

BUILDING E - AVAILABLE FOR BUILD TO SUIT



COMMERCE PARK CHICAGO
A NorthPoint Development

3140 E 122nd Street

Chicago, IL



Built to Lead

**OFFERING ±1.5M
SQ FT OF MODERN
INDUSTRIAL SPACE**

As Chicago's largest master planned industrial development, Commerce Park Chicago is paving the way for a bold new era of City of Chicago industrial parks. Building A is complete & fully leased, Building B is complete & partially leased and Building E is available for build to suit. Commerce Park Chicago offers users a front row seat to Chicago's vast and diverse marketplace.

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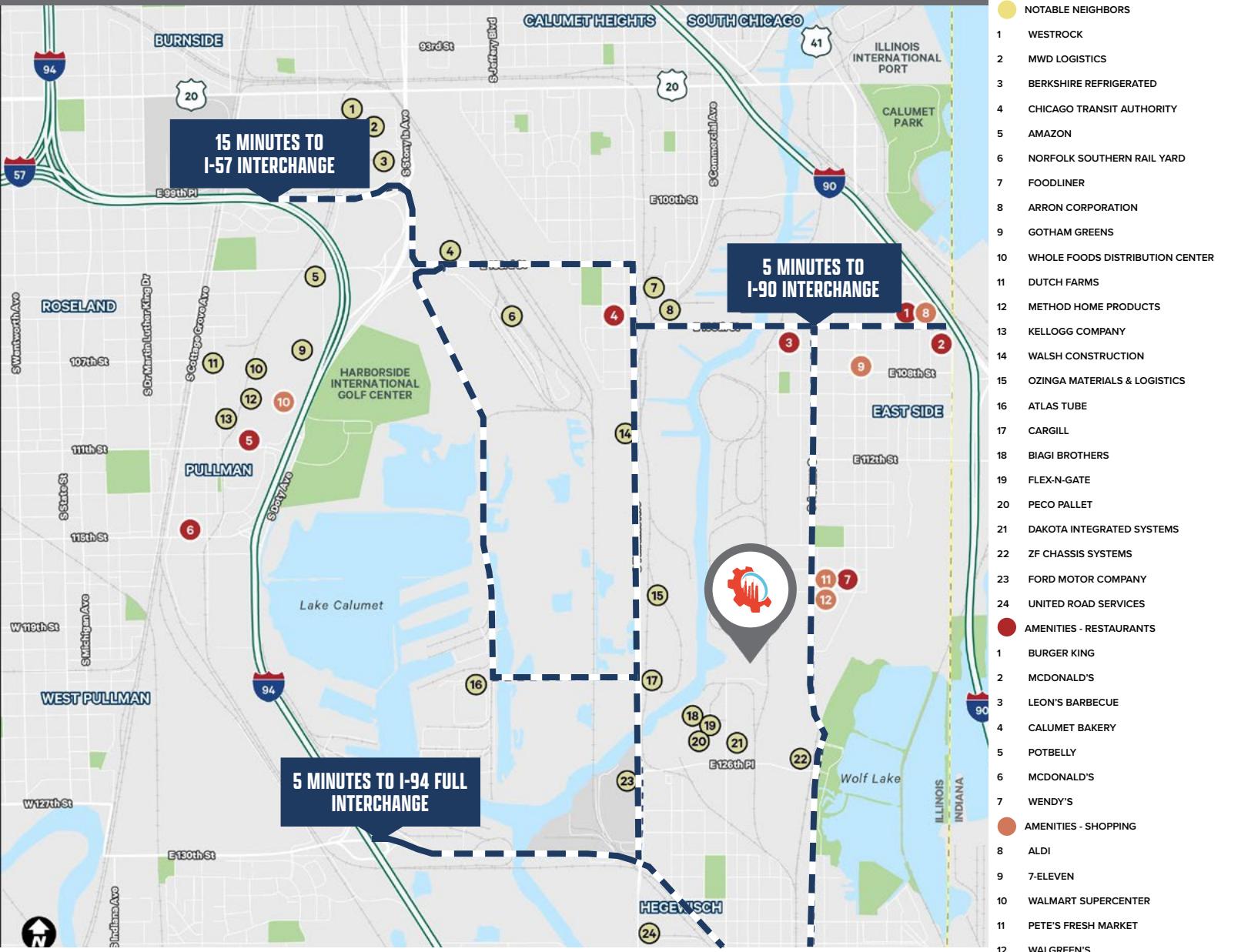
CBRE

