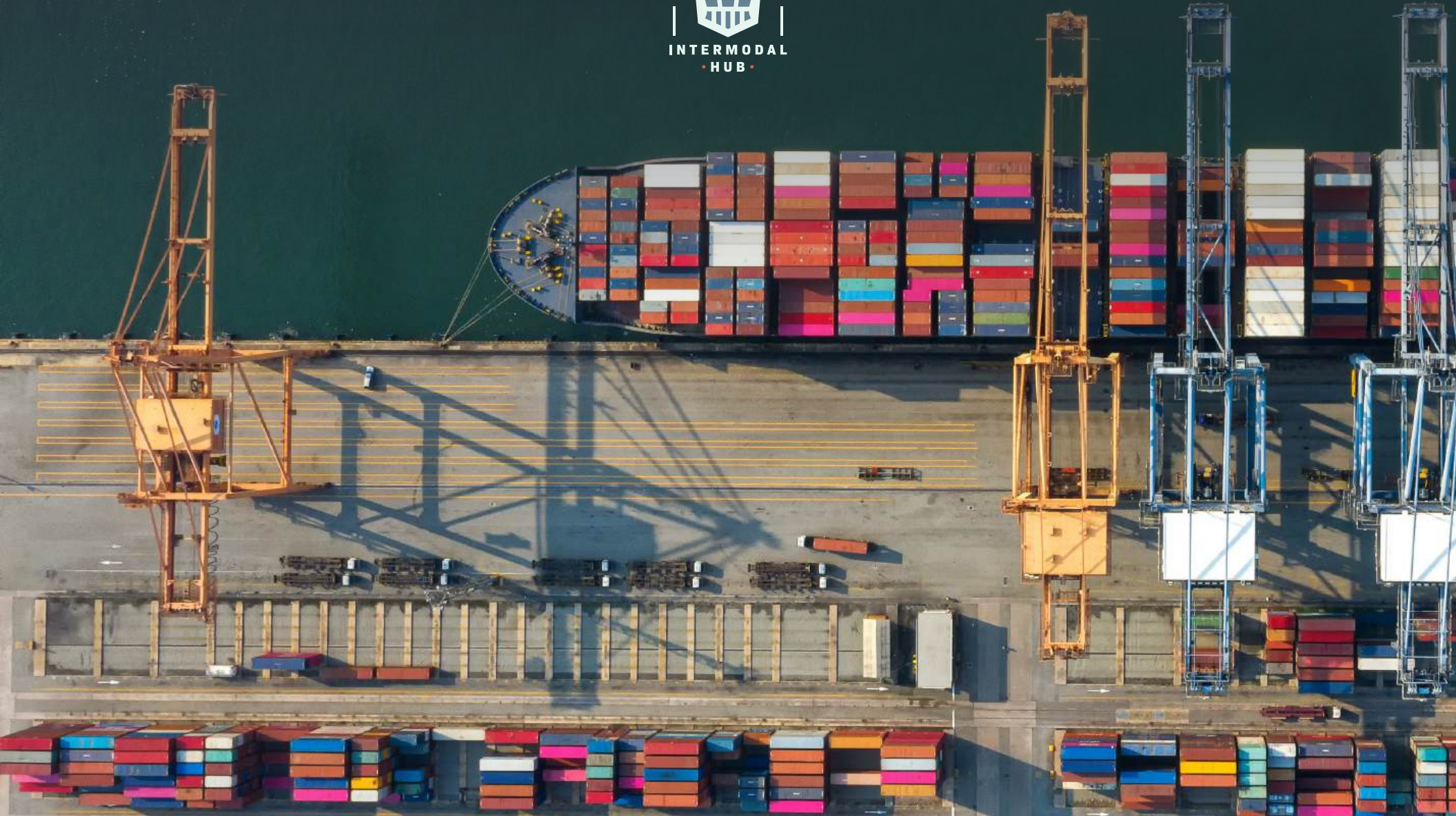




THIRD COAST
INTERMODAL
HUB



CONNECTING **THE EAST** TO THE WEST





THIRD COAST INTERMODAL HUB: CONNECTING THE EAST TO THE WEST

Centrally located in the U.S and positioned with immediate access to two of the world's largest and most sophisticated rail networks, Third Coast Intermodal Hub sits on America's largest inland port and ensures an efficient supply chain for international operations to all major sea and inland ports. Connect with direct routes to major international trading partners and key U.S. consumer markets.

STRATEGIC, CENTRAL LOCATION

Situated in the heart of the Midwest, Third Coast Intermodal Hub is less than ten miles from the three major interstates connecting Chicagoland (I-80, I-55, I-355).

