

PLAINFIELD BUSINESS CENTER

26220 W 143RD STREET
PLAINFIELD, ILLINOIS



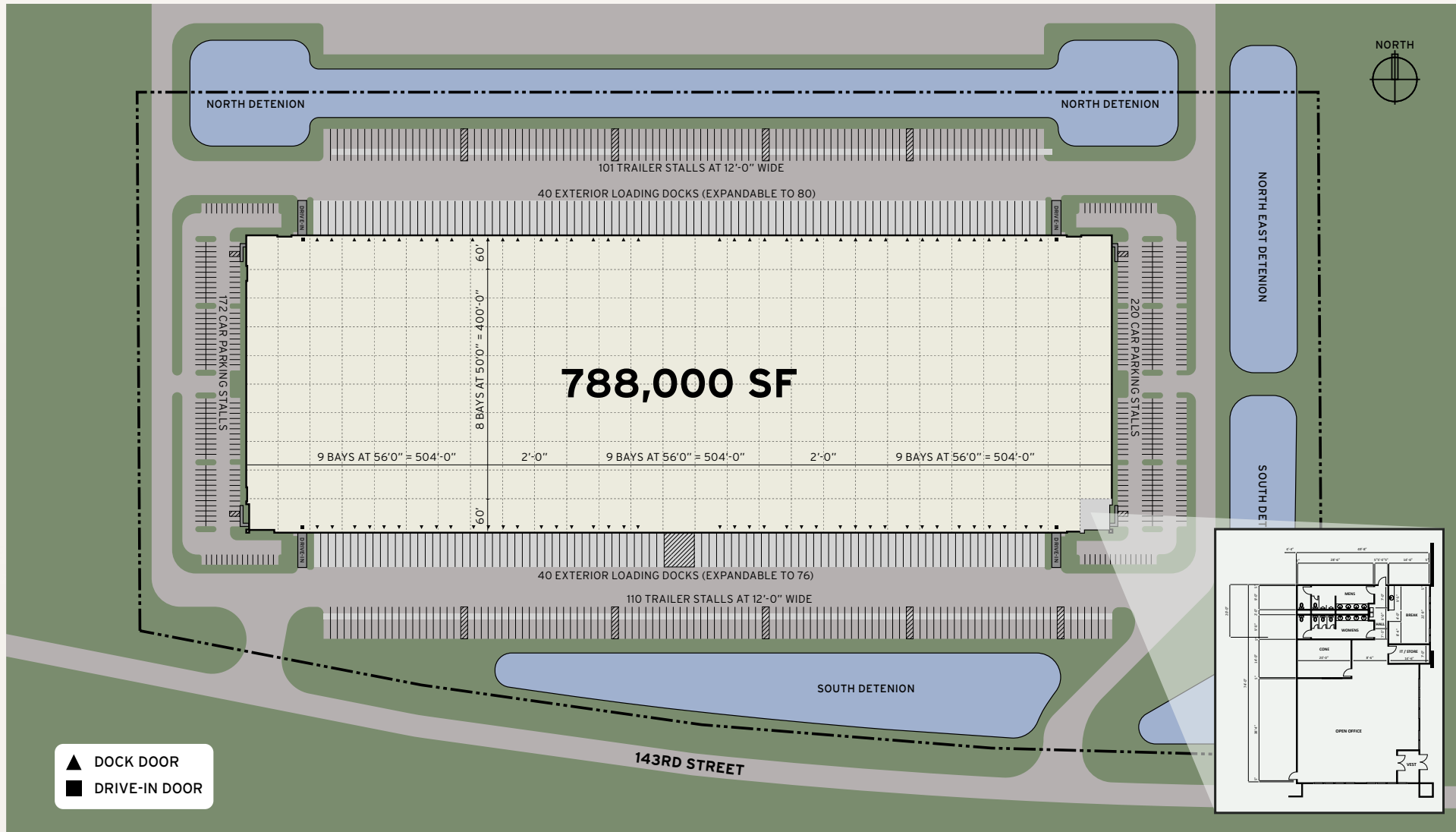
CONSTRUCTION NEARLY COMPLETE!
SPECULATIVE INDUSTRIAL DEVELOPMENT

788,000 SF (DIVISIBLE) | 40' CLEAR | FALL 2025 DELIVERY

CBRE

Trammell Crow Company

BUILDING SPECS



Building/Available Size	788,000 SF (Divisible)
Office Size	3,500 SF
Ceiling Height	40' Clear
Loading	80 Exterior Docks (Cross-Dock Loading, Expandable to 156) 4 Drive-In Doors
Trailer Parking	211 Spaces

Car Parking	392 Spaces
Building Dimensions	1516'W x 520'D
Column Spacing	56'W 50'D With 60' Speed Bay
Power	4000a @ 277/480v, 3-Phase, 4-Wire
Asking Lease Rate	Subject to Offer

CHICAGOLAND'S NEWEST INDUSTRIAL PARK


Offering Build-to-Suit Opportunities with a 788k SF Speculative Development Underway


Plainfield Business Center is a **brand new, 600-acre master planned industrial park** strategically located within the bustling I-55 industrial corridor. The site is situated immediately west of W. 143rd Street and S. Steiner Road.


