

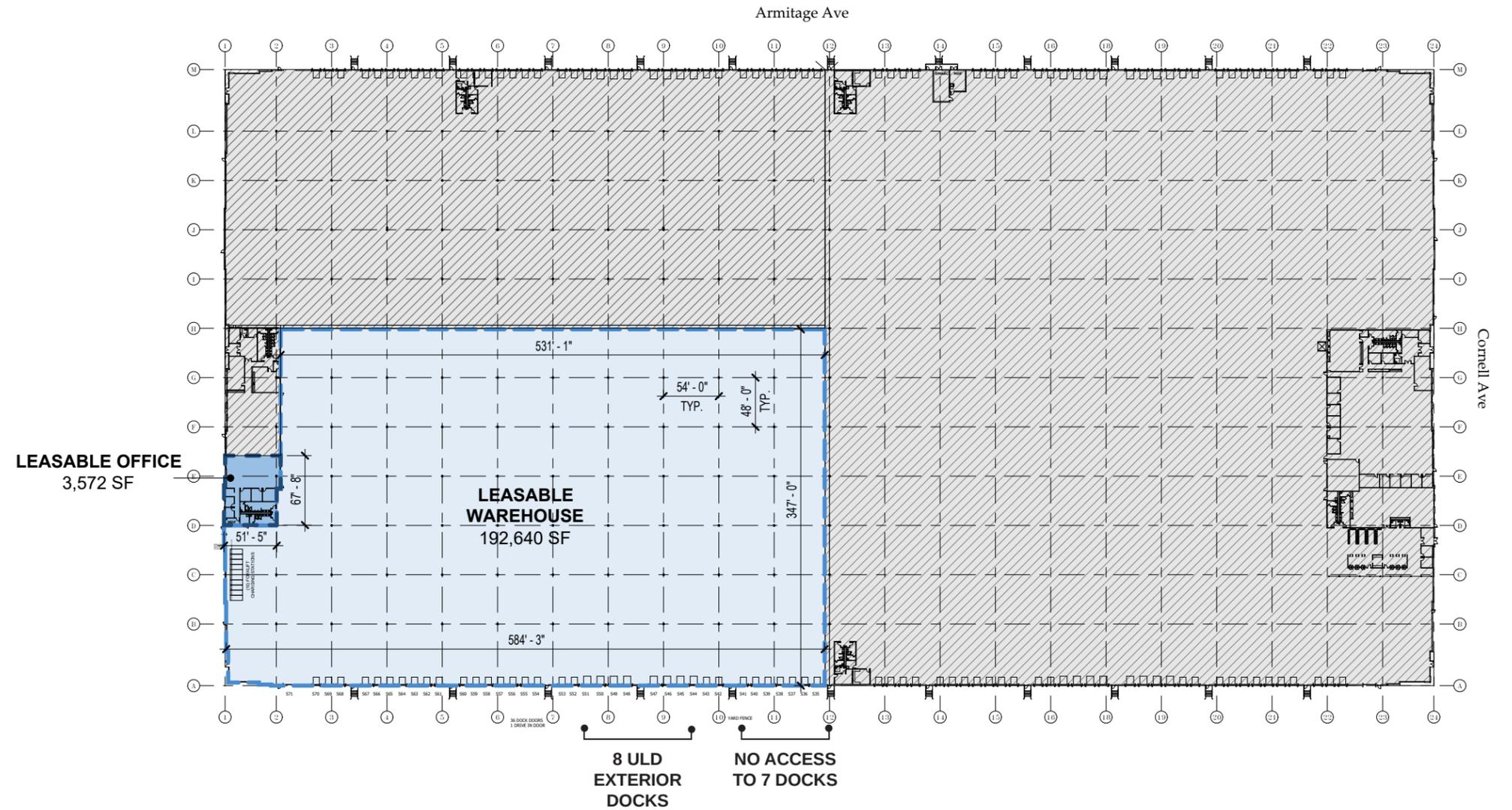
Sublease Melrose Park

2050 Cornell Avenue | Melrose Park, IL 60160

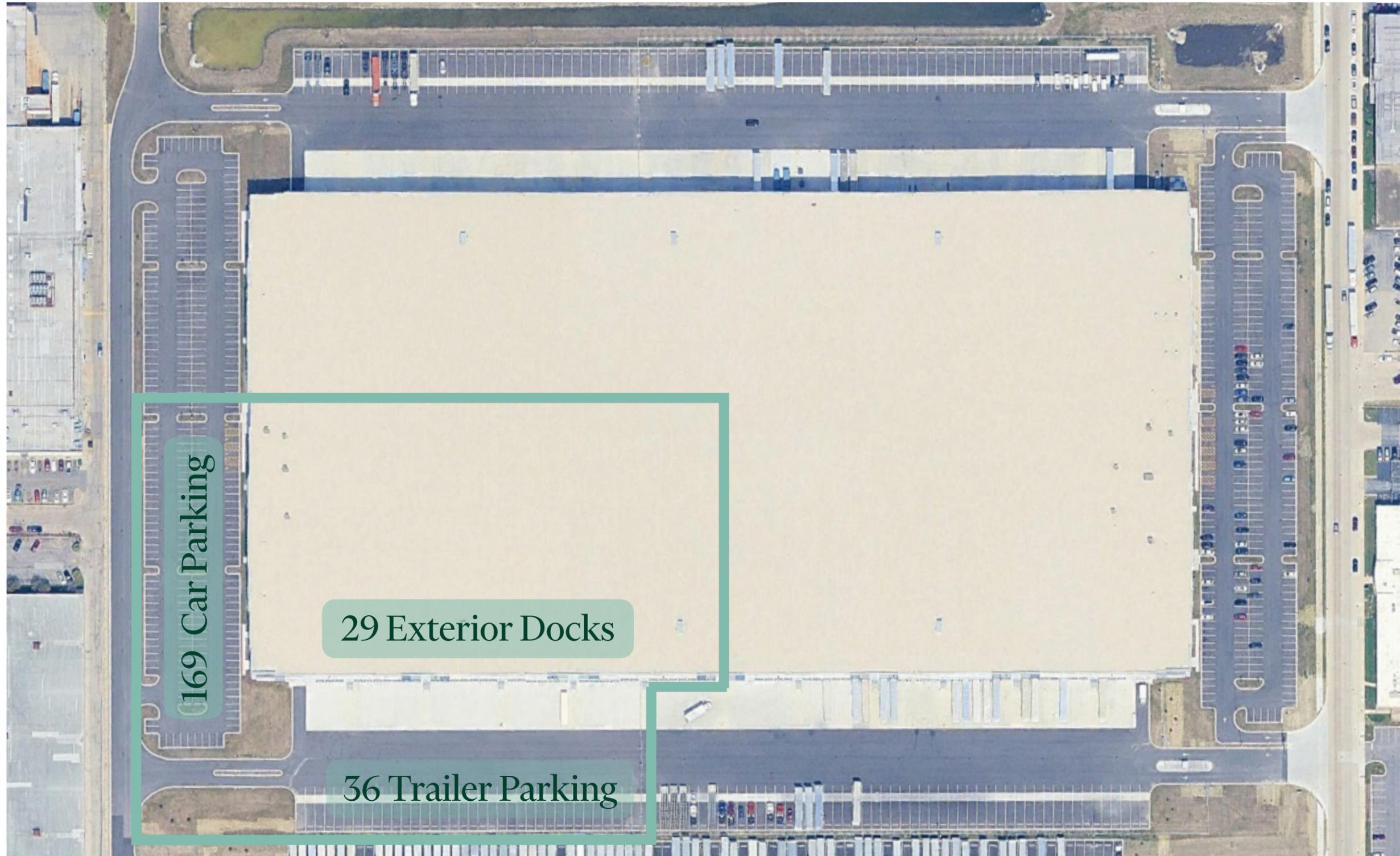


Property Features

- Building Size: 706,866 SF
- Available Size: ±196,212 SF
- Ceiling Height: 40'
- 21 Exterior docks
- 8 ULD Exterior docks
- 1 Drive-in door
- Car Parking: 169 Stalls
- Power: 800 Amps / 480 Volts
- Trailer Parking: 36 Stalls
- Truck Court 130'
- Office Space: ±3,572 SF
- ESFR sprinklered
- 10 Existing forklift charging stations