SPEED TO MARKET

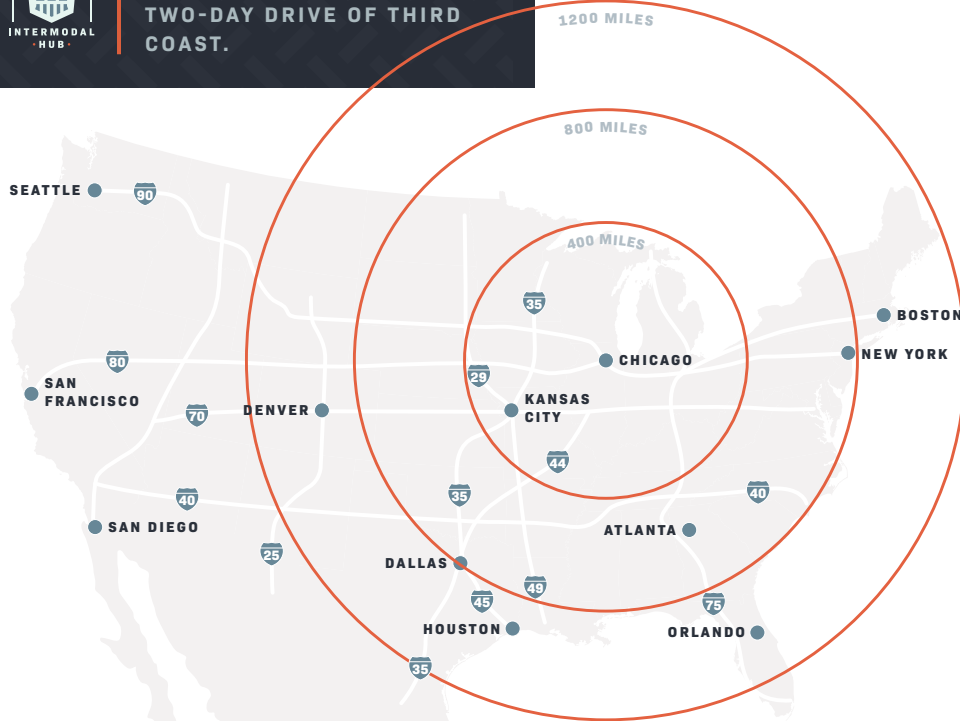
Access to these major interstates, coupled with immediate access to BNSF and Union Pacific intermodal centers, puts Third Coast in an unmatched position to serve e-commerce, fulfillment, and distribution uses efficiently via truck or train.

COST EFFICIENCIES

Locating a distribution center or warehouse near a major intermodal facility can drastically reduce transportation costs & overhead for companies.



68% OF THE US POPULATION CAN BE REACHED WITHIN A TWO-DAY DRIVE OF THIRD COAST.





IMMEDIATE ACCESS TO BEST- IN-CLASS RAIL NETWORKS



STATE-OF-THE-ART FACILITIES

Over 2.2 million square feet of state-of-the-art industrial space currently under construction, with another 2.1 MSF planned in Phase I.



