



## COMMERCE PARK CHICAGO

A NorthPoint Development

3300 E 122nd Street

Chicago, IL

**PARTIALLY LEASED! 174,419 SF (DIVISIBLE) REMAINING**

**BUILDING B**

# Built to Lead

**OFFERING ±1.5M  
SQ FT OF MODERN  
INDUSTRIAL SPACE**

As Chicago's largest master planned industrial development, Commerce Park Chicago is paving the way for a bold new era of City of Chicago industrial parks. Building A is complete & fully leased, Building B is complete & partially leased and Building E is available for build to suit. Commerce Park Chicago offers users a front row seat to Chicago's vast and diverse marketplace.

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**CBRE**

[CommerceParkChicago.com](http://CommerceParkChicago.com)



**COMMERCE PARK CHICAGO**  
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# THE MARKET ACCESS YOU'VE BEEN LOOKING FOR



- NOTABLE NEIGHBORS**
- WESTROCK
  - MWD LOGISTICS
  - BERKSHIRE REFRIGERATED
  - CHICAGO TRANSIT AUTHORITY
  - AMAZON
  - NORFOLK SOUTHERN RAIL YARD
  - FOODLINER
  - ARRON CORPORATION
  - GOTHAM GREENS
  - WHOLE FOODS DISTRIBUTION CENTER
  - DUTCH FARMS
  - METHOD HOME PRODUCTS
  - KELLOGG COMPANY
  - WALSH CONSTRUCTION
  - OZINGA MATERIALS & LOGISTICS
  - ATLAS TUBE
  - CARGILL
  - BIAGI BROTHERS
  - FLEX-N-GATE
  - PECO PALLET
  - DAKOTA INTEGRATED SYSTEMS
  - ZF CHASSIS SYSTEMS
  - FORD MOTOR COMPANY
  - UNITED ROAD SERVICES
- AMENITIES - RESTAURANTS**
- BURGER KING
  - MCDONALD'S
  - LEON'S BARBECUE
  - CALUMET BAKERY
  - POTBELLY
  - MCDONALD'S
  - WENDY'S
- AMENITIES - SHOPPING**
- ALDI
  - 7-ELEVEN
  - WALMART SUPERCENTER
  - PETE'S FRESH MARKET
  - WALGREEN'S

**7 MILLION CONSUMERS WITHIN A 50-MILE RADIUS**



5 minutes to I-90, I-94  
15 minutes to I-57  
20 minutes to I-80



37 minutes to ORD Airport  
20 minutes to MDW Airport  
10 miles to Gary/Chicago Int. Airport



