



Conceptual Rendering

LogistiCenterSM at Sauk Village

Mark Collins Drive, Sauk Village, IL

±48.19 Net Usable Acres
(Divisible)
For Sale or Build to Suit



Dermody.com

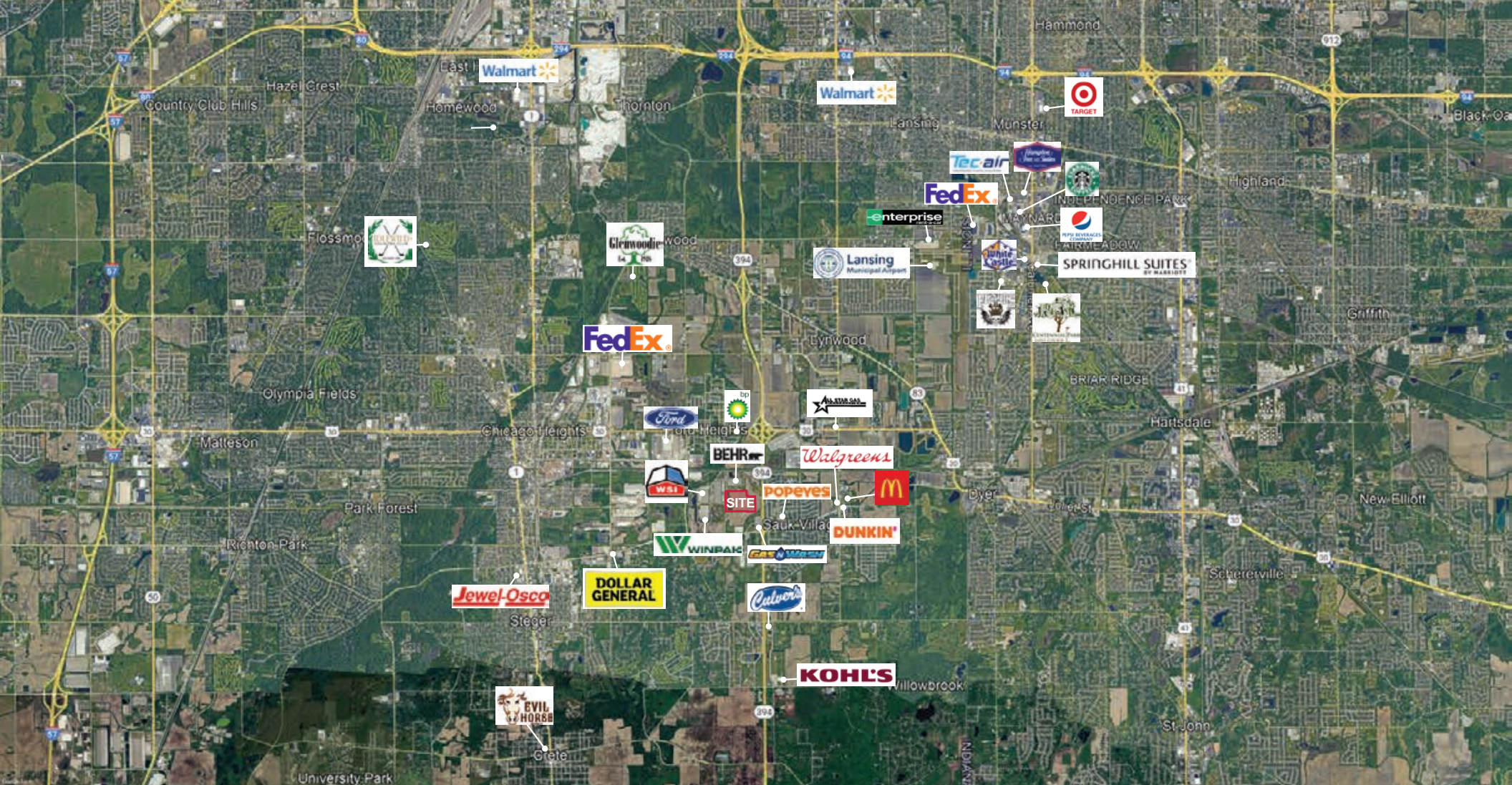
Property Specifications

LogistiCenterSM at Sauk Village



Property Specs

- ±48.19 net usable acres for Sale or Build to Suit.
- Divisible.
- Zoning: M-2 General Manufacturing District.
- Immense, skilled labor pool: South Cook County; South Will County; Northwest Indiana.
- Improved sites: water, sewer, electric, natural gas, communications infrastructure.
- Low real estate taxes (class 8).
- Enterprise zone status (lowers the cost of new construction, building materials).
- Flexible site plan and building configurations including outside storage.
- Strategically located off I-80 / I-394 close to the Indiana border and City of Chicago.
- Canadian National rail-served park – potential for rail service to site.

