


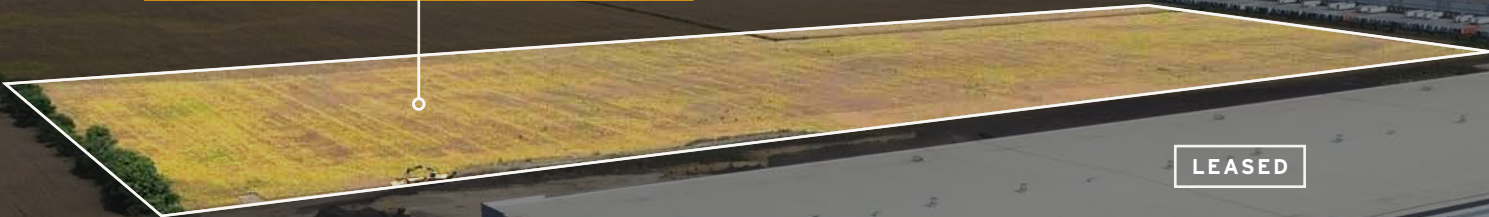
PLAINFIELD BUSINESS CENTER

BUILDING 2
PLAINFIELD, ILLINOIS

 VIRTUAL TOUR

 VISIT WEBSITE

BUILDING 2
788K SF AVAILABLE
PLANNED SPEC DEVELOPMENT



LEASED

W 143RD ST

BUILDING 2 - BREAKING GROUND Q2 2026
SPECULATIVE INDUSTRIAL DEVELOPMENT

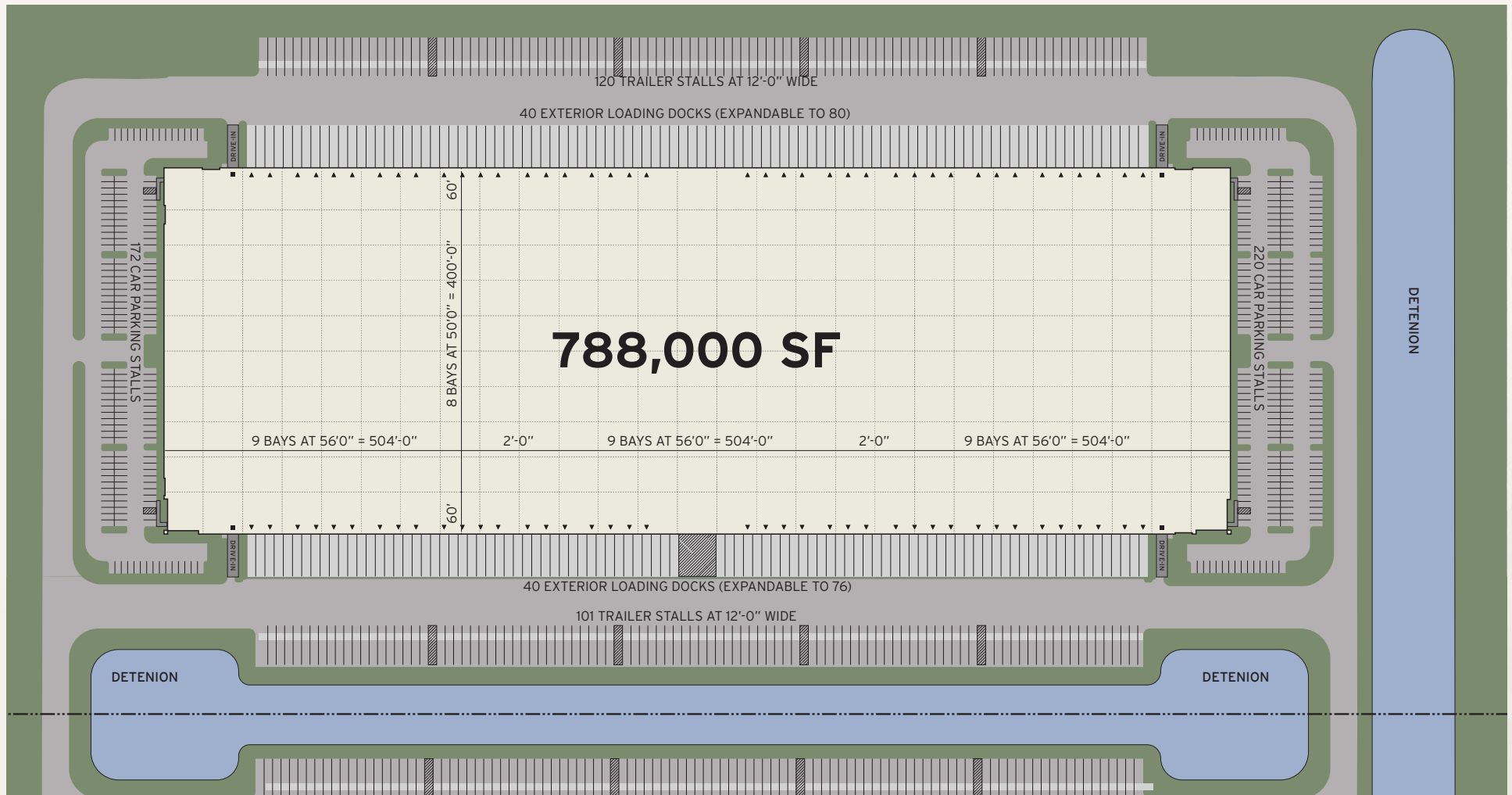
788,000 SF (DIVISIBLE) | 40' CLEAR | Q2 2027 DELIVERY

