



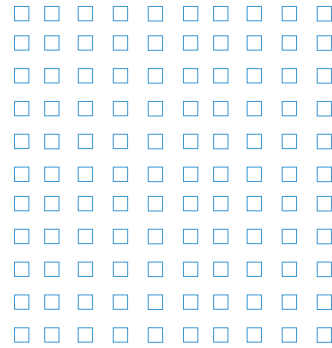
# SPECULATIVE FREEZER/COOLER

STATE-OF-THE-ART, 50' CLEAR REFRIGERATED FACILITY

+392,613 SF | Divisible | 26.25 Acres

25815 W. 143rd Street

Plainfield Business Center - Plainfield, IL



CHICAGO FACILITY  
READY FOR OCCUPANCY



# CHICAGO BUILDING SPECIFICATIONS

<b>RBA 392,613 SF (Divisible)</b>	Freezer Areas: 100% freezer-capable, designed to be divisible  Office: spec for (2) ±3,600 SF areas
<b>Column Spacing</b>	60'w x 50'd Column Grids (Refrigerated Warehouse)  60'w x 60'd Column Grids (Cold Dock)"
<b>Clear Height</b>	50' clear storage
<b>Building Floor Slab</b>	Shrink compensating slab with insulated underfloor and glycol underfloor heat
<b>Refrigeration System</b>	Rooftop zone systems providing convertible room temperatures (-10°F to +35°F with 35°F Cold Dock)  Temperature for the building can range from -10°F to +70°F in zones based on tenant requirement
<b>Loading</b>	51 dock high doors with vertical hydraulic levelers & 2 ramps
<b>Fire Suppression System</b>	TYCO K-34 Quell System
<b>Lighting</b>	LED high bay lighting with motion sensors
<b>Truck Court</b>	160' truck court, with trailer storage opposite from loading
<b>Car Parking</b>	219 spaces (Expandable)
<b>Trailer Parking</b>	65 spaces (Expandable)
<b>Roof</b>	60 mil TPO over EPS

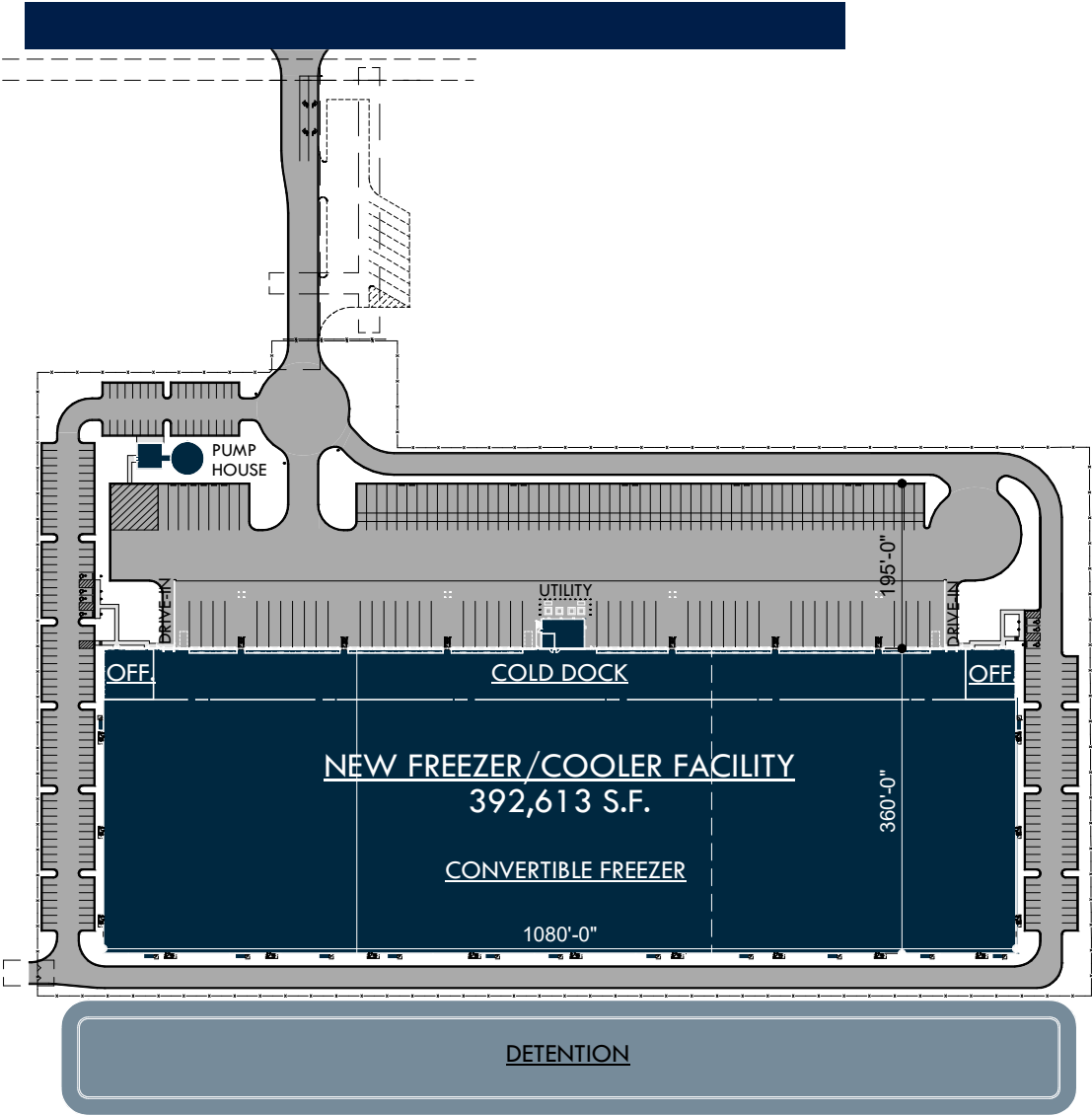
## CHILL DEVELOPMENT IS STRATEGICALLY LOCATED

