



WHERE BUSINESS WINS



3 BUILDINGS TOTALING 620,000 SF DELIVERING Q4 2019

PROPERTY

FEATURES



BET ON MODERN

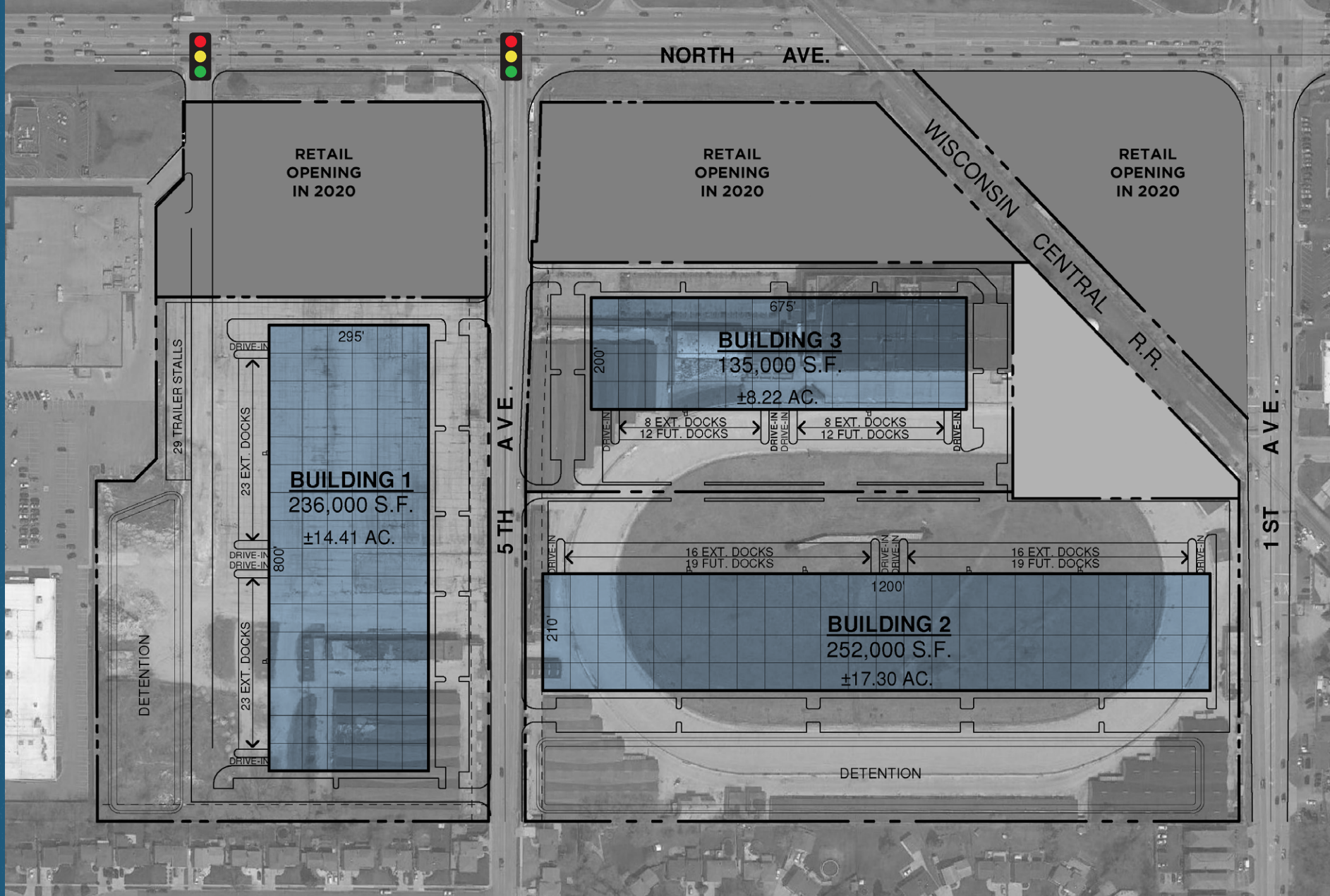
Chariot Logistics Center sits on nearly 40 acres and features three state-of-the-art industrial buildings ranging in size from 135,000 SF to 252,000 SF. Set to deliver in October 2019, the project includes modern building designs, flexible unit sizes, a strong labor pool, 6B tax incentive, and endless retail amenities within a strategic location for servicing Chicago and suburban markets.

