



970,123 SF Available

University Parkway East of Central Avenue
University Park, IL

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Rosemont, IL 60018 USA

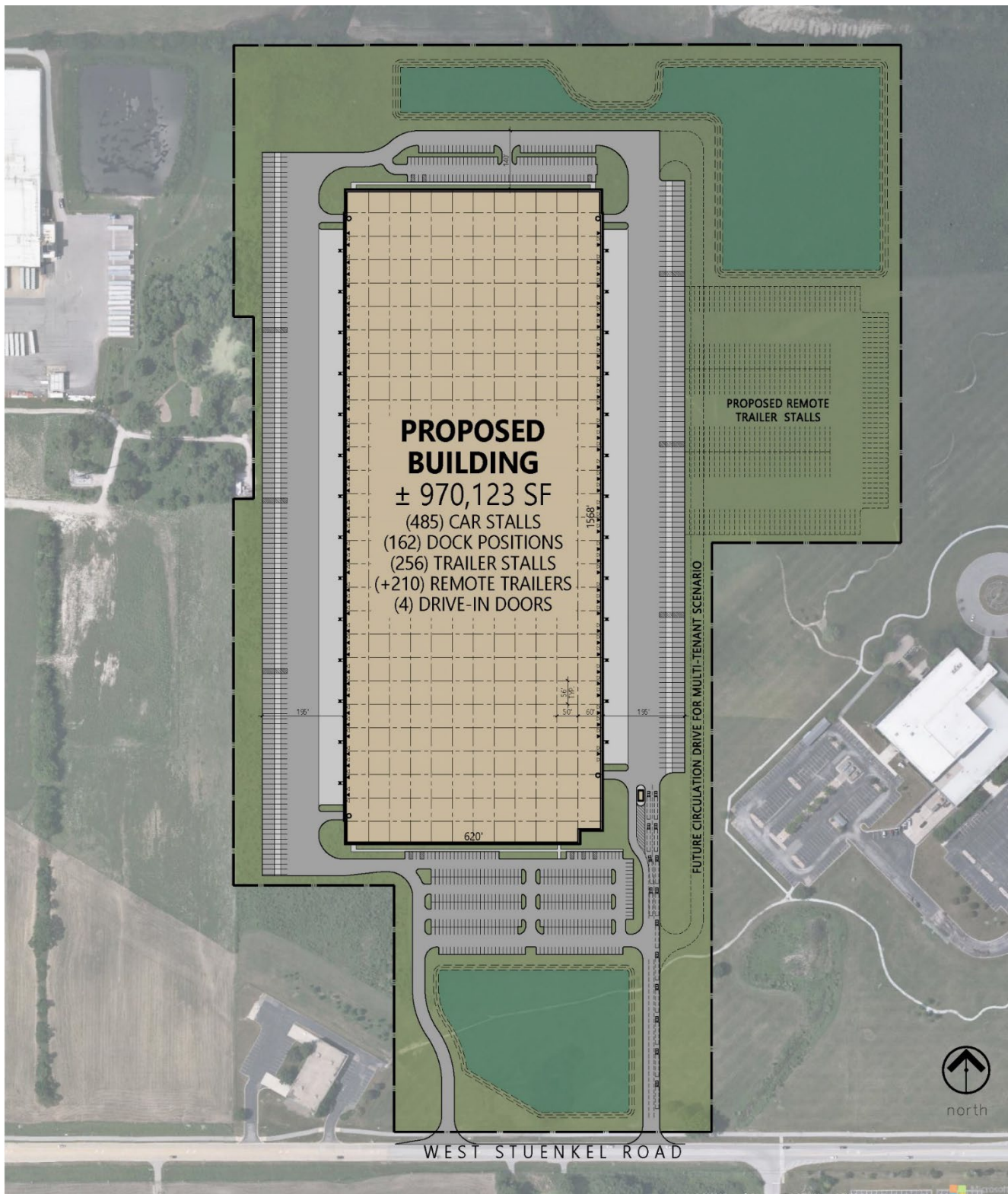
Labor! Labor! Labor! Real Estate Tax Abatement Incentive

Total Building Square Feet:	970,123 +/- SF
Site Size:	74.96 Acres
Building Dimensions:	1568' x 620'
Car Parking:	485 Car Stalls
Trailer Parking:	256 Trailer Stalls (+210 remote trailers)
Truck Court:	195'
Bay Spacing:	50' x 56', 60' speed bay
Clear Height:	40 ft
Truck Dock Doors:	162 docks
Drive In Doors:	4 drive-in doors
Fire Protection:	ESFR
Electric:	480/277 volt, 4000 amp, three-phase, four-wire service
Roof:	60-mil white TPO over R-30 insulation
Floors:	7" strategically reinforced, 4,000 psi
Warehouse Lighting:	30 footcandles at 36" above finished floor