30 minutes to the CBD



Norfolk Southern Rail Service available



5 miles to Illinois Int. Port District



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# MASTER SITE PLAN



**Building E - 580,587 SF or Available for Build to Suit**

**Building B - 602,445 SF  
174,419 SF Remaining for Lease**

## KEY SITE ADVANTAGES TO GET YOU AHEAD OF THE COMPETITION



Workforce of 96,590 within a 5-mile radius



Class 6B tax abatement



High-image new construction



Ability to accommodate users up to 1.5 million SF



Divisible units starting at ±57,446 SF



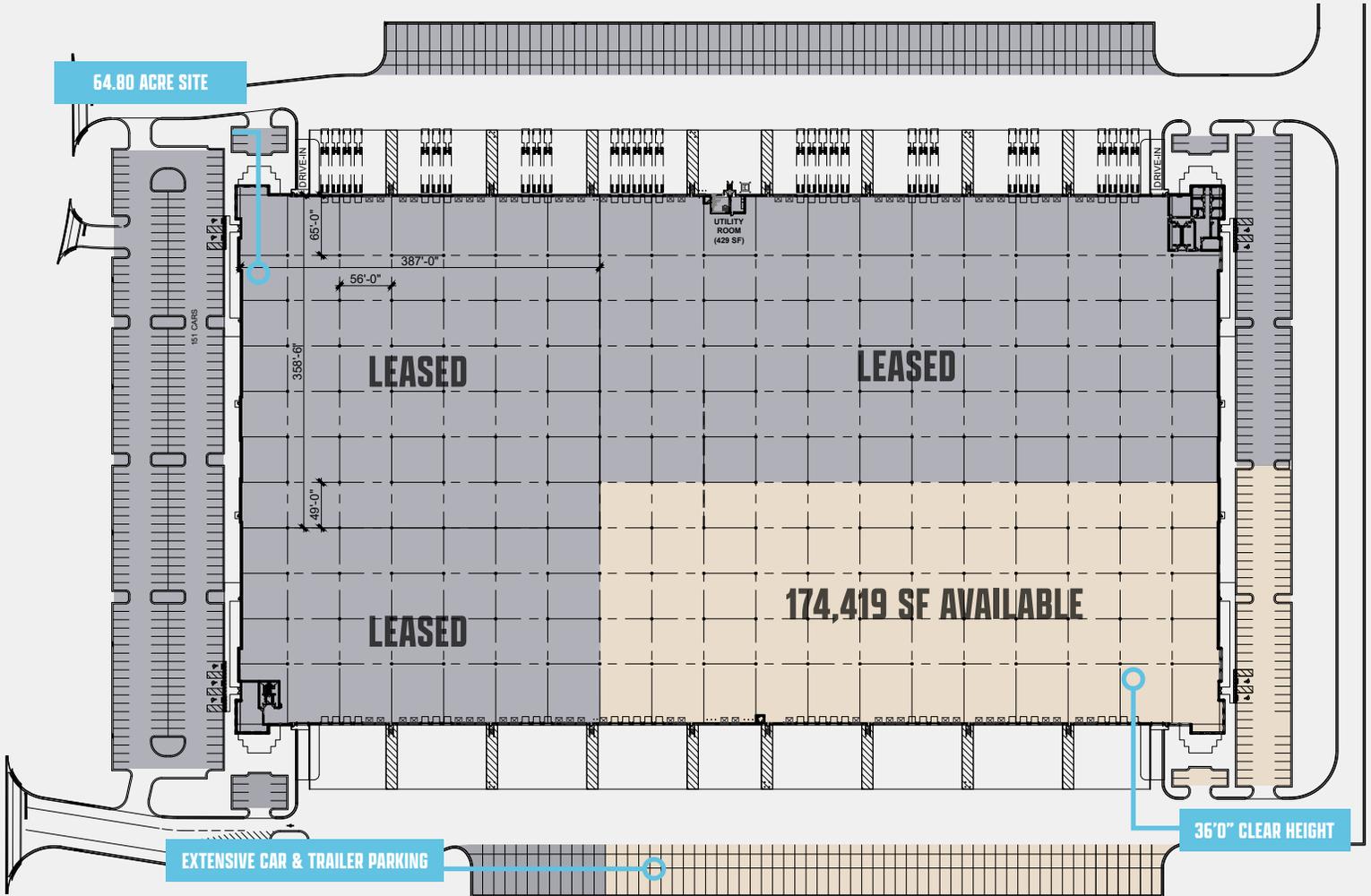
Rail service available



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# BUILDING B PLAN & SPECS

## 3300 E 122ND ST



**602,445 SF**  
**BUILDING**  
**174,419 SF**  
**REMAINING**  
**FOR LEASE**

**BUILDING SIZE** ±602,445 SF

**AVAILABLE SF** ±174,419 SF (divisible)

**BUILDING DIMENSIONS** 570' x 1054'

**OFFICE SIZE** To