1800 N 5th Ave
Melrose Park, IL



SITE

PLAN



SIZE

FLEXIBILITY

1800 N 5th Ave
Melrose Park, IL

BUILDING 1 1800 N 5th Avenue

±236,000 SF
32' Clear Height
24 Exterior Docks
(Expandable to 46)
4 Drive-in Doors
196 Parking Spaces
29 Trailer Stalls

BUILDING 2 1801 N 5th Avenue

±252,000 SF
32' Clear Height
32 Exterior Docks
(Expandable to 70)
4 Drive-in Doors
238 Parking Spaces

BUILDING 3 1825 N 5th Avenue

±135,000 SF
32' Clear Height
16 Exterior Docks
(Expandable to 30)
2 Drive-in Doors
(Expandable to 4)
177 Parking Spaces



LOCATION

HIGHLIGHTS



O'HARE



BUILT FOR SPEED

Located along North Avenue between First and Fifth Avenues, **Chariot Logistics Center** was formerly home to Maywood Park, a half-mile harness racetrack that began hosting wagered races in 1946 and operated until its closing in 2015. The first televised harness race in the country took place at Maywood Park in 1947 and was the scene of numerous world records in the years to come.

Today, **Chariot Logistics Center** is being transformed into an industrial hub in an unmatched location, offering speedy access to Chicago and suburban markets.