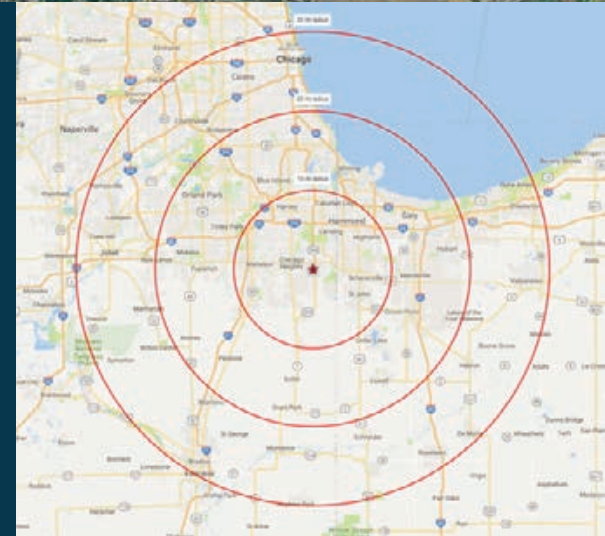


DISTANCE (MILES)

• I-394	5 Miles
• I-80	6 Miles
• I-296	6 Miles
• I-94	6 Miles
• I-57	9 Miles
• Port Chicago	14.5 Miles
• Midway Airport	30.0 Miles
• Chicago (downtown)	30.7 Miles
• Joliet Area	35.0 Miles
• O'Hare Airport	50.8 Miles

INTERMODAL AND RAIL YARDS

• CN Chicago Intermodal	9 Miles
• UP/CSX Yard Center Intermodal	10 Miles
• IHB Blue Island	13.7 Miles
• CSX Blue Island	14.2 Miles
• IAIS Blue Island	24 Miles
• CN Joliet Yard	30 Miles
• UP Global IV Joliet	37 Miles
• BNSF LPC Elwood	42 Miles



This conceptual site plan shows two large rectangular buildings, Building A and Building B, arranged vertically. Building A is at the top and Building B is below it. To the right of the buildings is a large rectangular area labeled 'DETENTION ±10.57 AC'. To the left of the buildings is a curved area with hatched patterns, possibly representing a parking lot or a landscaped area. The entire site is bounded by a dashed line. The background is a topographic map showing contour lines and some existing infrastructure.

BUILDING A
346,800 SF (22.99 AC.)

DETENTION
±10.57 AC

BUILDING B
428,400 SF (25.79 AC)

Two Building with Rail Conceptual Plan

PRELIMINARY PLANS ARE CONCEPTUAL (ONLY),
WITHOUT THE BENEFIT OF SURVEY INFORMATION.

SITE PLAN

BUILDING A
810,000 SF
(48.76 AC.)

DETENTION
±10.57 AC

DETENTION
±4.10 AC

Single Building with Rail Conceptual Plan

PRELIMINARY PLANS ARE CONCEPTUAL (ONLY),
WITHOUT THE BENEFIT OF SURVEY INFORMATION.

SITE PL



LogistiCenterSM at Sauk Village

Mark Collins Drive, Sauk Village, IL

About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenterSM Brand

LogistiCenterSM is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenterSM facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About Lee & Associates

Lee & Associates offers an array of real estate services tailored to meet the needs of the company's clients, including commercial real estate brokerage, integrated services, and construction services. Established in 1979, Lee & Associates is now an international firm with offices throughout the United States and Canada. For more information, visit www.lee-associates.com.



Brian Vanosky
Lee & Associates of Illinois
Principal
(773) 355-3023
bvanosky@lee-associates.com

Michael O'Leary
Lee & Associates of Illinois
Executive Vice President
(773) 355-3024
moleary@lee-associates.com

Dylan Maher
Lee & Associates of Illinois
Senior Vice President
(773) 355-3033
dmaher@lee-associates.com

