

# PROPOSED CONSTRUCTION

# FOR SALE & FOR LEASE

cawley  CHICAGO

 VENTURE ONE  
REAL ESTATE

GOVERNOR'S GATEWAY INDUSTRIAL PARK  
UNIVERSITY PARK | ILLINOIS



**JOSHUA HEARNE, SIOR**  
630.729.7933  
[jhearne@cawleychicago.com](mailto:jhearne@cawleychicago.com)

**REINIER PRANGER**  
630.735.8737  
[rpranger@cawleychicago.com](mailto:rpranger@cawleychicago.com)

# HIGHLIGHTS



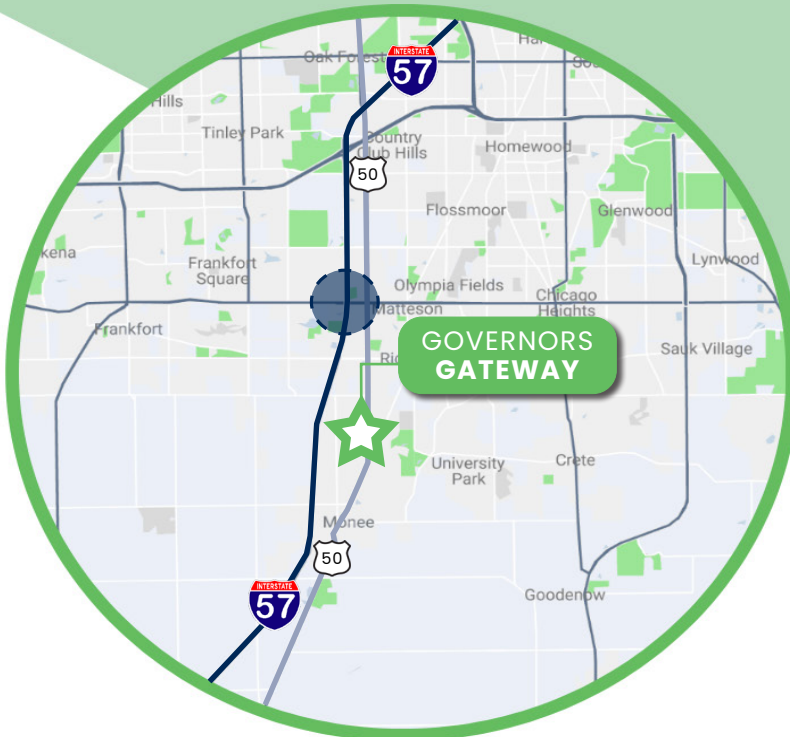
CLOSE PROXIMITY TO I-57 & RT. 50



LOW WILL COUNTY TAXES



ABUNDANT LABOR FORCE



# SPECIFICATIONS

**Total Available:**

22.92 Acres

**Option A:**

62,120 Sq. Ft. Truck Terminal Site

**Option B:**

244,000 Sq. Ft. Warehouse

**Proposed Options:**

**Option C:**

394 Trailer Parking Site WITH  
10,000 Sq. Ft. Maintenance Building

**Option D:**

415 Trailer Parking Site

## DRIVE TIMES:

Indiana Border:

20 MINUTES

Downtown Chicago:

35 MINUTES

Midway Airport:

