

# PROLOGIS CICERO



SCAN FOR VIDEO TOUR



New  
Construction

**5301 W. ROOSEVELT RD.**  
CICERO, ILLINOIS



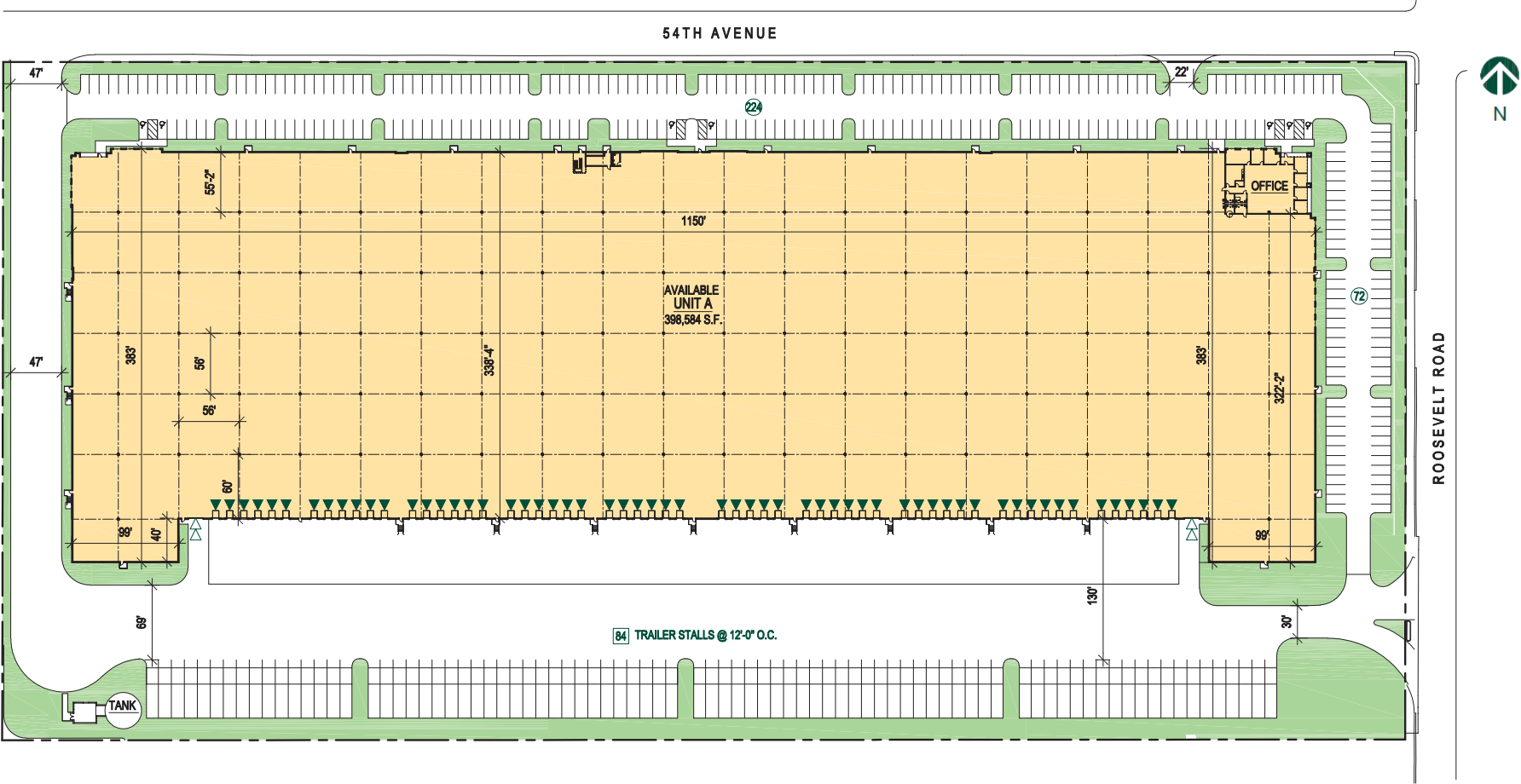


- Proximity to I-290, I-55 and major highways, with many public transportation options for the commuting workforce.
- Well suited for distribution, logistics, and large-scale e-commerce fulfillment.
- 6B designation reduces property tax burden.
- Docking setup ideal for high-volume loading/unloading; excellent road access.
- Close proximity to big box retail and densely populated residential housing.




High-capacity, modern  
warehouse/distribution space  
near Chicago, with tax benefits

# Site Plan




## Property Specs

  
**398,954 SF**  
**(DIVISIBLE)**  
AVAILABLE

  
**4,451 SF**  
OFFICE


  
**40'**  
CLEAR HEIGHT

  
**59**  
LOADING DOCKS

  
**2**  
DRIVE-IN DOORS

  
**ESFR**  
SPRINKLERS

  
**296**  
**(EXPANDABLE TO 337)**  
CAR PARKING SPACES

  
**84**  
TRAILER PARKING  
STALLS



# Industry Leading Features



**84 TRAILER PARKING STALLS**



**296 CAR PARKING SPACES**



**59 LOADING DOCKS, 2 DRIVE IN DOORS**



**40' CLEAR HEIGHT**



# Prologis Essentials

## Keeping You Ahead of What's Next.

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.



LEARN MORE



### Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions

### Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators

### Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

### Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Instawork achieves 90%+ fill rates due to their large workforce network
- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification

# Partner with Prologis

## Clear, Simple, Service.



### You can count on us as your trusted partner.

Pairing up with Prologis gives you access to a full-service team of experts before and during your tenancy. Work with an in-house team of development managers with local experience to entitle, plan, and execute your facility. Then, let a professional group of property managers handle the day-to-day of your real estate.

Our team is comprised of a Market Officer, Leasing Team, RECX Managers and Coordinators (property management), Construction Managers, a Development Manager, and Maintenance Techs.

Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

### At Prologis, we deliver on our promises so you can deliver on yours.



# PROLOGIS CICERO



**Tom Rodeno**  
Vice Chair  
+1 847 698 8231  
tom.rodano@colliers.com

**Patrick Turner**  
Executive Vice President  
+1 847 698 8277  
patrick.turner@colliers.com



**Julia Makarieva**  
Senior Leasing Manager  
+1 224 763 9870  
jmakarieva@prologis.com

**Josh Bauer**  
Vice President, Investment  
Officer  
+1 847 609 3828  
jbauer2@prologis.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.