

PROPOSED CONSTRUCTION

FOR SALE
&
FOR LEASE



GOVERNOR'S GATEWAY INDUSTRIAL PARK
UNIVERSITY PARK | ILLINOIS



JOSHUA HEARNE, SIOR
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REINIER PRANGER
630.735.8737
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HIGHLIGHTS



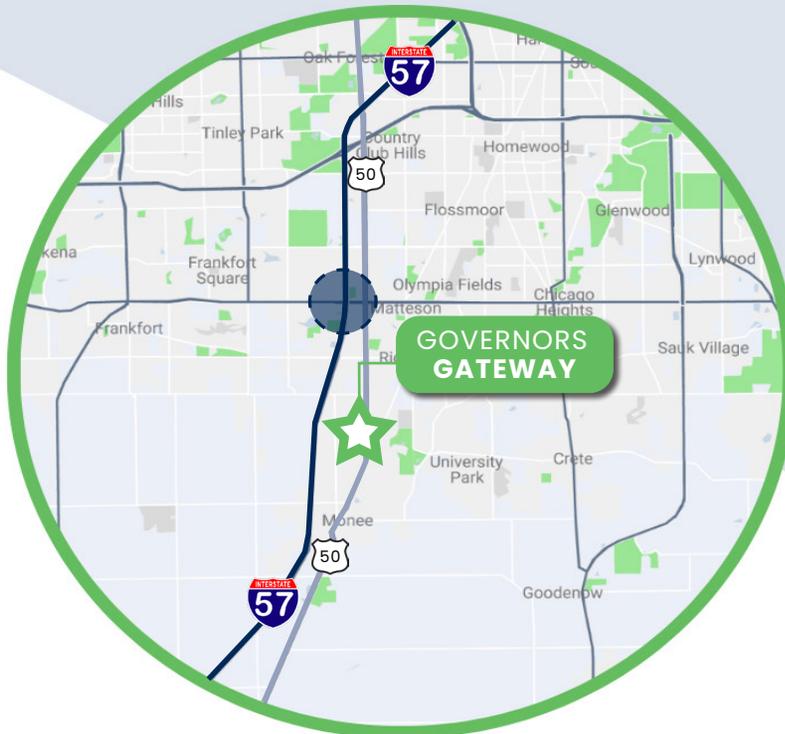
CLOSE PROXIMITY TO I-57 & RT. 50



LOW WILL COUNTY TAXES



ABUNDANT LABOR FORCE



SPECIFICATIONS

Total Available:

22.92 Acres

Option A:

62,120 Sq. Ft. Truck Terminal Site

Option B:

244,000 Sq. Ft. Warehouse

Proposed Options:

Option C:

