

88/39 LOGISTICS CENTER

MASTER PLAN

18818 E IL ROUTE 38 | CRESTON, IL 60113

3.9M SF Proposed Construction

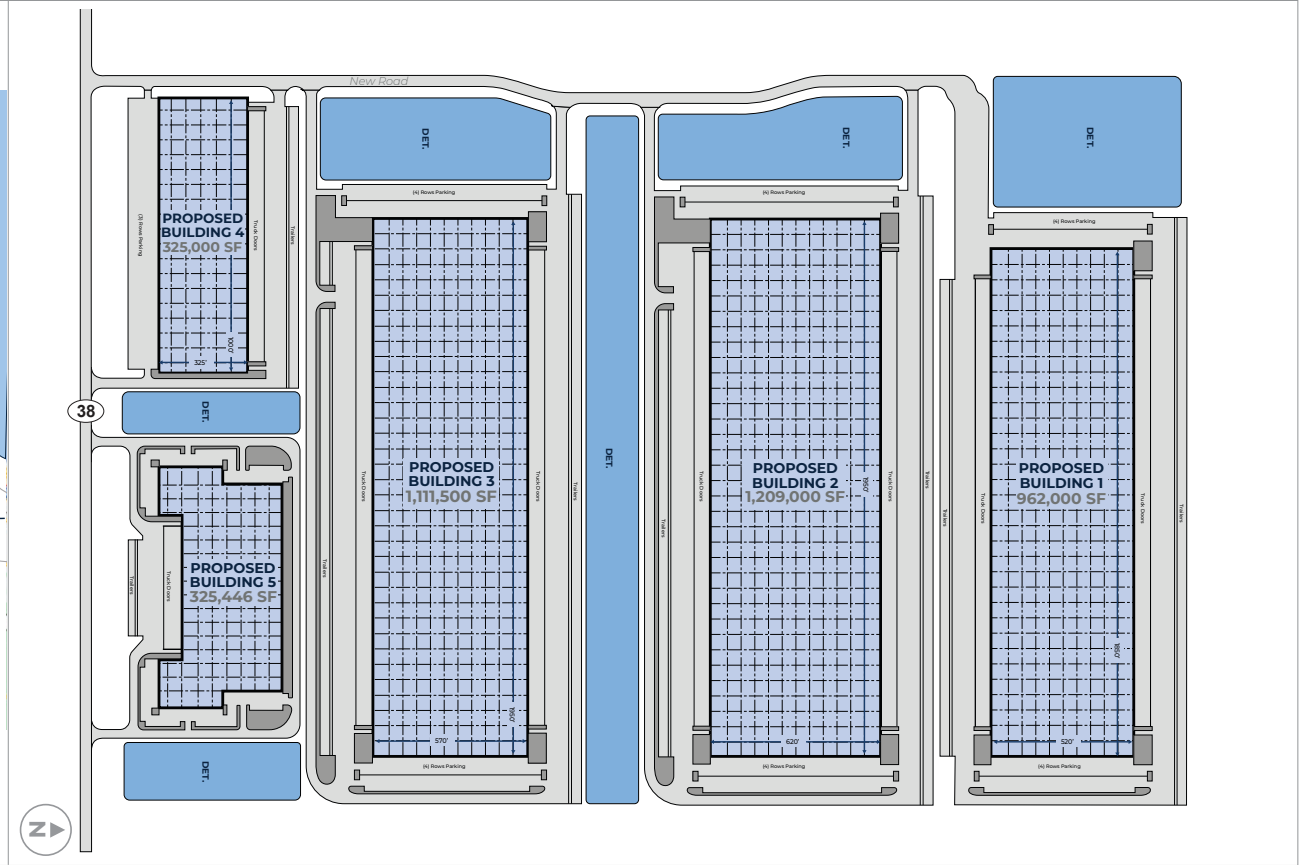
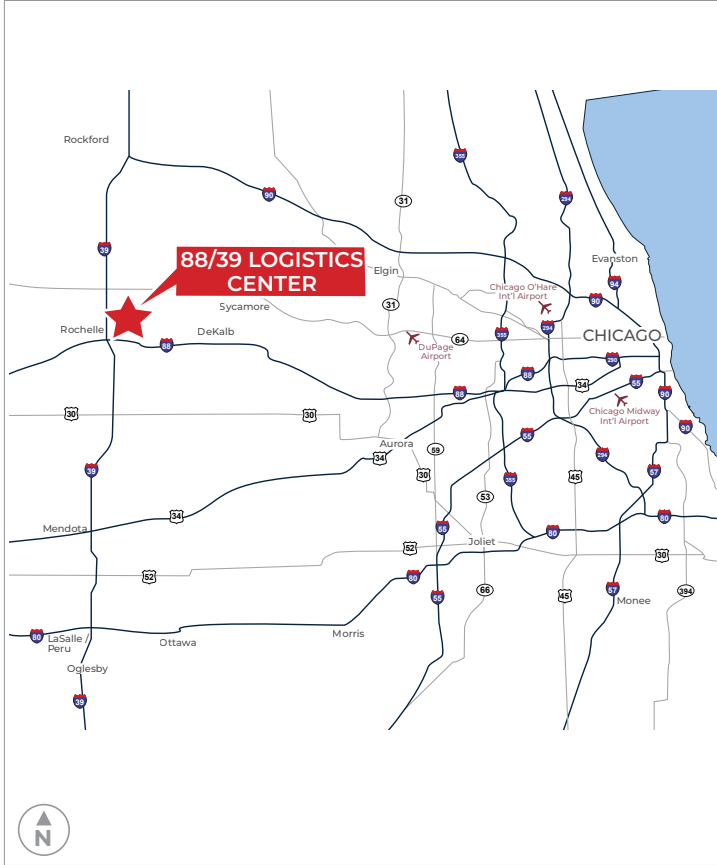
88/39 Logistics Center is a 240-acre logistics campus that can accommodate up to 3.9M SF. Located less than two miles from I-39 and five miles from I-88, this site can reach anywhere in the contiguous lower 48 states in 48 hours or less. Additionally, with its convenient distance to Chicago and other urban markets, it is a perfect location for transport-reliant businesses to deliver product quickly and efficiently.