Fully zoned and entitled for industrial development



Meeting tenant needs



Developed by NorthPoint Development



Modern, pre-cast construction



Infrastructure ready



Heavy power and manufacturing specifications available to suit

PHASE I

MAP KEY

- TRUCK ROUTES
- RAIL ROADS
- EXPANSION BRIDGE
- NO SEMI-TRUCK ACCESS



AERIAL RENDERING PHASE 1



BUILDING 3
± 1,139,153 SF

BUILDING 4
±287,000 SF

Baring Dr

Third Coast Pkwy

BUILDING 2
±1,426,440 SF
LEASED

BUILDING 1
±320,879 SF LEASED
±735,396 SF AVAILABLE

Compass Blvd

ILLINOIS
53



PLANNED INFRASTRUCTURE AND AMENITIES

DESIGNING TO MEET THE CURRENT & FUTURE NEEDS OF OUR TENANTS

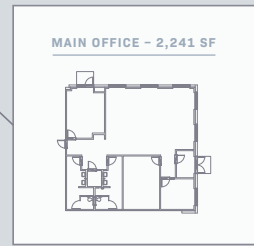
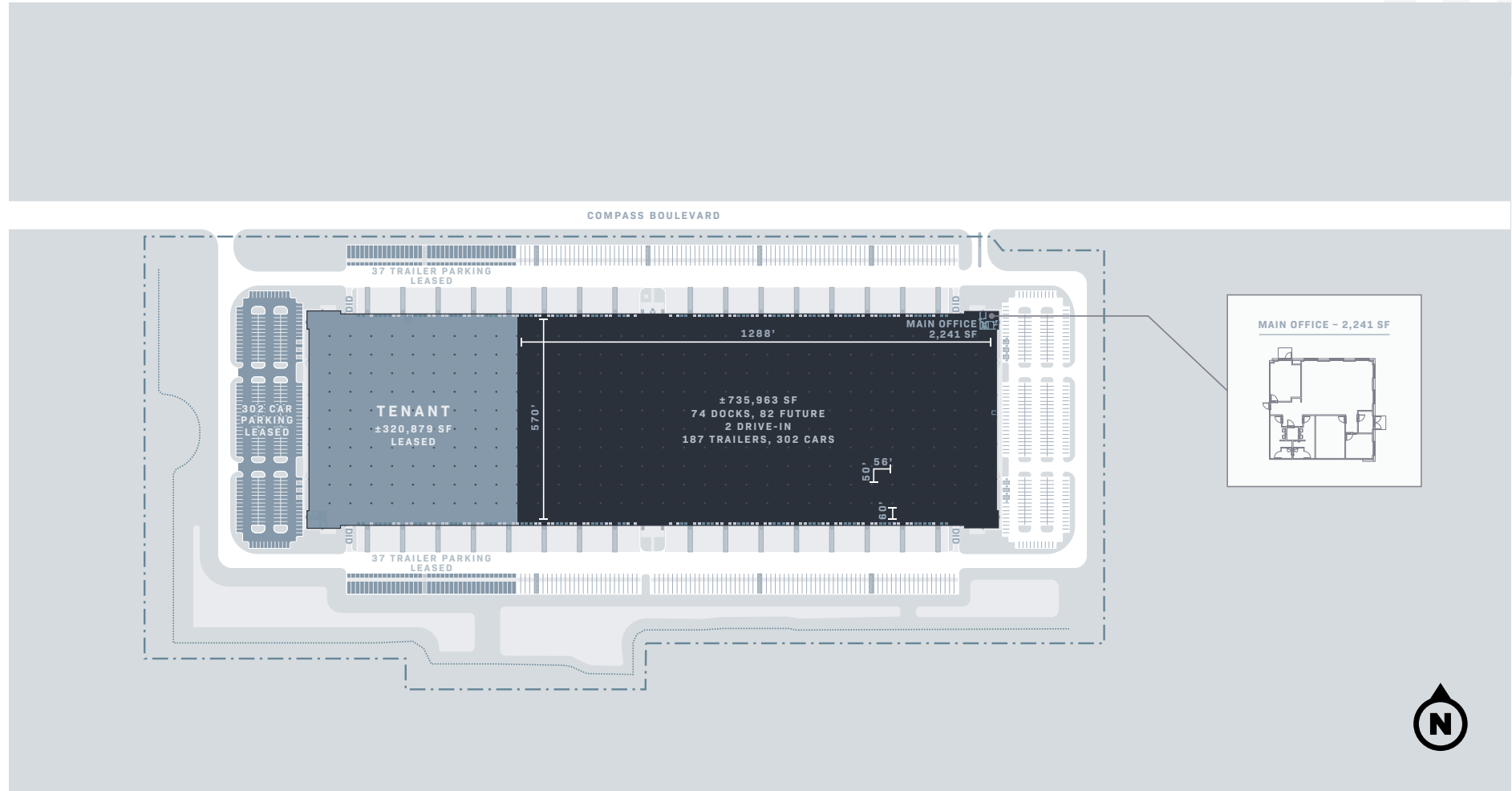
Planned amenities include open space, a jogging/walking path throughout the park, facilities to accommodate Pace bus and Metra service, and accommodations for electric vehicles at each facility.



BUILDING 1

100 W. COMPASS BOULEVARD

+/- 735,396 SF



AVAILABLE SPECS

BUILDING AREA	±735,396 SF	ACREAGE	±68.29 acres	CAR PARKING	±302 stalls	CLEAR HEIGHT	40'	DRIVE INS	±2 doors
DIMENSIONS	570' x 1,288'	TRAILER PARKING	±187 stalls	DOCK DOORS	±74 doors, 82 future	COLUMN SPACING	56' x 50'	SPEED BAY	60'