394 Trailer Parking Site WITH
10,000 Sq. Ft. Maintenance Building

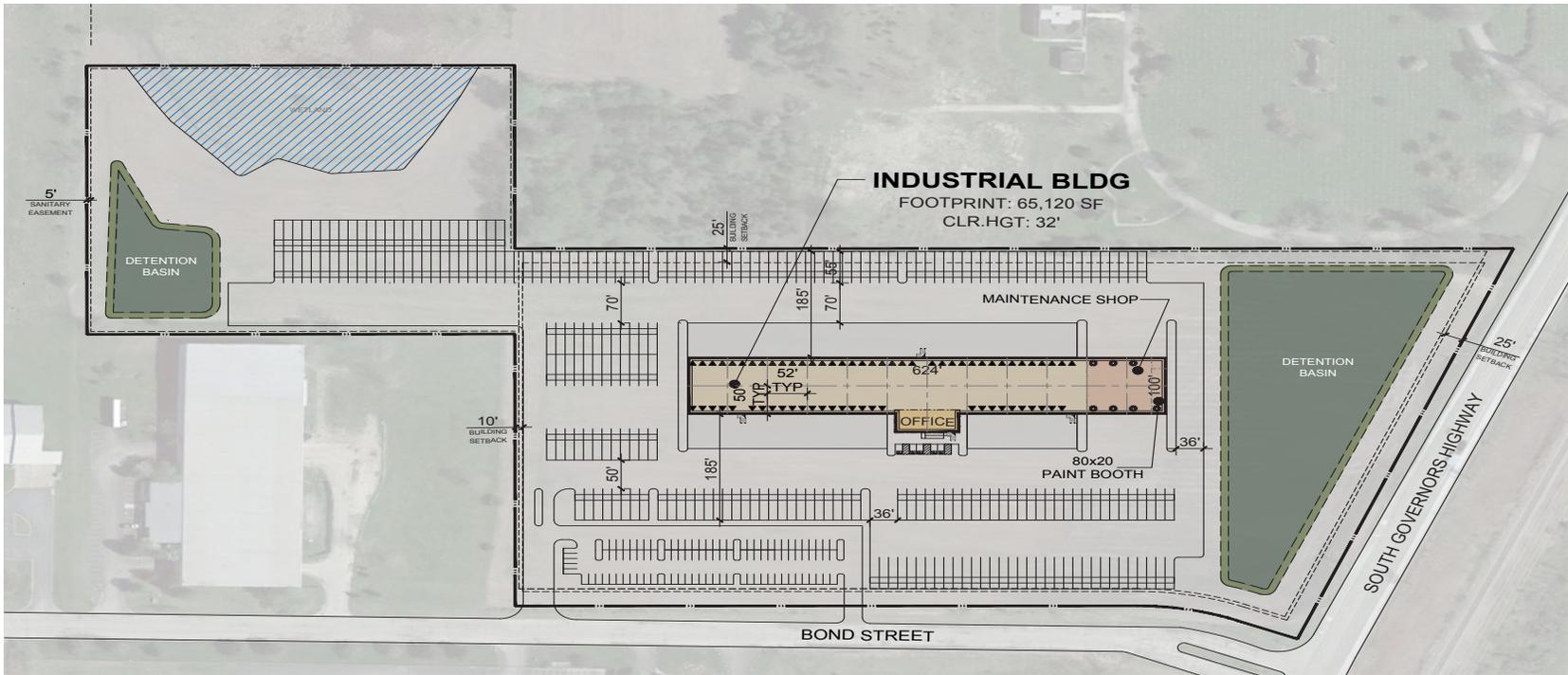
Option D:

415 Trailer Parking Site

DRIVE TIMES:

Indiana Border: 20 MINUTES
Downtown Chicago: 35 MINUTES

Midway Airport: 30 MINUTES
O'Hare Airport: 45 MINUTES



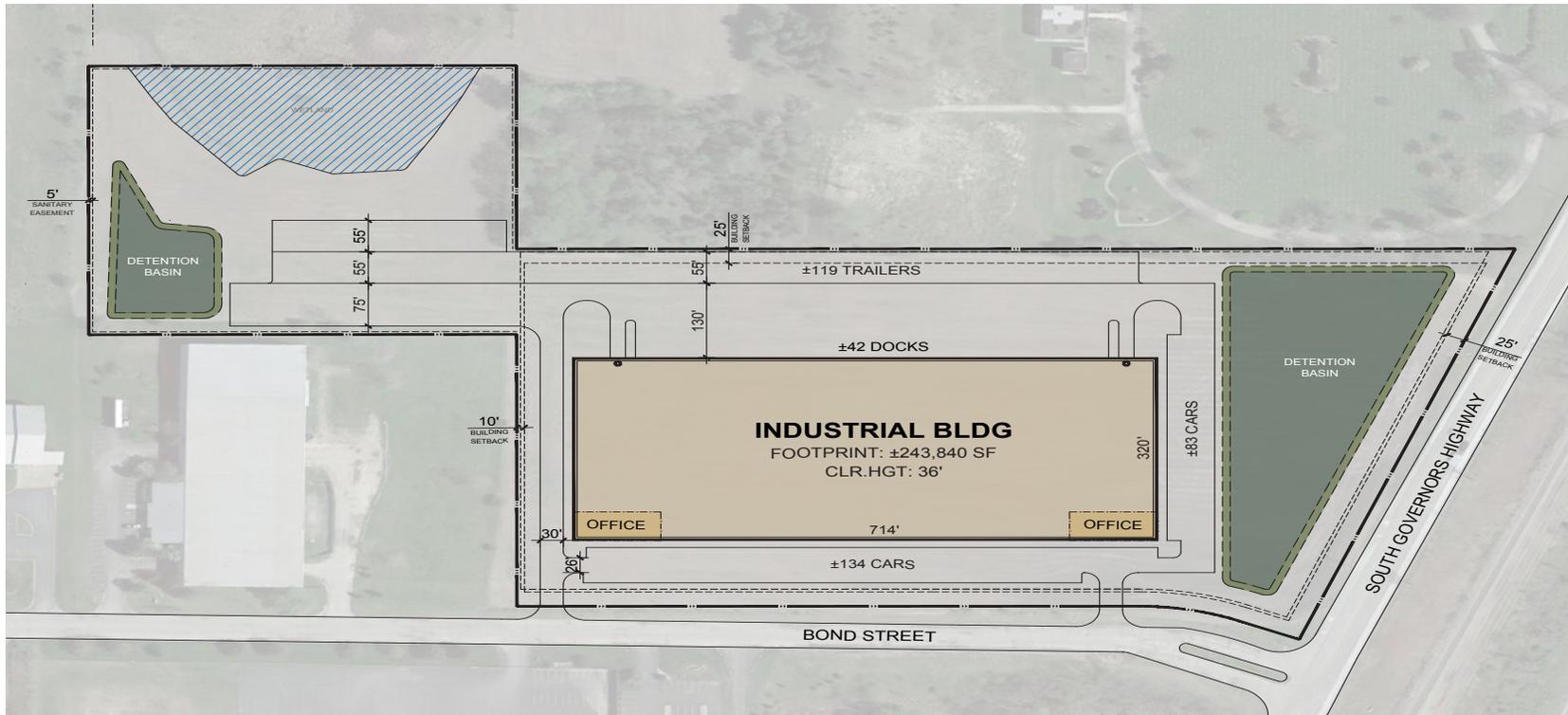
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OPTION B:

