

UNIVERSITY PARK LOGISTICS CENTER

± 970,123 SF Available

5258 UNIVERSITY PARKWAY
UNIVERSITY PARK, IL

**WILL COUNTY
LOCATION WITH TIF**

Located in University Park, IL, this project presents the opportunity for a ±970,123 SF facility with unparalleled access to labor and transportation networks. Just two minutes from a full I-57 interchange at Stuenkel Road, the site provides seamless connectivity to both regional and national markets. Within a single-day drive, users can reach 85.5 million people, 27% of the U.S. population. Businesses benefit from Will County's low real estate taxes, along with TIF incentives that enhance long-term savings. Combining labor access with meaningful cost advantages, this location offers strategic efficiency for logistics users.

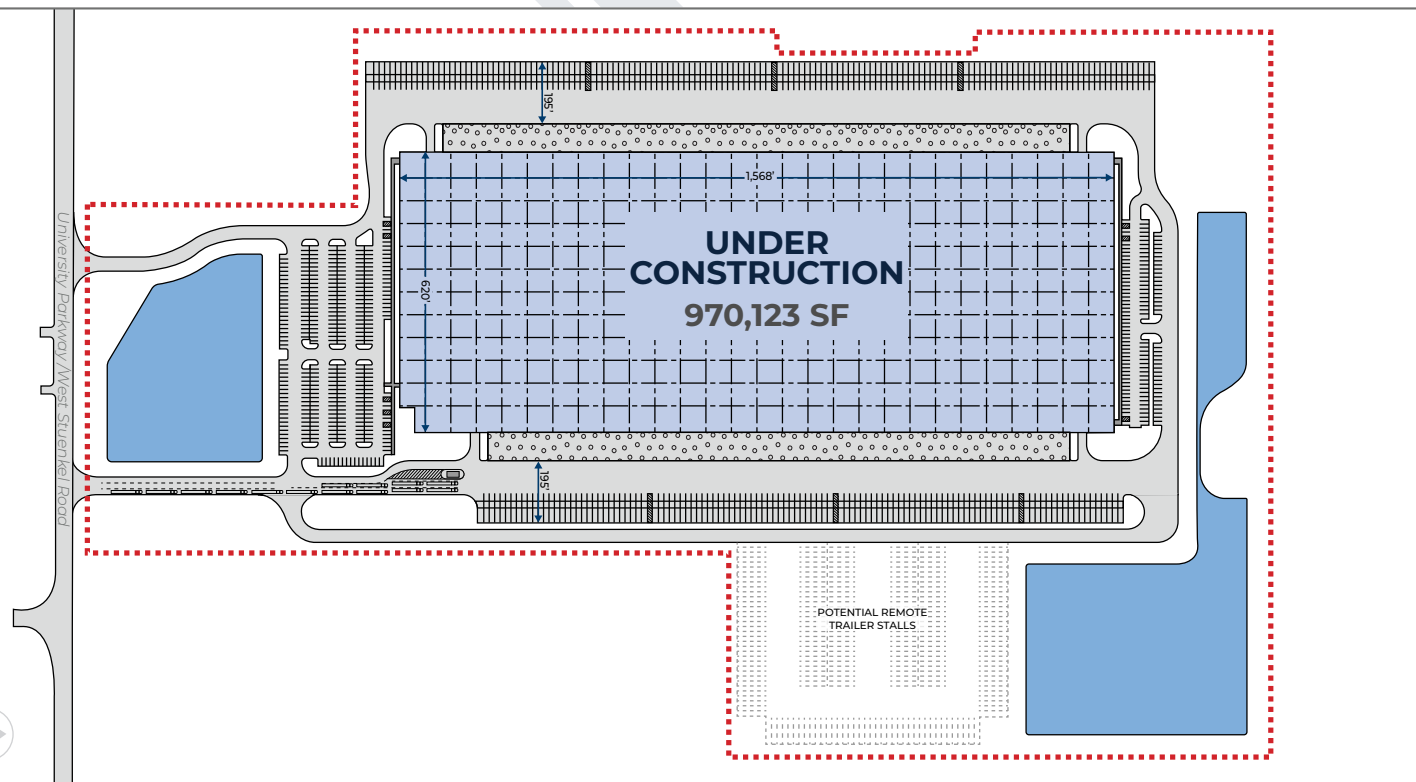


**Under
Construction
Delivering
Q3 2026**

UNIVERSITY PARK LOGISTICS CENTER

5258 UNIVERSITY PARKWAY | UNIVERSITY PARK, IL

PROPERTY OVERVIEW



BUILDING SPECIFICATIONS

Building SF	± 970,123 SF available (divisible)	Column Spacing	50' x 56'	Truck Court	195'
Site Size	74.96 acres	Speed Bays	60'	Auto Parking	485
Building Dimensions	1,568' x 620'	Dock Doors	162	Trailer Parking	256 expandable (+210 remote trailers)
Clear Height	40'	Drive-In Doors	4 - 12' x 14' (motorized)	Fire Protection	ESFR
Electrical	4,000 amps				