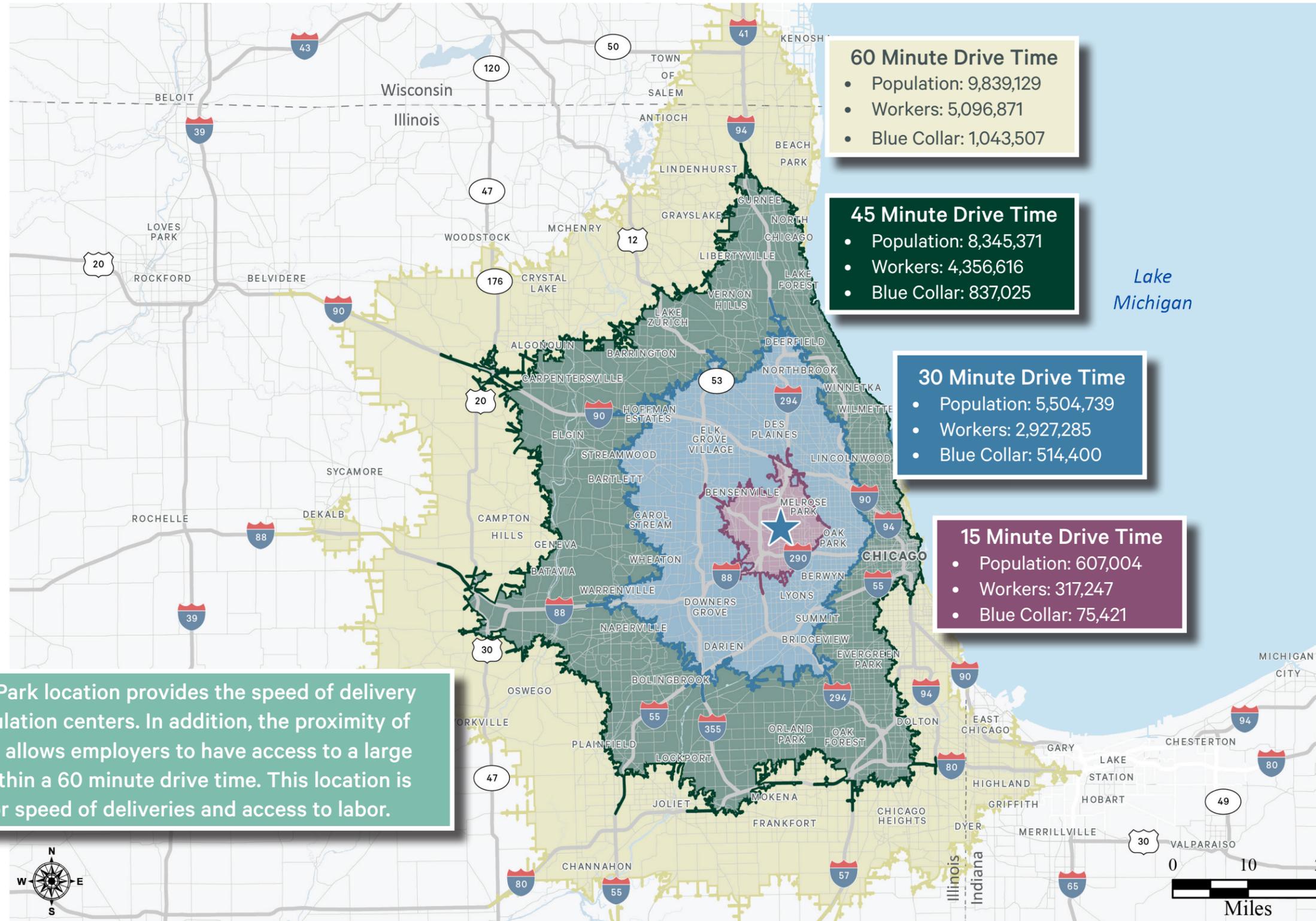
Aerial Overview



Property Photos



Superior Access to Labor/Speed of Delivery



Highway Access



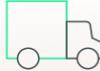
- Excellent access to the highway systems, regional intermodals, and international airports
- 10 intermodals within 45 minutes drive time
- <8 miles to O'Hare Airport
- <18 miles to Midway Airport

Why Chicago?