88/39 LOGISTICS CENTER

18818 E IL ROUTE 38 | CRESTON, IL 60113

PROPERTY OVERVIEW



3.9M SF available on 240 acres



Zoning: I-1 Light Industrial



Build-to-suit opportunities



Allowable uses: Manufacturing and warehousing

Development



RACHEL AGBA-NOVAK

847 720 8982 (o)
rachel.agba-novak@hillwood.com

Leasing



MICHAEL FONDA

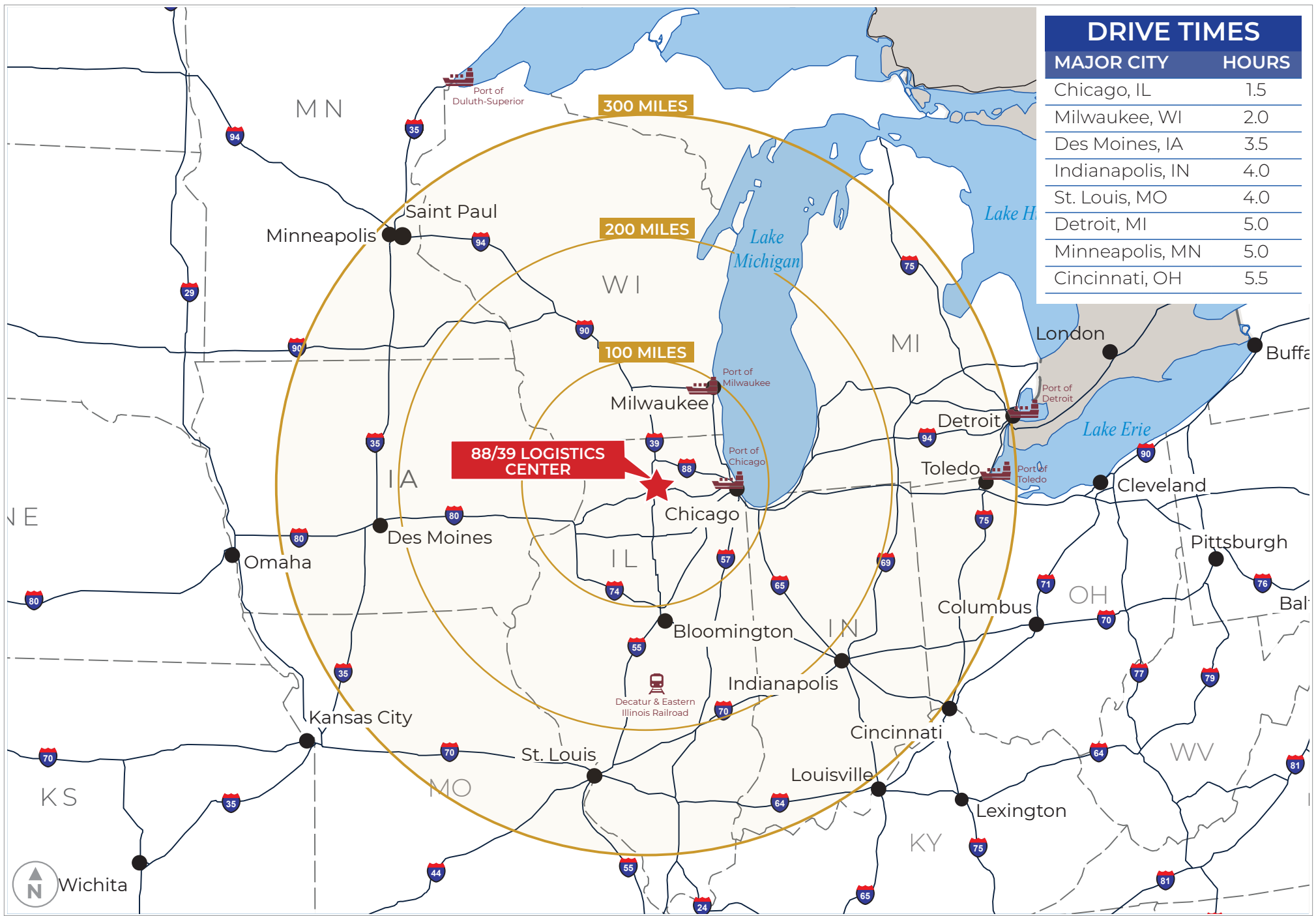
847 420 3228 (c)
michael.fonda@avisonyoung.com

ADAM HAEFNER

773 343 1441 (c)
adam.haefner@avisonyoung.com

ZEKE ROWAN

708 359 9963 (c)
zeke.rowan@avisonyoung.com



88/39 LOGISTICS CENTER

18818 E IL ROUTE 38 | CRESTON, IL 60113

DRIVE TIMES



- BUSINESSES**
1. Bay Valley Foods
 2. Wheatland Tube
 3. Del Monte Foods
 4. Tyson Foods
 5. AmeriCold Logistics

10 MILE RADIUS DEMOGRAPHICS



18,854

POPULATION



9,231

EMPLOYED CIVILIAN
POPULATION (AGE 16+)