suit

**COLUMN SPACING** 56' x 50' w/ 65' speed bay

**DOCK DOORS** 20 (expandable to 39)

**DRIVE-IN DOORS** 1

**CLEAR HEIGHT** 36'0"

**CAR PARKING** 71 spaces (expandable)

**TRAILER PARKING** 50 spaces (expandable)

**LIGHTING** LED with motion sensors

**CONSTRUCTION** Precast concrete

**SPRINKLER SYSTEM** ESFR

**LEASE RATE PSF** Subject to offer

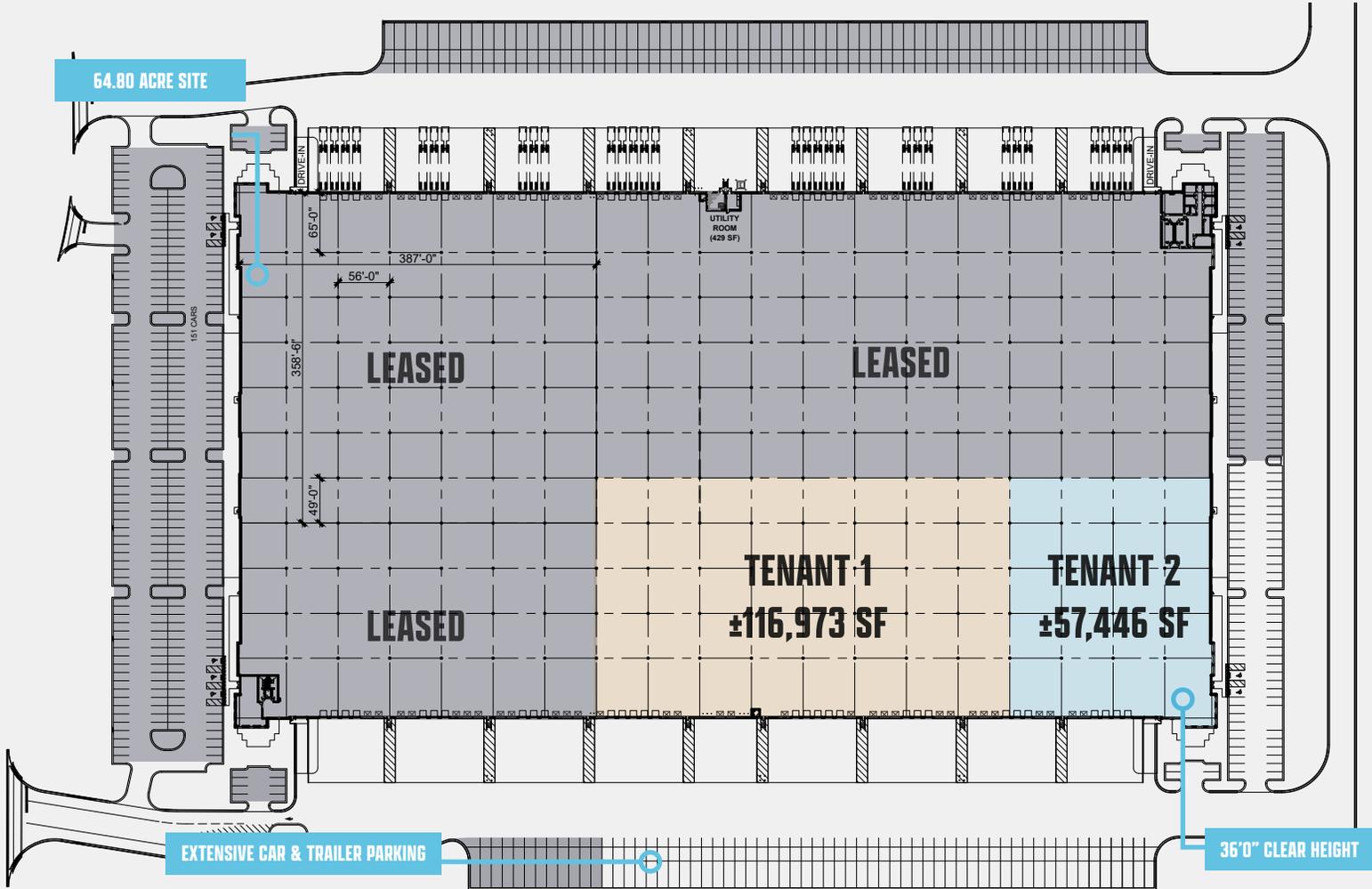
**ESTIMATED OPEX PSF** \$2.27/PSF



**COMMERCE PARK CHICAGO**  
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# 2-TENANT DEMISING PLAN | OPTION A

## 3300 E 122ND ST



### BUILDING SPECS

BUILDING DIMENSIONS	570' x 1054'
COLUMN SPACING	56' x 50' w/ 65' speed bay
LIGHTING	LED with motion sensors
CONSTRUCTION	Precast concrete
SPRINKLER SYSTEM	ESFR
LEASE RATE PSF	Subject to offer
ESTIMATED OPEX PSF	\$2.27/PSF

### TENANT 1

AVAILABLE SF	±116,973
OFFICE SIZE	To suit
DOCK DOORS	14 (expandable)
CAR PARKING	48
TRAILER PARKING	37