Highlights

-  **Centrally Located** with easy access to the world due to its diverse transportation infrastructure
-  **35** Fortune 500 Headquarters
-  **400+** Corporate Headquarters
-  **3rd** Chicago Metro is largest industrial big-box market in North America
-  **3rd** Largest city in the nation

Transportation & Infrastructure

-  **6** Class-One North America railroads hub
-  **11** Truck rail lines
-  **14** Freight rail Lines
-  **3rd** Illinois has 3rd most interstate routes and mileage in U.S
-  **2nd** O'Hare busiest airport in the nation
-  **2nd** Largest trucking workforce



Chicago Market Overview

Chicago Historical Vacancy



Chicago Key Highlights


1,169,093,735 SF ⁽¹⁾
Industrial Case | Q3 2025


5,654,037 SF ⁽²⁾
YTD Net Absorption | Q4 2025

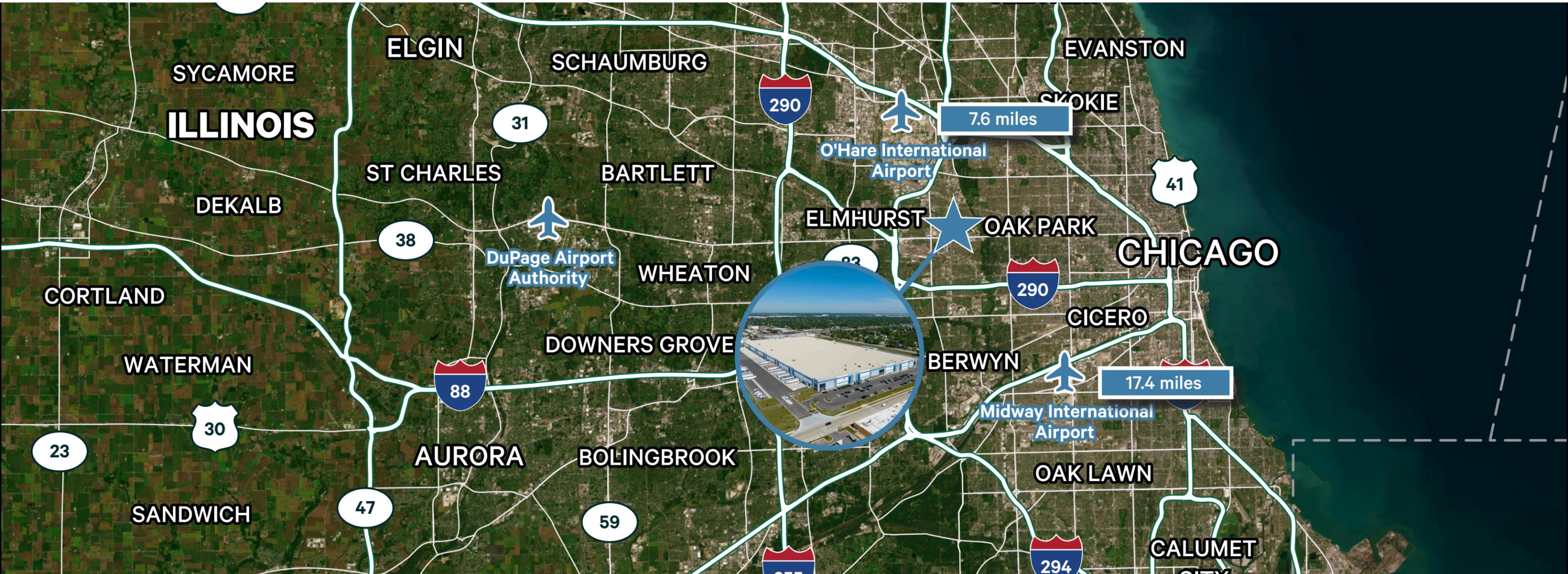

5.2%
Vacancy | Q4 2025


7,491,653 SF
YTD Construction Completions

[1] Largest industrial market in the U.S.

[2] 50+ Consecutive Quarter of Positive Net Absorption





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