36.3%

BLUE COLLAR
WORKERS



4.3%

UNEMPLOYMENT



\$62,024

MEDIAN
HOUSEHOLD INCOME



22%

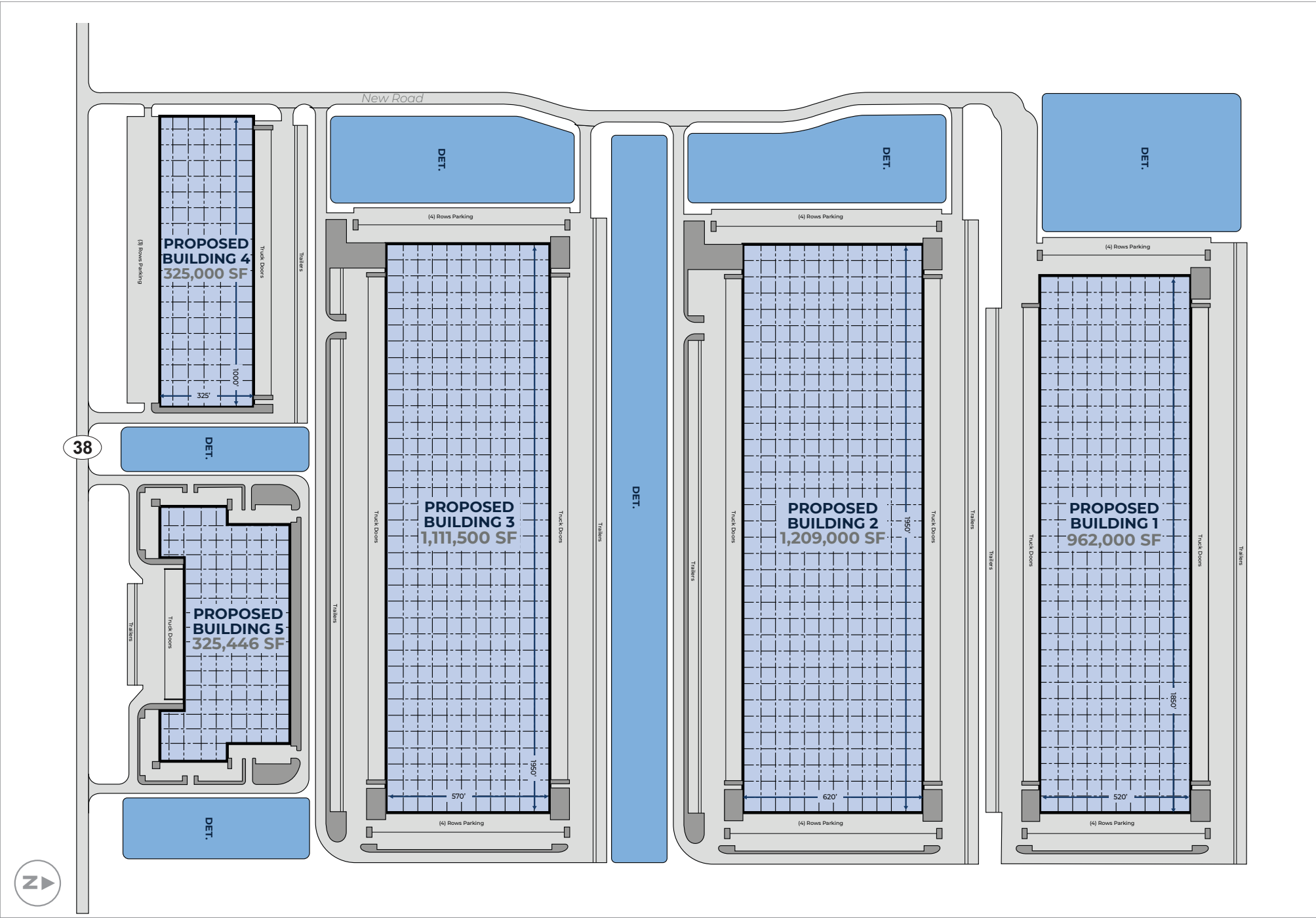
BACHELOR'S / GRADUATE /
PROFESSIONAL DEGREE

Source: ESRI

88/39 LOGISTICS CENTER

18818 E IL ROUTE 38 | CRESTON, IL 60113

SURROUNDING DEMOGRAPHICS



88/39 LOGISTICS CENTER

18818 E IL ROUTE 38 | CRESTON, IL 60113

SITE PLAN

CONTACT

DEVELOPMENT



RACHEL AGBA-NOVAK

847 737 0264 (o) 9550 W. Higgins Rd | Ste 200
rachel.agba-novak@hillwood.com Rosemont, IL 60018
hillwood.com

LEASING



MICHAEL FONDA

847 420 3228 (c) 9550 W Higgins Rd, Suite 900
michael.fonda@avisonyoung.com Rosemont, IL 60018
avisonyoung.us

ADAM HAEFNER

773 343 1441 (c) 9550 W Higgins Rd, Suite 900
adam.haefner@avisonyoung.com Rosemont, IL 60018
avisonyoung.us

ZEKE ROWAN

708 359 9963 (c) 9550 W Higgins Rd, Suite 900
zeke.rowan@avisonyoung.com Rosemont, IL 60018
avisonyoung.us



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Hillwood and the Hillwood logo are service marks of Hillwood. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Hillwood. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.