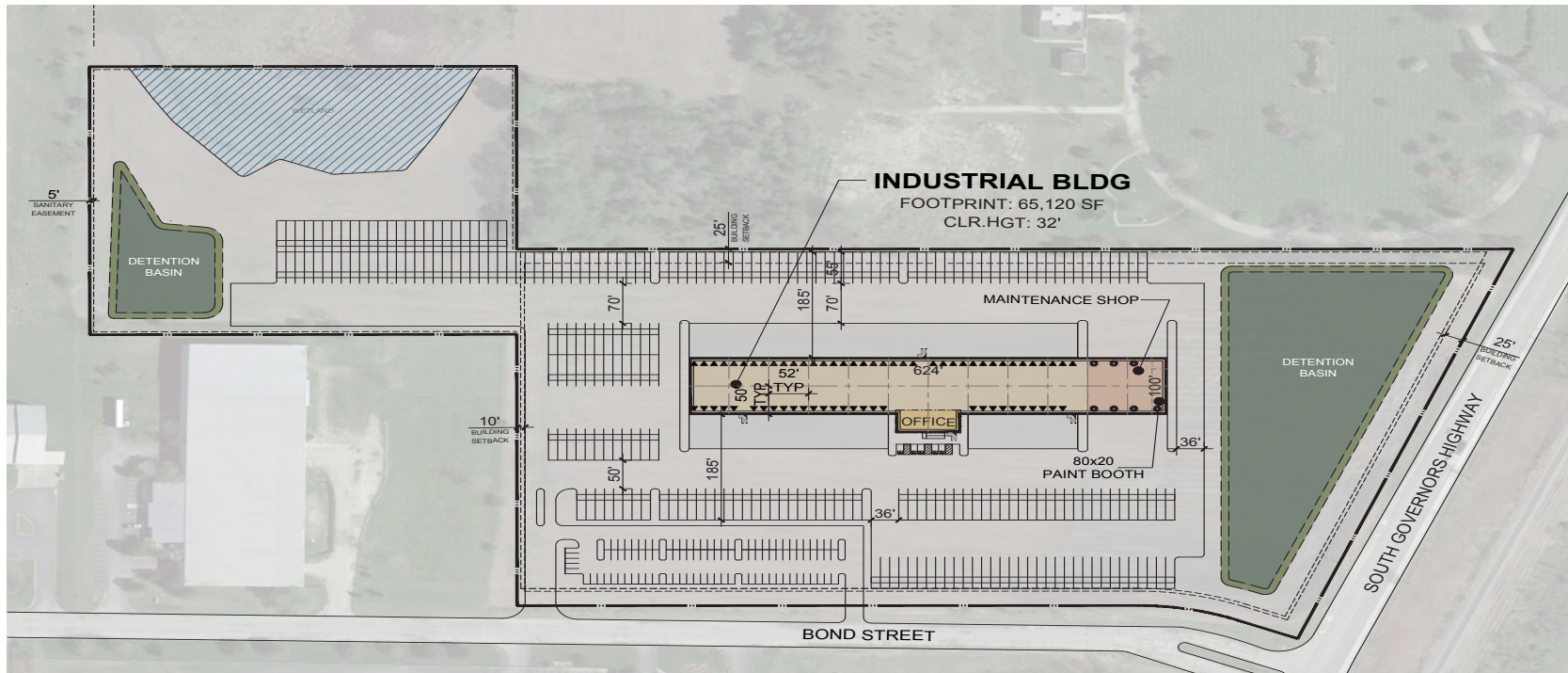
30 MINUTES

O'Hare Airport:

45 MINUTES

# OPTION A:

62,120 Sq. Ft. Truck Terminal Site



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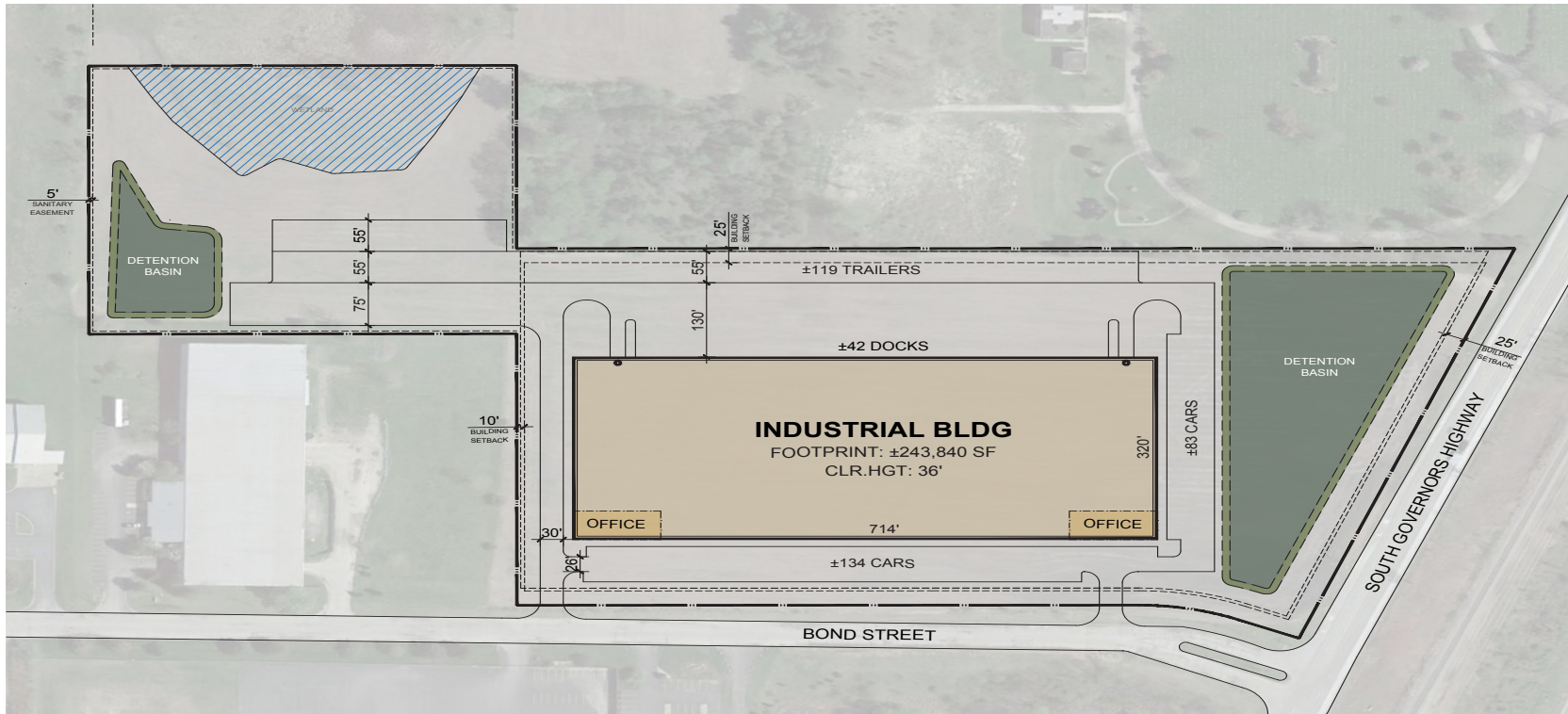
630.735.8737