The 143rd Street Extension Project is transforming access to the site by providing direct connectivity to major roadways. The West Extension (completed in December 2024) provides access to a two-way interchange at I-80 via a new signalized intersection Ridge Road. The East Extension is expected to deliver in 2Q 2026 and will provide direct access to I-55 via Route 126.


 LOW WILL COUNTY REAL ESTATE TAXES


 PROXIMITY TO I-80 VIA RIDGE RD

 IMMEDIATE ACCESS TO I-55 VIA NEW 143RD ST EASTERN EXTENSION

 CORPORATE NEIGHBORS; DIAGEO, DSV, RJW AND BP CHILL

 ADJUSTABLE SITE PLANS AND LAYOUTS AVAILABLE

 PLANNED ROADWAY AND INFRASTRUCTURE IMPROVEMENTS

 143RD ST EXTENSION PROJECT IS UNDER CONSTRUCTION AND OFFERS CONVENIENT ACCESS FOR TRUCK DRIVERS

PARK OVERVIEW

PHASE I

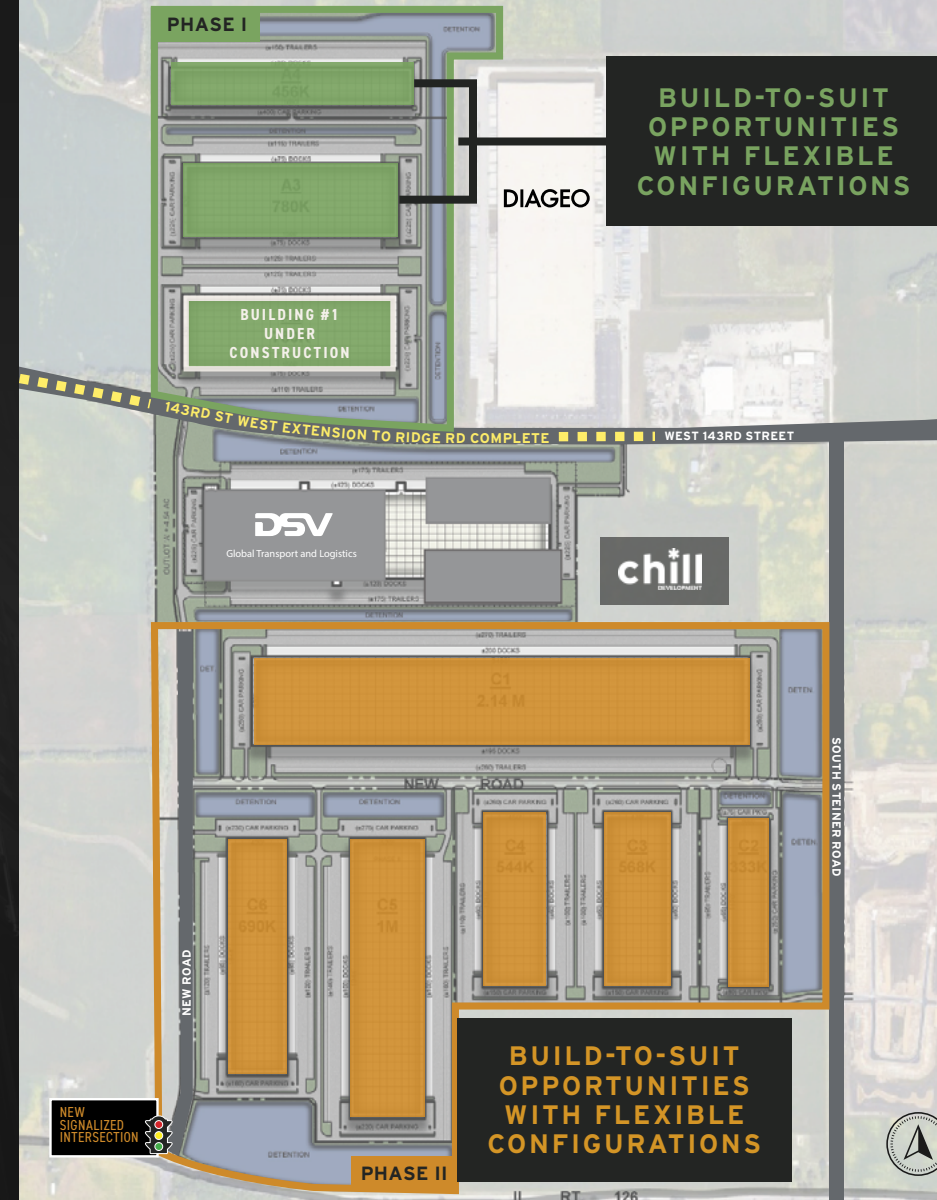