CBRE

Trammell Crow Company

BUILDING 2 SPECS

- ▲ DOCK DOOR
- DRIVE-IN DOOR



Building/Available Size	788,000 SF (Divisible)	Trailer Parking	221 Spaces	Column Spacing	56'W x 50'D With 60' Speed Bay
Office Size	To Suit	Car Parking	392 Spaces	Asking Lease Rate	Subject to Offer
Ceiling Height	40' Clear	Building Dimensions	1512'W x 520'D		
Loading	80 Exterior Docks (Cross-Dock Loading, Expandable to 156) 4 Drive-In Doors	Power	4000a @ 277/480v, 3-Phase, 4-Wire		

CHICAGOLAND'S NEWEST INDUSTRIAL PARK

with Another 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 at Ridge Road. The East Extension is expected to deliver in Q2 2026 and will provide direct access to I-55 via Route 126.


 LOW WILL COUNTY REAL ESTATE TAXES

 DIRECT CONNECTIVITY TO I-80 VIA RIDGE RD

 DIRECT 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 EAST EXTENSION PROJECT IS UNDER CONSTRUCTION AND NEARING COMPLETION BY Q2 2026 OFFERING CONVENIENT ACCESS FOR TRUCK DRIVERS

PARK OVERVIEW

PHASE I

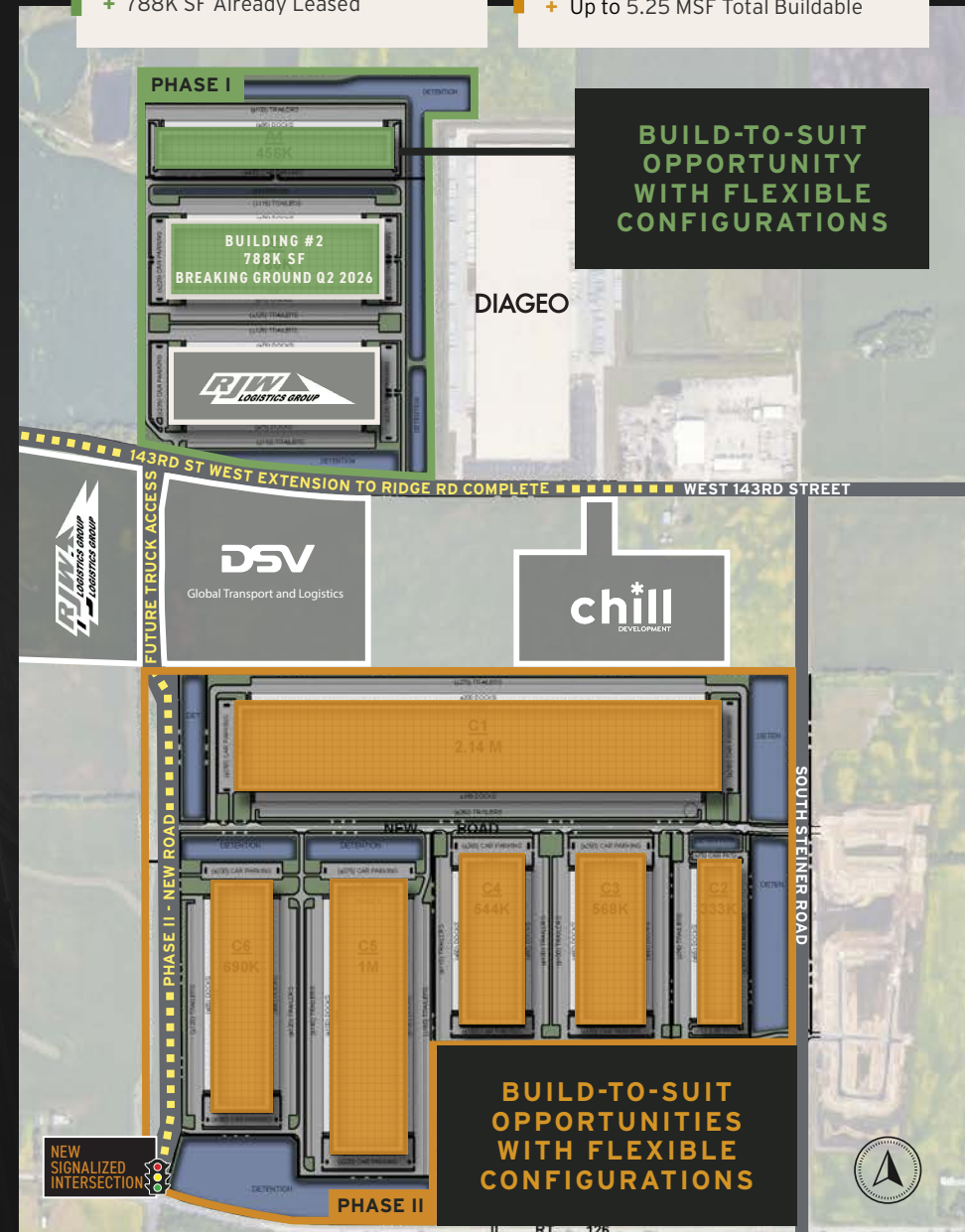
BUILDING 2 BREAKING GROUND Q2 2026!