Notes:

- Immediate access to full interchange at I-57 and Stuenkel Road (University Park)
- Low Will County Real Estate Taxes, with additional rebates available through TIF incentive

Site Plan



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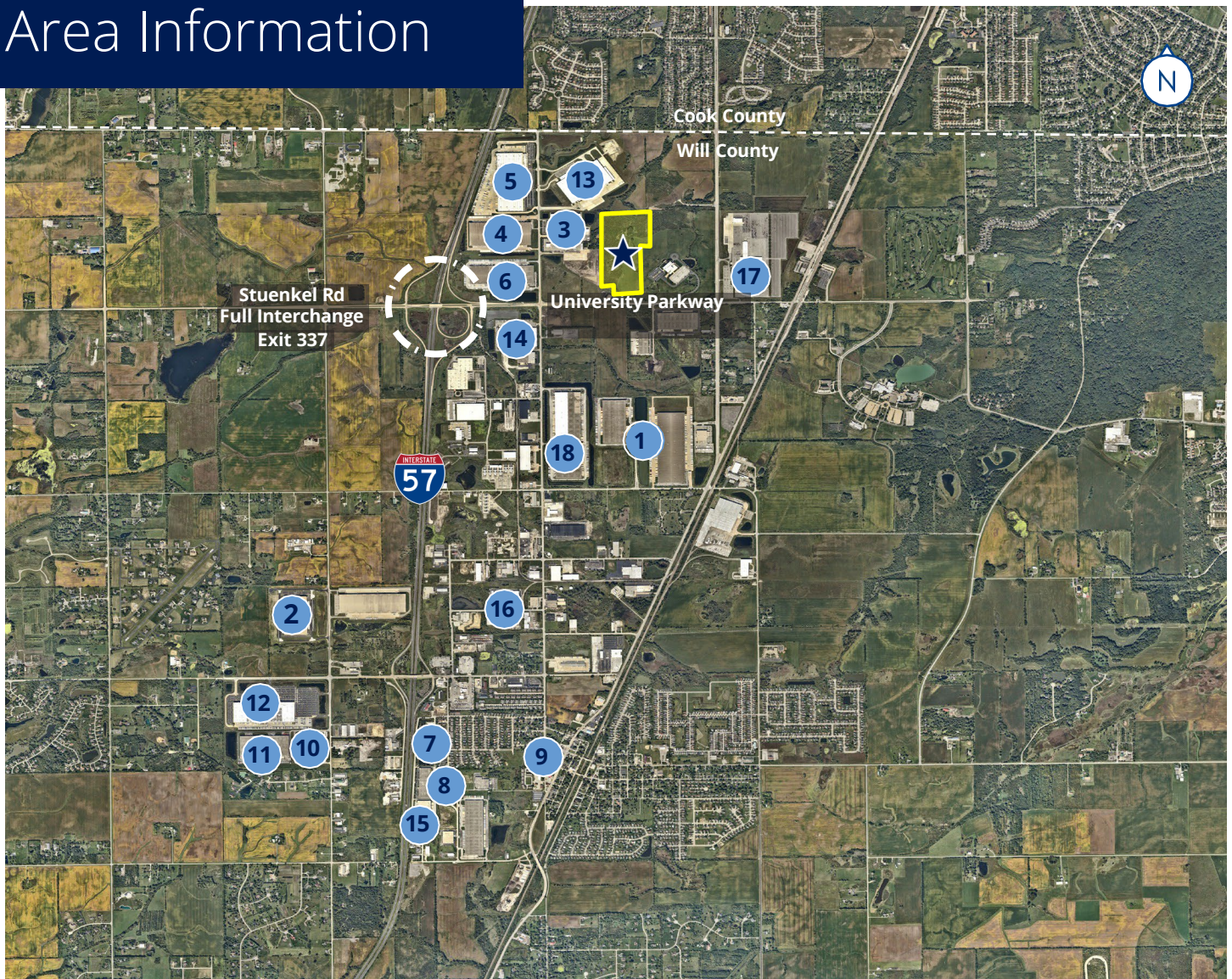
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Area Information



