

277,400-786,780 SF BTS Opportunity

NAI Hiffman
Commercial Real Estate Services, Worldwide

PRG PRITZKER
REALTY GROUP
A PSP PARTNERS COMPANY



1-3 Fabyan Parkway West Chicago, Illinois

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

hiffman.com

- Build-to-Suits from 277,400 - 786,780 SF
- 46-acre developable site (excludes road)
- Flexible site configuration
- BNSF rail served site
- Largest DuPage County Rail Served Site
- Established area with numerous amenities
- Low DuPage County real estate taxes
- Business friendly West Chicago location
- Strong labor demographics
- Fabyan Parkway exposure
- Immediately south of DuPage Airport
- 28 miles to O'Hare International Airport

Please Contact

John Whitehead
630 693 0643
jwhitehead@hiffman.com

Mark Moran
630 693 0656
mmoran@hiffman.com

Jack Brennan
630 317 0754
jbrennan@hiffman.com



OPTION 1
786,780 SF



OFFICE TO
SUIT



OPTION 2
400,000 SF
277,400 SF



OFFICE TO
SUIT



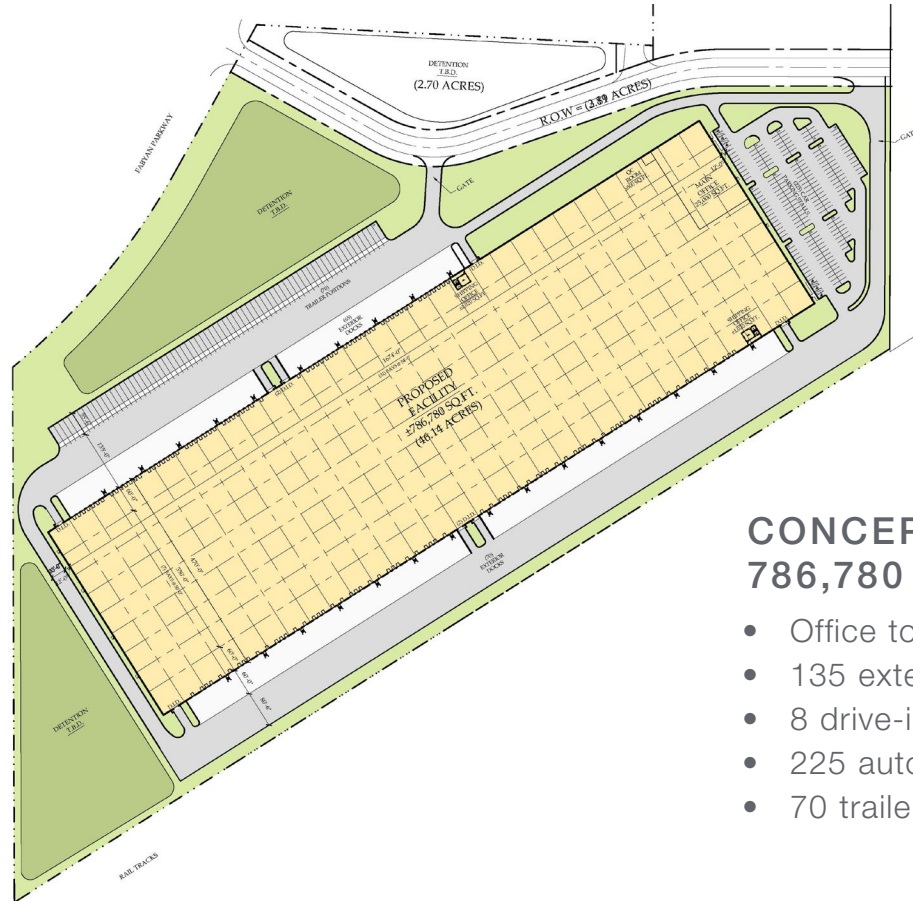
OPTION 3
742,500 SF



OFFICE TO
SUIT

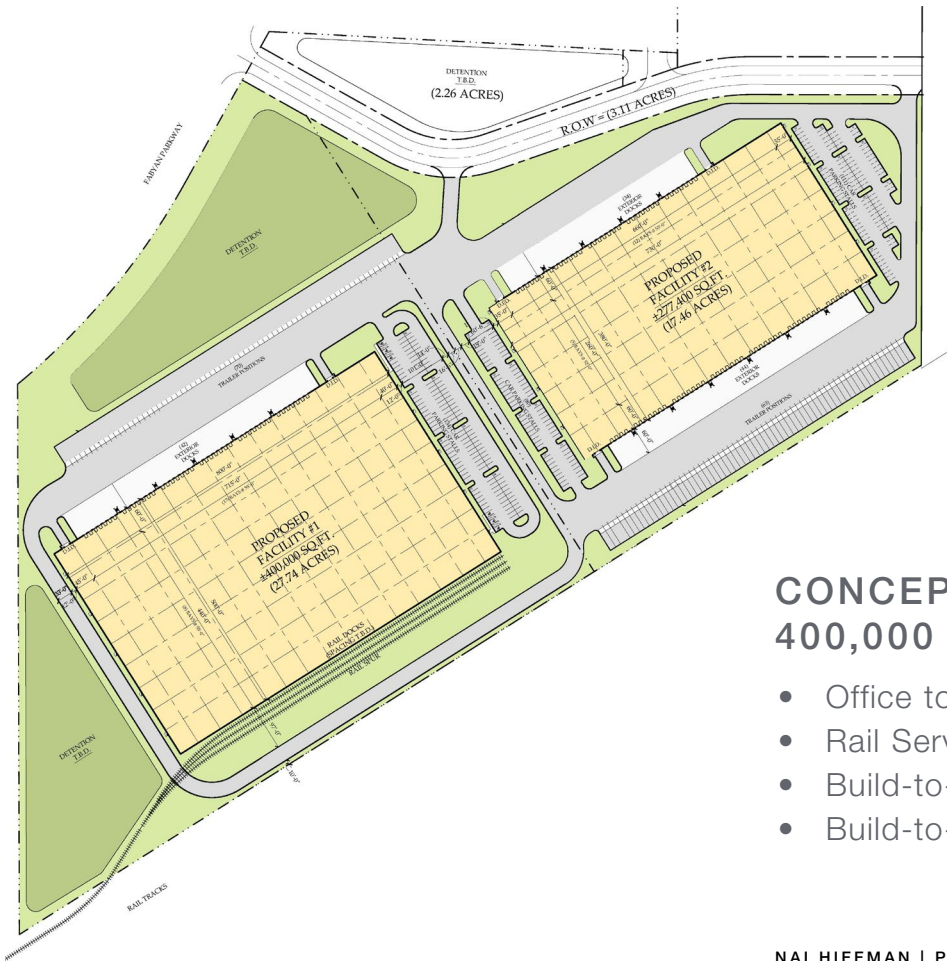
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CONCEPT PLAN #1
786,780 SF

- Office to suit
- 135 exterior docks
- 8 drive-in doors
- 225 auto parking spaces
- 70 trailer parking spaces



CONCEPT PLAN #2
400,000 SF & 277,400 SF

- Office to suit
- Rail Served
- Build-to-suit facility 400,000 SF
- Build-to-suit facility 277,400 SF


- Office to suit
- 81 exterior docks
- 2 drive-in doors
- 52 auto parking spaces
- 75 trailer parking spaces
- 2 rail spurs, 24 rail docks

Located in business friendly, well established West Chicago area with numerous amenities, strong labor demographics and exposure on Fabyan Parkway. Immediately south of DuPage Airport, 6 miles from I-88 full interchange and 28 miles from O'Hare International Airport.



Rail

+/-6 Miles



46-Acre

LAND SITE

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