IN THE CHICAGO INDUSTRIAL MARKET ALONG THE I-55 CORRIDOR

The 143rd Street Corridor improvements will complete the roadway connections from Ridge Road to IL Route 126. Outlined in the Village's Comprehensive Plan and Transportation Mobility Plan, the corridor improvements aim to alleviate congestion in the downtown area, expedite travel time, improve safety, and promote responsible growth.

[CLICK TO VIEW THE REROUTING OF HWY 126 PROJECT OVERVIEW](#)

# CHICAGO SITE PLAN



Class A, state-of-the-art freezer/cooling facility. 50' clear height



Flexible for single-tenant or multi-tenant freezer or cooler requirements



Excellent location for local and/or regional distribution



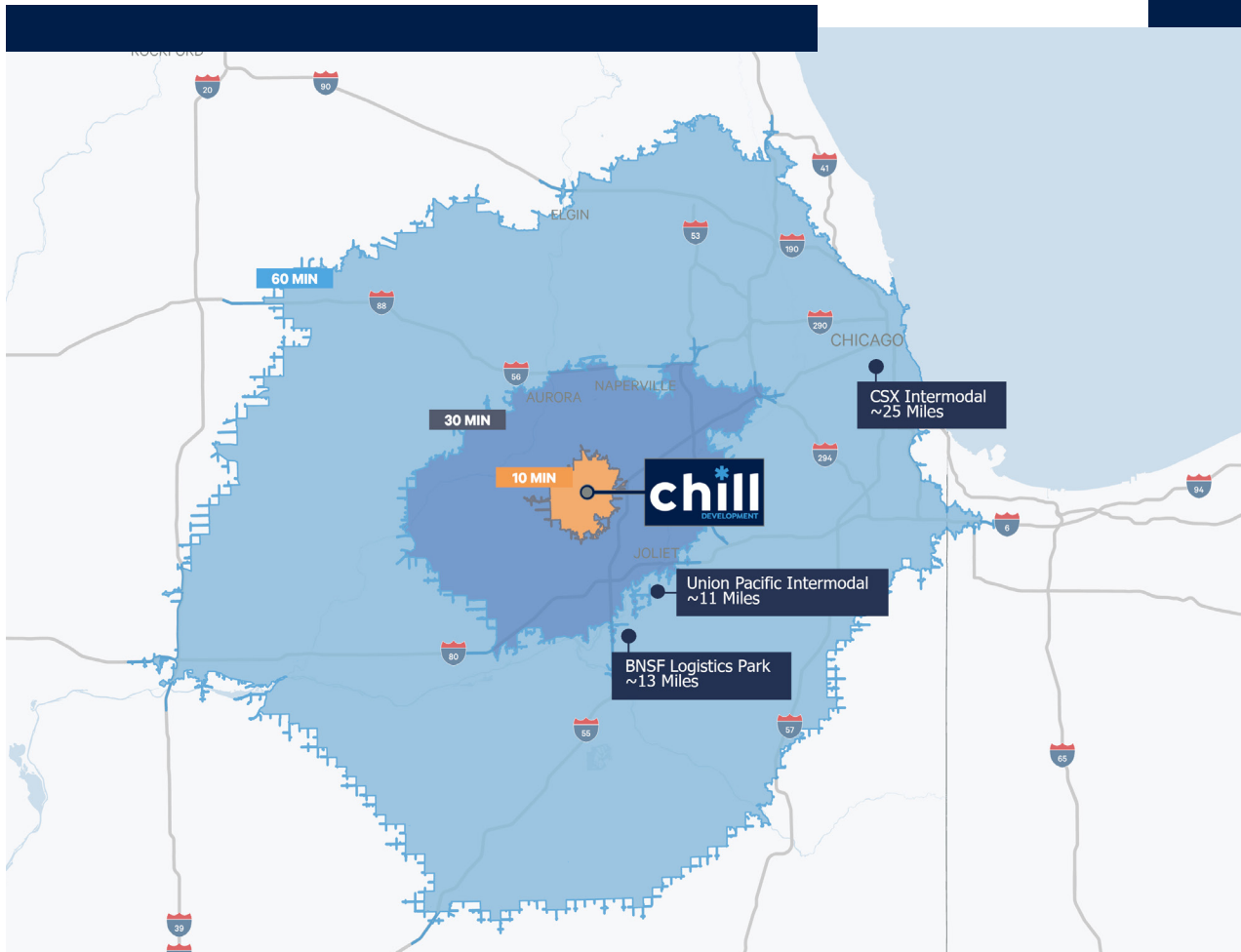
Advantageous DuPage County Property Taxes