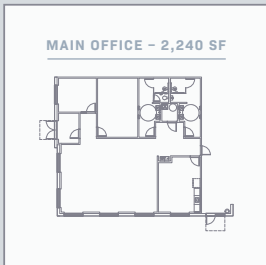
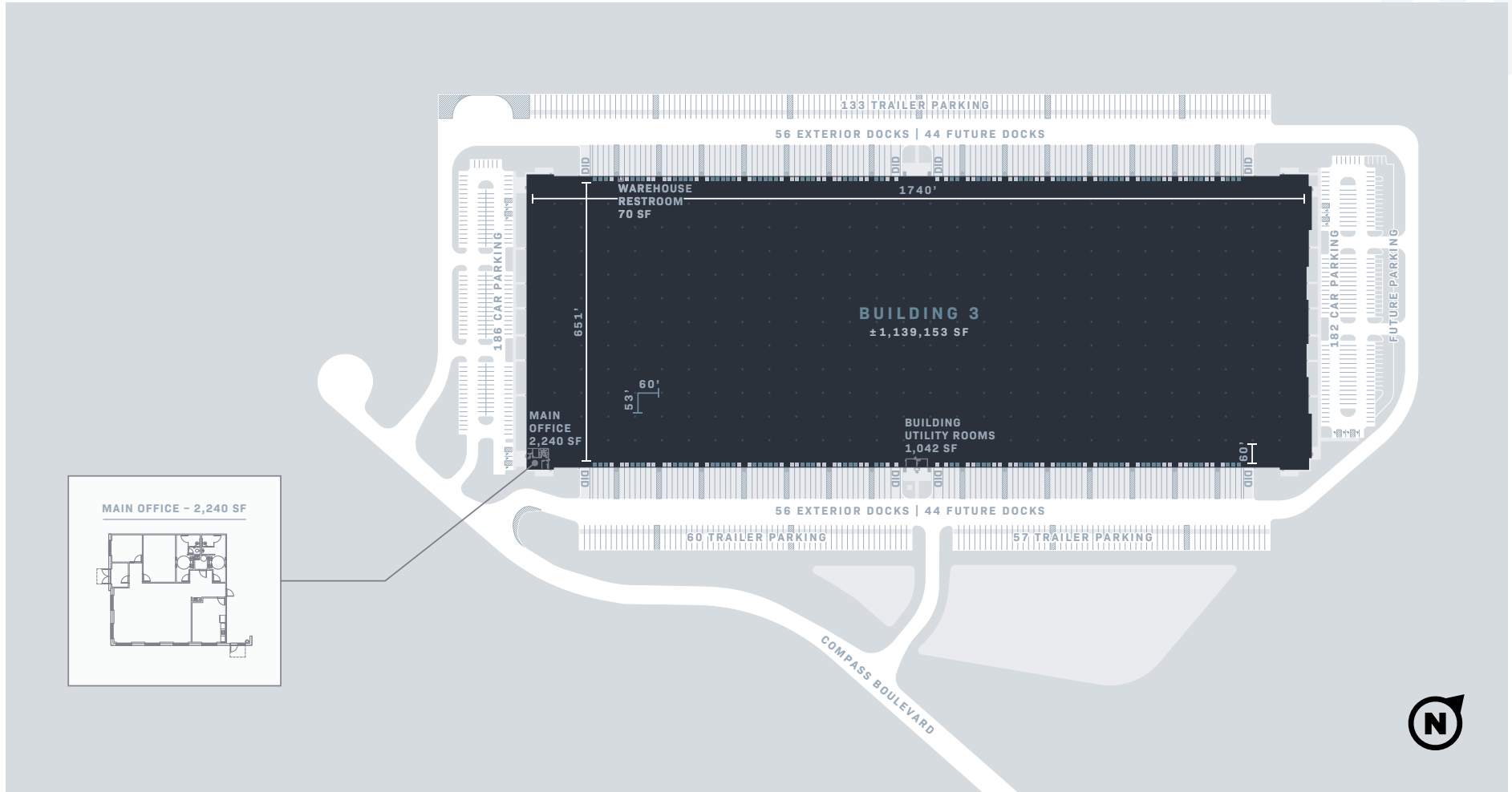
BUILDING 1



BUILDING 3

201 W. COMPASS BOULEVARD

± 1,139,153 SF



AVAILABLE SPECS

BUILDING AREA	± 1,139,153 SF	ACREAGE	±107.76 acres	CAR PARKING	368 stalls	CLEAR HEIGHT	40' Clear	DRIVE INS	±4 doors
PROPOSED DIMENSIONS	651' x 1740'	TRAILER PARKING	250 stalls	DOCK DOORS	112 doors, 88 future	COLUMN SPACING	60' x 53'	FUTURE DOCKS	88

BUILDING 3



TRACI PAYETTE
EXECUTIVE VICE PRESIDENT

+1 630 573 7104
traci.payette@cbre.com

JOHN SUERTH, SIOR
EXECUTIVE VICE PRESIDENT

+1 847 706 4929
john.suerth@cbre.com

STEPHANIE PARK
SENIOR VICE PRESIDENT

+1 630 573 7121
stephanie.park@cbre.com



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