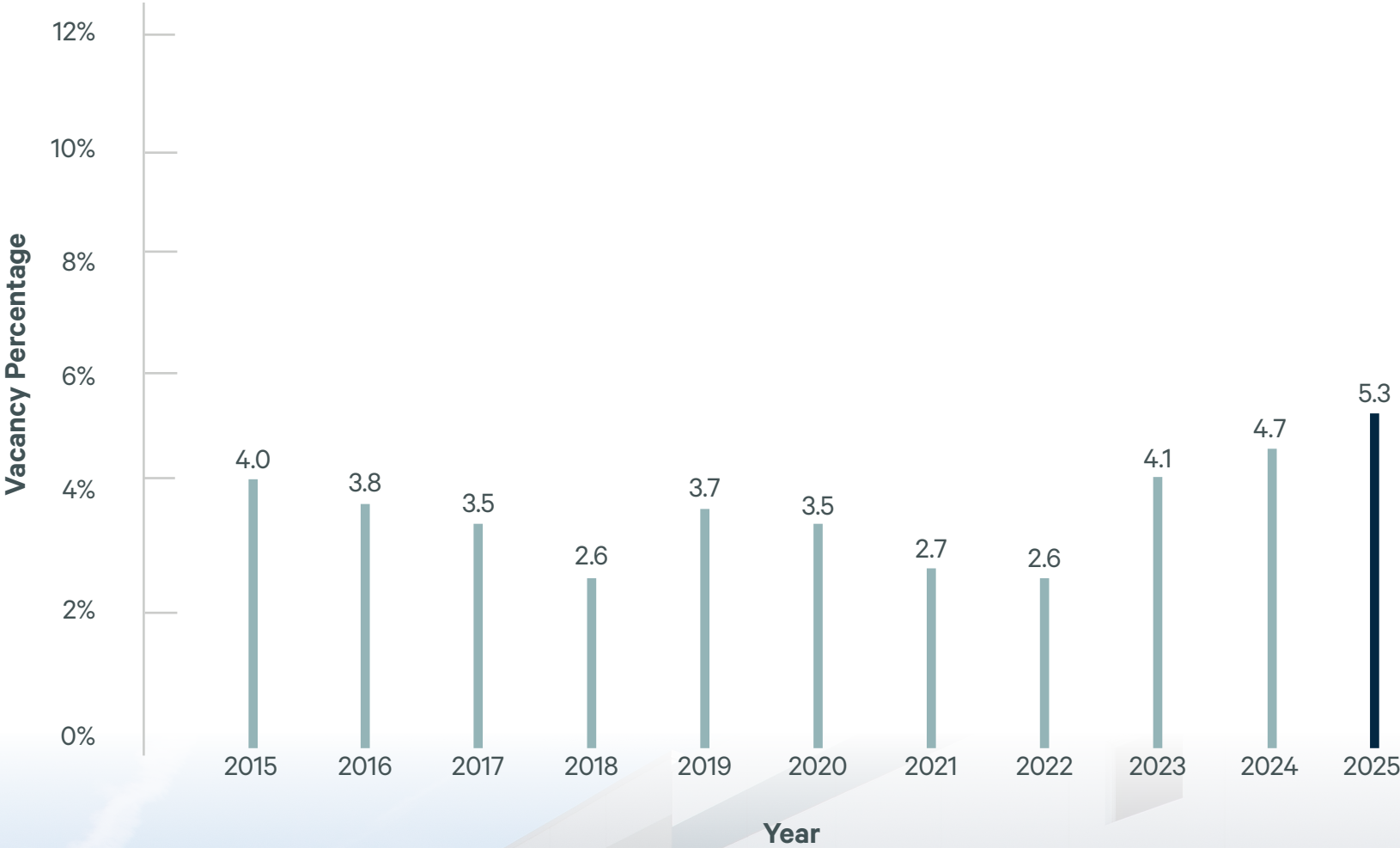
2nd O'Hare busiest airport in the nation




2nd Largest trucking workforce

Chicago Market Overview


Chicago Historical Vacancy




Chicago Key Highlights




1,169,093,735 SF ⁽¹⁾
Industrial Case | Q3 2025



4,924,731 SF ⁽²⁾
YTD Net Absorption | Q3 2025



5.3%
Vacancy | Q3 2025



7,491,653 SF
YTD Construction Completions

[1] Largest industrial market in the U.S.
[2] 50+ Consecutive Quarter of Positive Net Absorption





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