# LOCATION HIGHLIGHTS

- Strong corporate industrial neighborhood with available strong qualified labor pool within 5-10 miles
- Strong industrial location to accommodate local, regional, and national distribution

## CHILL DEVELOPMENT IS STRATEGICALLY LOCATED

IN THE CHICAGO INDUSTRIAL MARKET ALONG THE I-55 CORRIDOR



**I-55**

6 Miles

**I-80**

10 Miles

**Union Pacific Intermodal**

11 Miles

**BNSF Logistics Park**

13 Miles

**CSX Intermodal**

25 Miles

**Downtown Chicago**

40 Miles

# CHICAGO DISTRIBUTION CAPABILITY



## Downtown Chicago

40 Miles

## Milwaukee

117 Miles

## Indianapolis

207 Miles

## St. Louis

265 Miles

## Detroit

309 Miles

## Columbus

380 Miles

## Minneapolis

414 Miles

## Kansas City

478 Miles

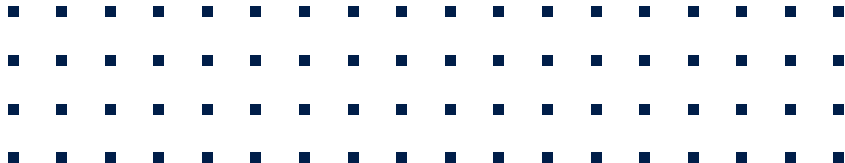
## Nashville

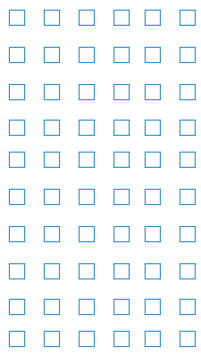
495 Miles

## Toronto

549 Miles

# CHICAGO LOCAL AERIAL





## TRANSFORMING COLD STORAGE DEVELOPMENT

### LEASING CONTACTS

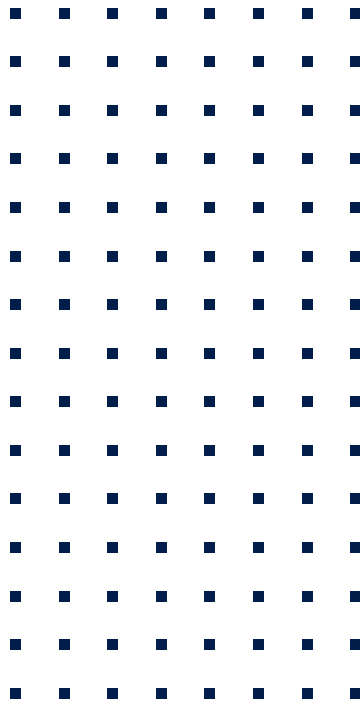
#### KEVIN KELLY

Senior Vice President  
National Food Facilities Group  
+1 972. 375. 6306  
kevin.kelly@cbre.com

#### STEVE LIVADITIS

Senior Vice President  
National Food Facilities Group  
+1 312. 935. 1050  
steve.livaditis@cbre.com

To learn more about Chill Development please visit [chilldevelopmentusa.com](http://chilldevelopmentusa.com)



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