1.5 miles to
RIVER FOREST

2.5 miles to
I-290

3.2 miles to
OAK PARK

4.8 miles to
I-294

6 miles to
I-88

7 miles to
O'HARE AIRPORT

8.8 miles to
**WICKER PARK
& BUCKTOWN**

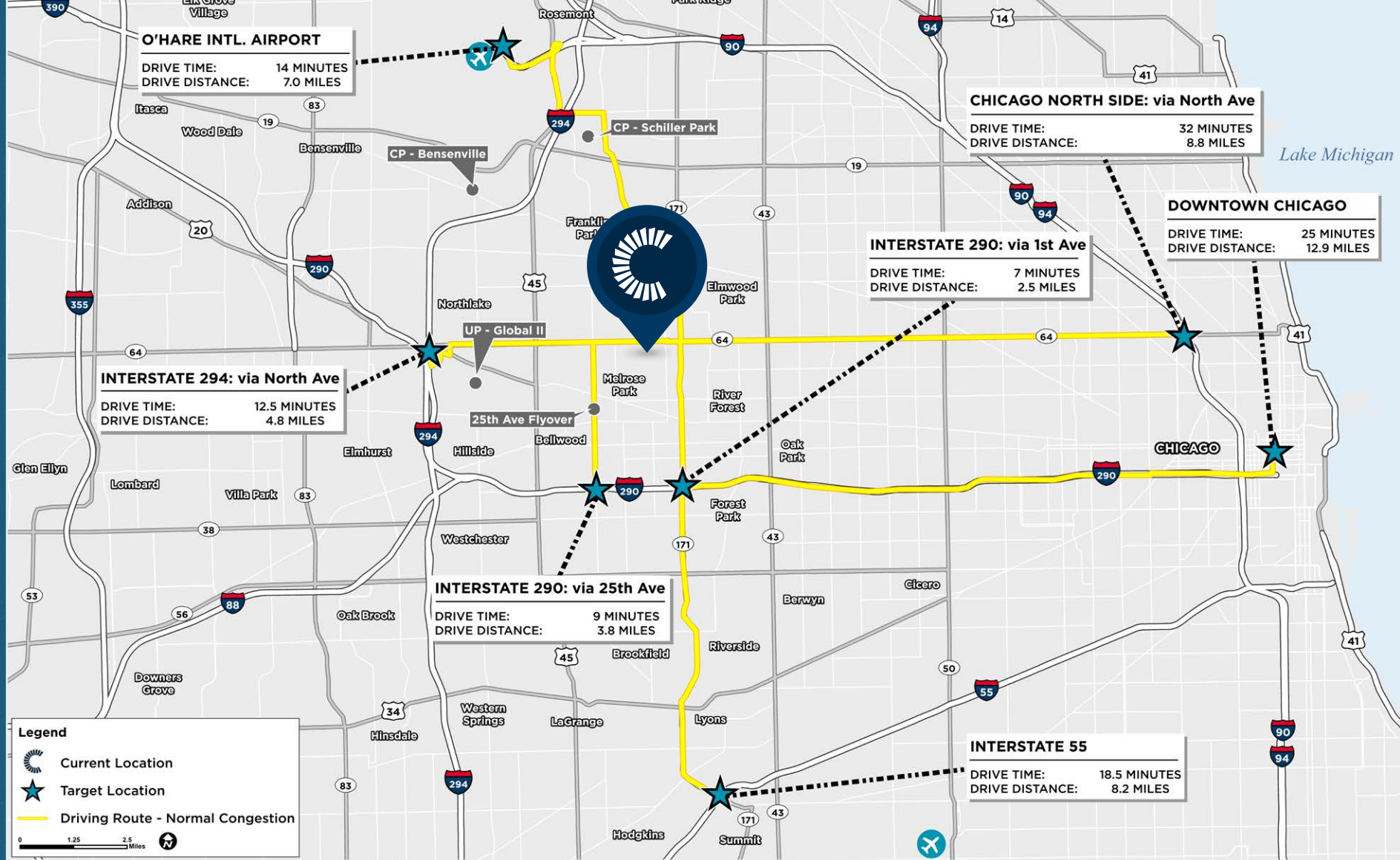
12.9 miles to
**CHICAGO'S
CBD**

1800 N 5th Ave
Melrose Park, IL



THE

ACCESS



OPENING THE GATES TO CHICAGO & BEYOND



**7 MINUTES TO
INTERSTATE 290**



**25 MINUTES TO
DOWNTOWN CHICAGO**



**14 MINUTES TO
O'HARE AIRPORT**



THE

ADVANTAGE

25 MINUTE DRIVE TIME
POPULATION: 2.1 MILLION
BLUE COLLAR: 230,629
EMPLOYEES: 1,043,569

5 MILE RADIUS
POPULATION: 628,603
BLUE COLLAR: 78,430
EMPLOYEES: 300,498

Legend

- Current Location
- Target Location
- Driving Route - Normal Congestion

0 2 4 Miles

ELMWOOD PARK

DRIVE TIME: 7.0 MINUTES
DRIVE DISTANCE: 2.7 MILES
RESIDENTIAL POP: 25,151
DAYTIME WORKERS: 3,413
DAYTIME RESIDENTS: 12,409

RIVER FOREST

DRIVE TIME: 5.8 MINUTES
DRIVE DISTANCE: 2.4 MILES
RESIDENTIAL POP: 11,063
DAYTIME WORKERS: 5,166
DAYTIME RESIDENTS: 5,723

BUCKTOWN / WICKER PARK

DRIVE TIME: 28.7 MINUTES
DRIVE DISTANCE: 13.3 MILES
RESIDENTIAL POP: 41,883
DAYTIME WORKERS: 18,686
DAYTIME RESIDENTS: 12,025

OAK PARK

DRIVE TIME: 10.0 MINUTES
DRIVE DISTANCE: 3.5 MILES
RESIDENTIAL POP: 51,793
DAYTIME WORKERS: 20,799
DAYTIME RESIDENTS: 23,101

BERWYN

DRIVE TIME: 20.2 MINUTES
DRIVE DISTANCE: 7.8 MILES
RESIDENTIAL POP: 57,618
DAYTIME WORKERS: 12,300
DAYTIME RESIDENTS: 30,540

THE ODDS ARE IN YOUR LABOR | 25-MINUTE DRIVE-TIME STATS



POPULATION
OF 2.1 MILLION



1,043,569
EMPLOYEES



230,629 BLUE-COLLAR
WORKERS



LOCAL

AMENITIES



● Restaurants

- | | | |
|--------------------|----------------------|-----------------------|
| 1 Olive Garden | 10 Denny's | 19 Gene & Jude's |
| 2 Home Run Inn | 11 Burger King | 20 Russell's Barbeque |
| 3 Chick fil A | 12 Five Guys Burgers | 21 Johnnie's Beef |
| 4 Toms Steak House | 13 Dunkin Donuts | 22 Burger MooVment |
| 5 Chipotle | 14 Wingstop | 23 Armands Pizzeria |
| 6 Bakers Square | 15 Subway | 24 Panera Bread |
| 7 Wendy's | 16 Starbucks | |
| 8 IHOP | 17 Firehouse Subs | |
| 9 McDonalds | 18 Jimmy Johns | |

● Shopping

- | | |
|---------------|--------------------|
| 1 Jewel Osco | 10 Foot Locker |
| 2 Menards | 11 Party City |
| 3 Food 4 Less | 12 Famous Footwear |
| 4 Target | 13 Work N Gear |
| 5 Walgreens | 14 Dollar Tree |
| 6 ALDI | 15 CVS |
| 7 Costco | 16 Fresh Thyme |
| 8 Marshalls | 17 Walgreens |
| 9 Best Buy | |

● Fitness

- | |
|------------------|
| 1 Xsport Fitness |
| 2 LA Fitness |



LARRY GOLDWASSER, SIOR

Executive Director

+1 312 470 2323

larry.goldwasser@cushwake.com

COLIN GREEN

Senior Director

+1 312 470 2322

colin.green@cushwake.com

MATT COWIE

Director

+1 312 470 1872

matt.cowie@cushwake.com

MICHELLE MAGUIRE

Senior Brokerage Coordinator

+1 312 470 2305

michelle.maguire@cushwake.com