244,000 Sq. Ft. Warehouse



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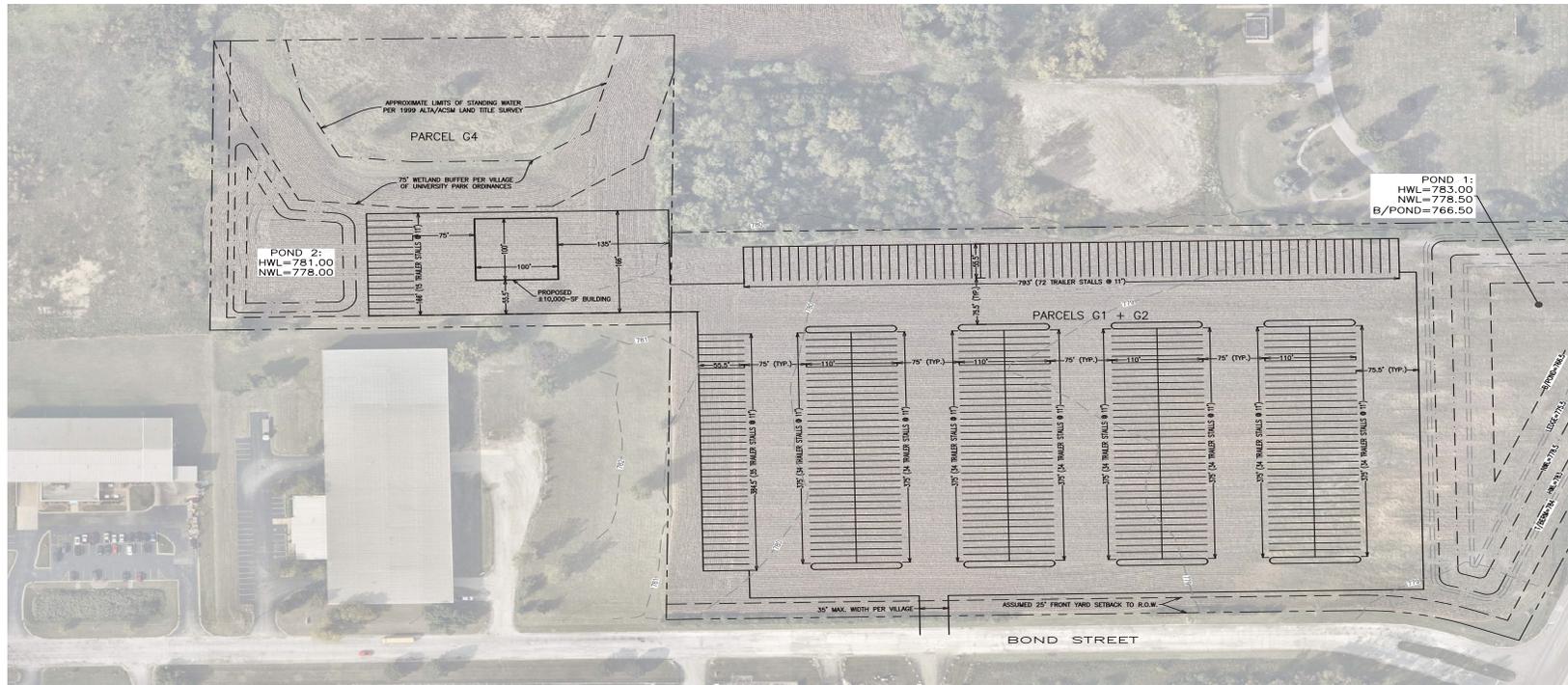
VENTURE ONE
REAL ESTATE