### TENANT 2

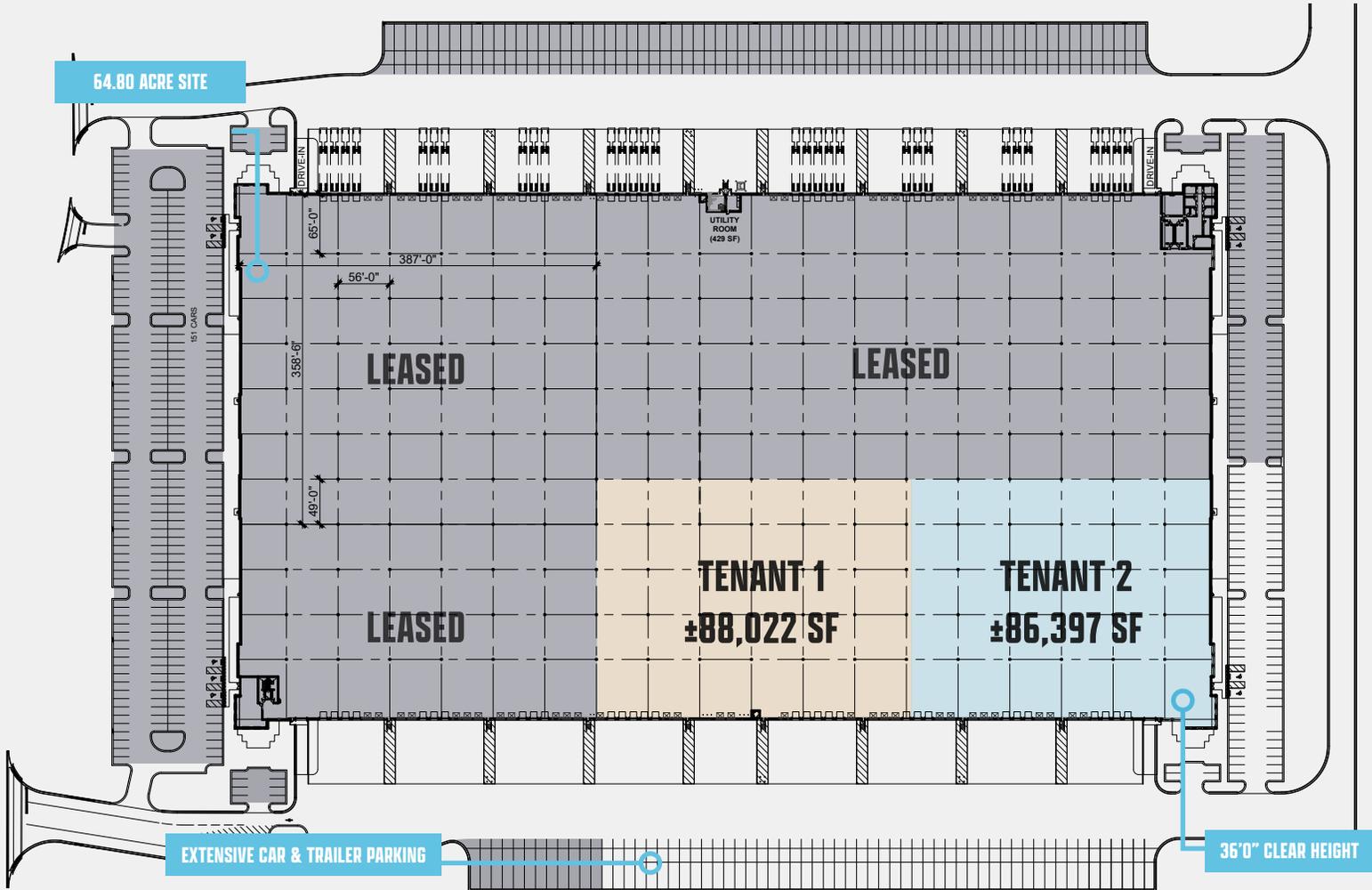
AVAILABLE SF	±57,446
OFFICE SIZE	To suit
DOCK DOORS	6 (expandable)
DRIVE-IN DOORS	1
CAR PARKING	24
TRAILER PARKING	13



**COMMERCE PARK CHICAGO**  
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# 2-TENANT DEMISING PLAN | OPTION B

## 3300 E 122ND ST



### BUILDING SPECS

**BUILDING DIMENSIONS** 570' x 1054'

**COLUMN SPACING** 56' x 50' w/  
65' speed bay

**LIGHTING** LED with motion sensors

**CONSTRUCTION** Precast concrete

**SPRINKLER SYSTEM** ESRF

**LEASE RATE PSF** Subject to offer

**ESTIMATED OPEX PSF** \$2.27/PSF

### TENANT 1

**AVAILABLE SF** ±88,022

**OFFICE SIZE** To suit

**DOCK DOORS** 11 (expandable)

**CAR PARKING** 36

**TRAILER PARKING** 28

### TENANT 2

**AVAILABLE SF** ±86,397

**OFFICE SIZE** To suit

**DOCK DOORS** 9 (expandable)

**DRIVE-IN DOORS** 1

**CAR PARKING** 36

**TRAILER PARKING** 22



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# ARE YOU READY TO LEAD?