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# OPTION B:

244,000 Sq. Ft. Warehouse



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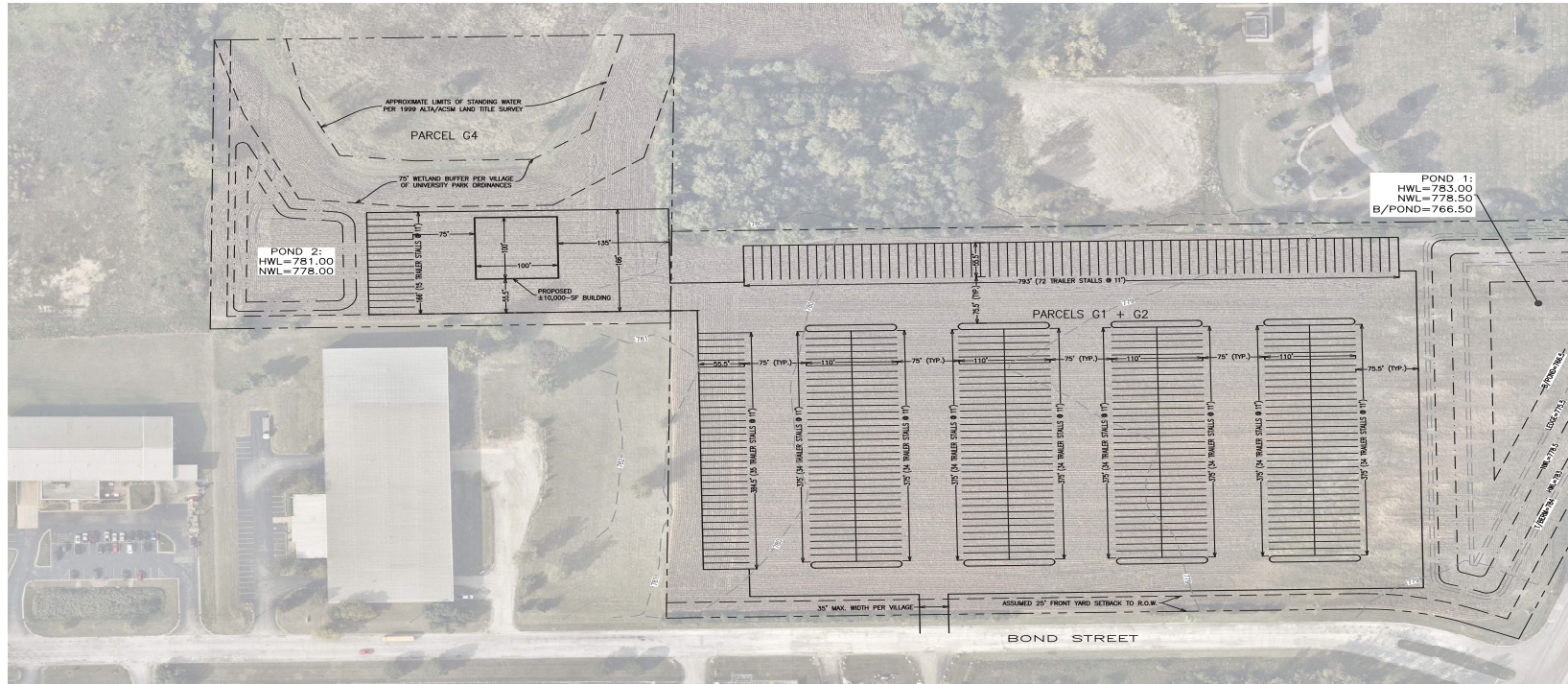
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# OPTION C:

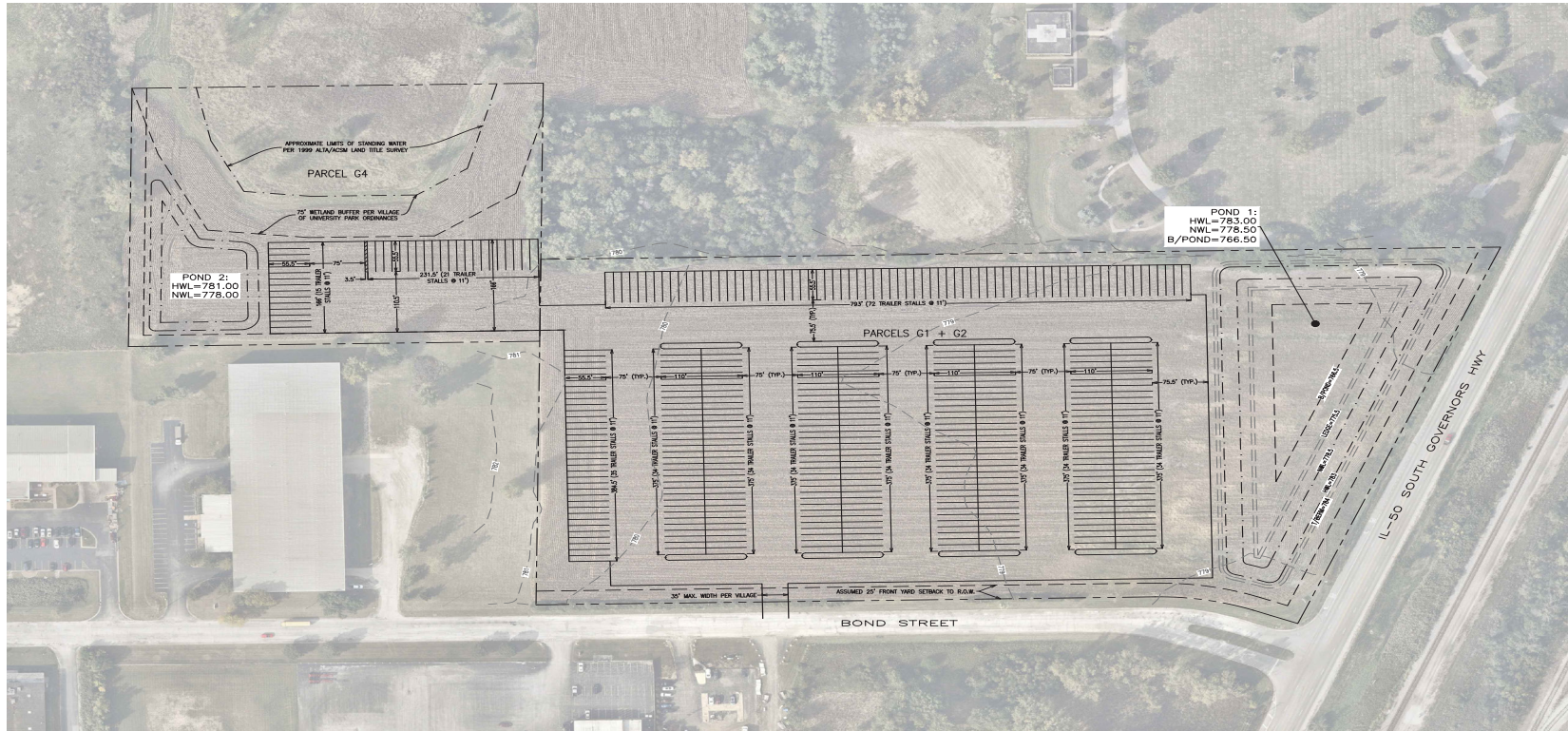
394 Trailer Parking | 10,000 Sq. Ft. Maintenance Building





# OPTION D:

## 415 Trailer Parking Site



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