BUILDING 1 UNDER CONSTRUCTION

- + North of 143rd Street
- + 51.73-Acres
- + 788K SF Speculative Development

PHASE II

FULLY ENTITLED AND READY FOR DEVELOPMENT

- + South of 143rd Street
- + 340-Acres
- + Up to 5.25 MSF Total Buildable



NEW & IMPROVED SITE ACCESS



143RD ST EXTENSION PROJECT

INFRASTRUCTURE IMPROVEMENTS UNDER CONSTRUCTION

The Village of Plainfield, surrounding municipalities, and IDOT have funded:

143RD ST EAST EXTENSION TO RT. 126

Q2 2026 COMPLETION

Improvements will directly connect 143rd St. east to Route 126 providing immediate access to northbound I-55

143RD ST WEST EXTENSION TO RIDGE RD.

PROJECT COMPLETE!



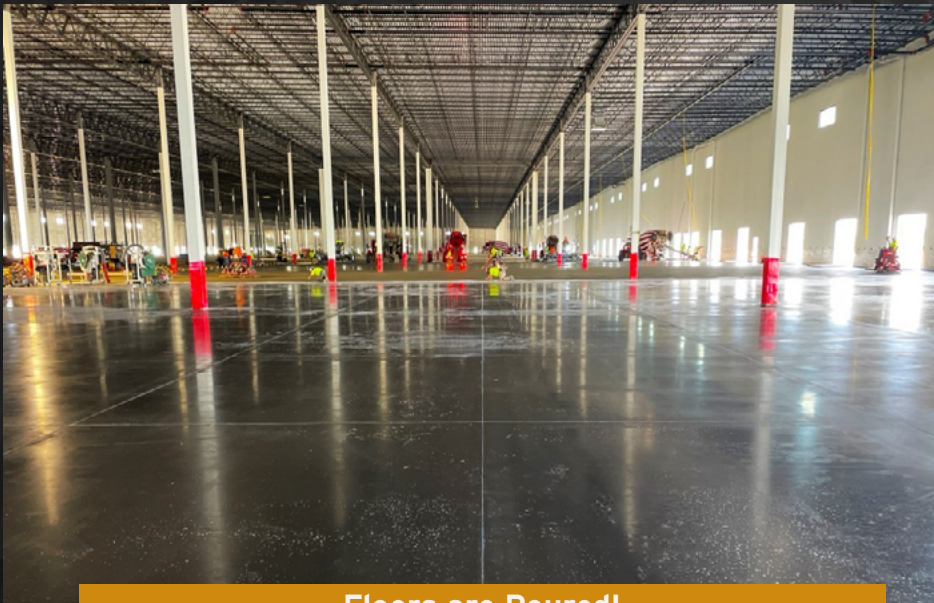
FALL 2025 DELIVERY



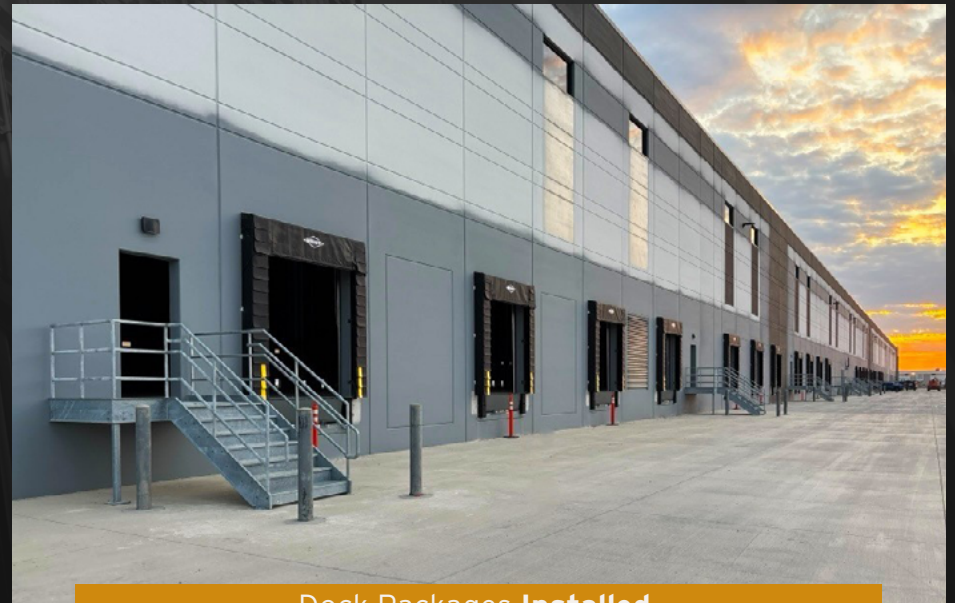
143rd Street **West Extension** to Ridge Road **Complete.**