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OPTION C:

394 Trailer Parking | 10,000 Sq. Ft. Maintenance Building



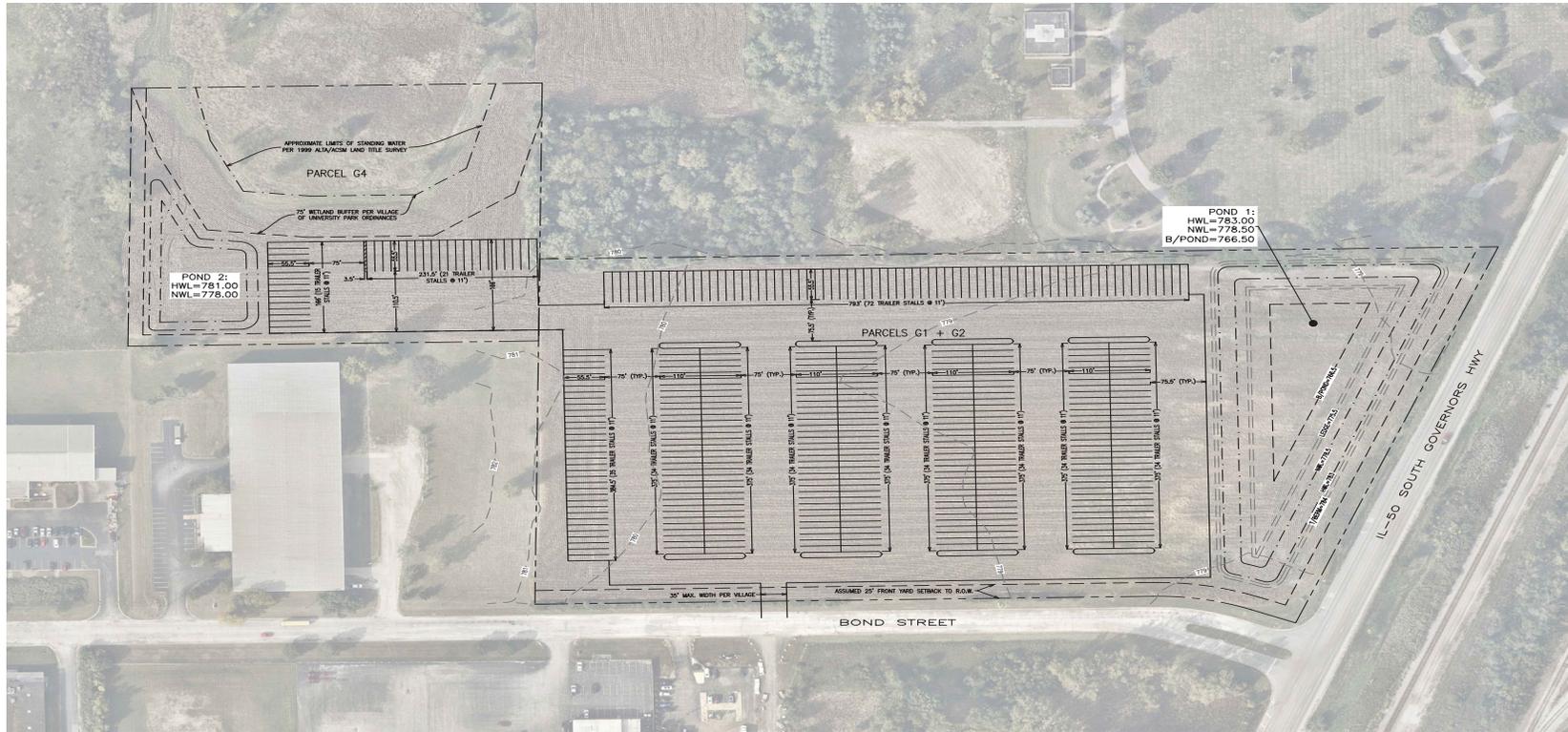
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OPTION D:

415 Trailer Parking Site



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 **VENTURE ONE**
REAL ESTATE

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