- + North of 143rd Street
- + 46.54-Acres
- + 788K SF Already Leased

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



143RD ST EXTENSION
PROJECT WEBSITE

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!



PLAINFIELD BUSINESS CENTER

BUILDING 2
PLAINFIELD, ILLINOIS

MATT MULVIHILL

VICE CHAIRMAN

+1 312 493 5522

matt.mulvihill@cbre.com

PHILIP DeBOER

FIRST VICE PRESIDENT

+1 708 420 7653

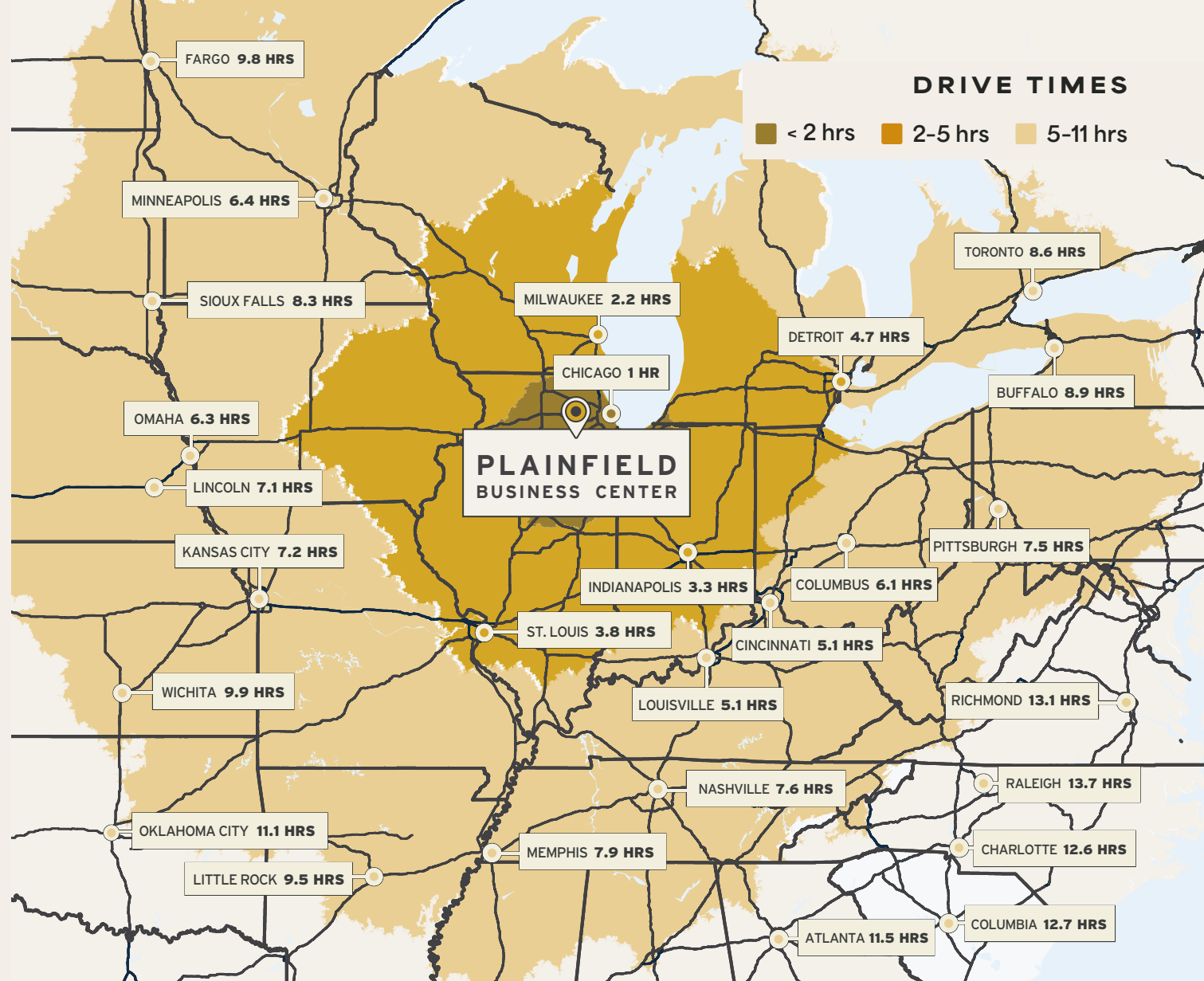
philip.deboer@cbre.com

GENNA OHRN

TRANSACTION MANAGER

+1 708 415 5350

genna.ohrn@cbre.com



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