CommerceParkChicago.com



COMMERCE PARK CHICAGO
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THE MARKET ACCESS YOU'VE BEEN LOOKING FOR



7 MILLION CONSUMERS WITHIN A 50-MILE RADIUS



5 minutes
to I-90, I-94



37 minutes to
ORD Airport



30 minutes to
to the CBD



Norfolk
Southern Rail
Service
available



5 miles to
Illinois Int.
Port District

15 minutes
to I-57

20 minutes to
MDW Airport

20 minutes
to I-80

10 miles to
Gary/Chicago
Int. Airport

MASTER SITE PLAN



KEY SITE ADVANTAGES TO GET YOU AHEAD OF THE COMPETITION



Workforce of 96,590
within a 5-mile radius



Class 6B tax
abatement



High-image new
construction



Ability to accommodate
users up to 1.5 million SF



Divisible units starting
at ±80,000 SF



Rail service available

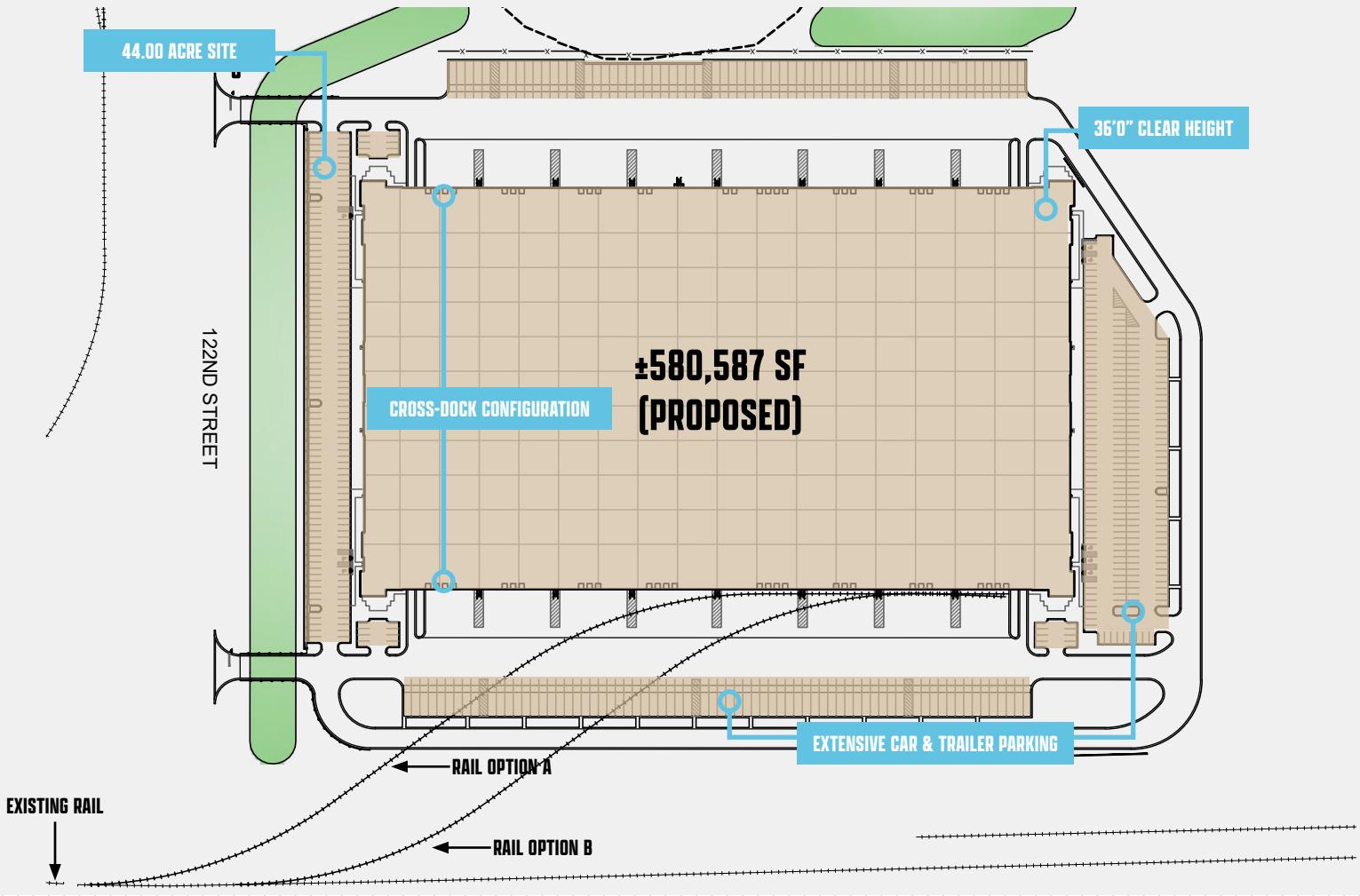


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BUILDING E CONCEPTUAL PLAN & SPECS

3140 E 122ND ST

PROPOSED - AVAILABLE FOR BUILD TO SUIT OR BUILD TO SPEC



UP TO 580,587 SF AVAILABLE FOR BUILD TO SUIT OR BUILD TO SPEC

BUILDING SIZE	±580,587 SF or build to suit	CAR PARKING	379 spaces (expandable)
BUILDING DIMENSIONS	997' x 580'	TRAILER PARKING	146 Stalls
OFFICE SIZE	To suit	CLEAR HEIGHT	36'0"
CONFIGURATION	Cross dock	LIGHTING	LED with motion sensors
COLUMN SPACING	56' x 50' w/ 65' speed bays	CONSTRUCTION	Precast concrete
DOCK DOORS	56 (62 future docks)	SPRINKLER SYSTEM	ESFR
DRIVE IN DOORS	4	RAIL	2 Norfolk Southern options



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**ARE YOU READY
TO LEAD?**