Local Businesses

- | | |
|-------------------------------|-------------------------------|
| 1. Clorox | 10. XPO/GXO Logistics |
| 2. Reynolds Consumer Products | 11. Rev Logistics/Hankook |
| 3. DOT Foods | 12. Amazon Fulfillment Center |
| 4. Georgia Pacific | 13. Central Steel and Wire |
| 5. Amazon | 14. Lineage |
| 6. CJ Logistics | 15. Great Western Malt |
| 7. Liberty Furniture | 16. Basco |
| 8. Midwest Custom Case | 17. Carvana |
| 9. ExxonMobil | 18. Samsung |



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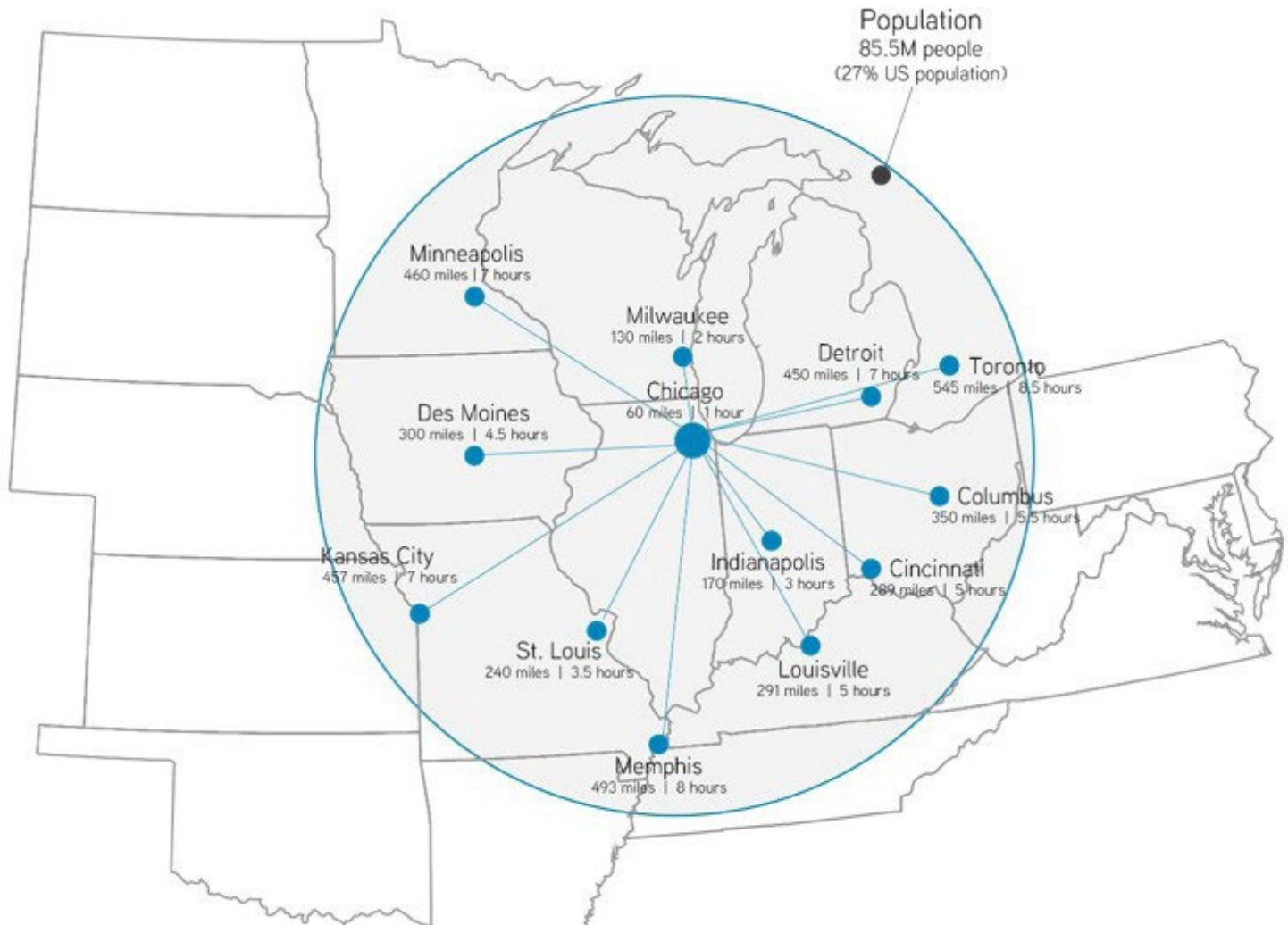
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Delivery within One Day



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