Roof is **on.**



Floors are **Poured!**



Dock Packages **Installed.**

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PLAINFIELD, ILLINOIS

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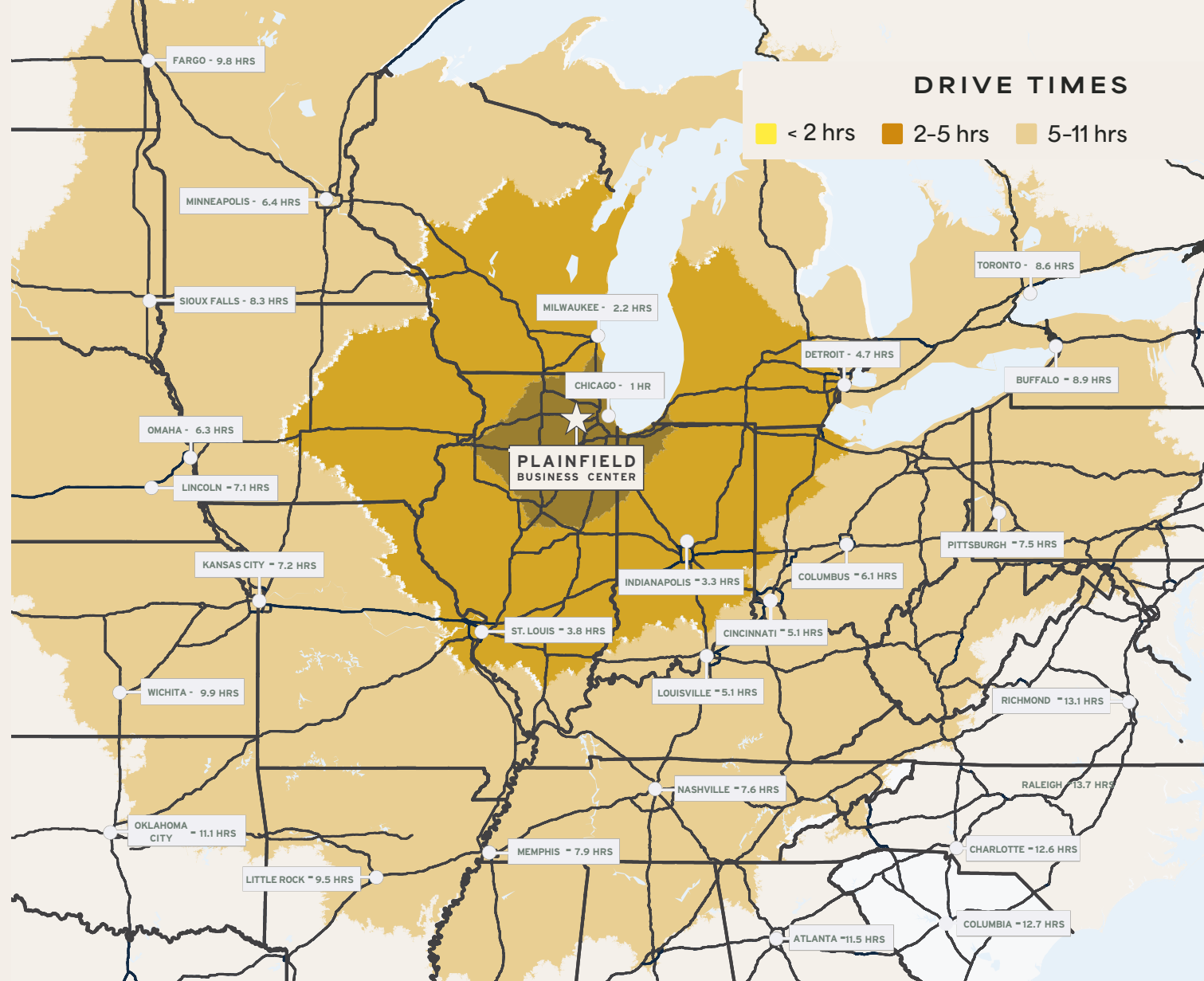
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