A Joint Venture Development



RACHEL AGBA-NOVAK

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Leasing



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AREA INFORMATION

DEMOGRAPHICS

 **327,034**
POPULATION

 **\$91,765**
MEDIAN HOUSEHOLD INCOME

 **36%**
BACHELOR'S / GRADUATE /
PROFESSIONAL DEGREE

LABOR

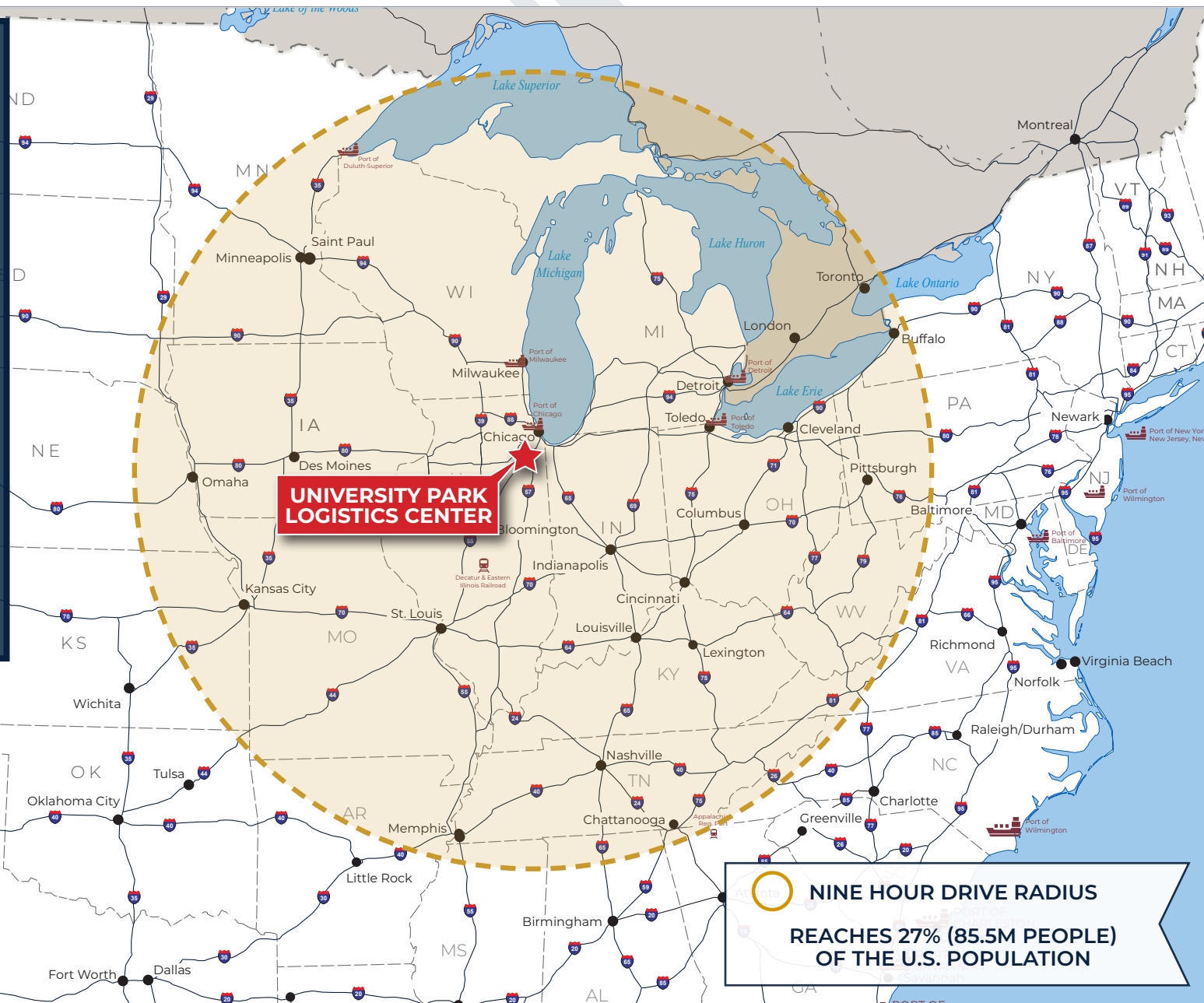
 **23%**
BLUE COLLAR
WORKFORCE

 **7%**
UNEMPLOYMENT

 **127,616**
EMPLOYED CIVILIAN
POPULATION (AGE 16+)

Based on a 10-mile radius

Source: ESRI



DRIVE TIMES

BNSF LPC Railway -
Logistics Park Chicago

 24.6 mi.  36 min.

Port of Chicago

 26.5 mi.  28 min.

Chicago O'Hare
International Airport

 47.6 mi.  45 min.

Milwaukee Mitchell
International Airport

 116 mi.  110 min.

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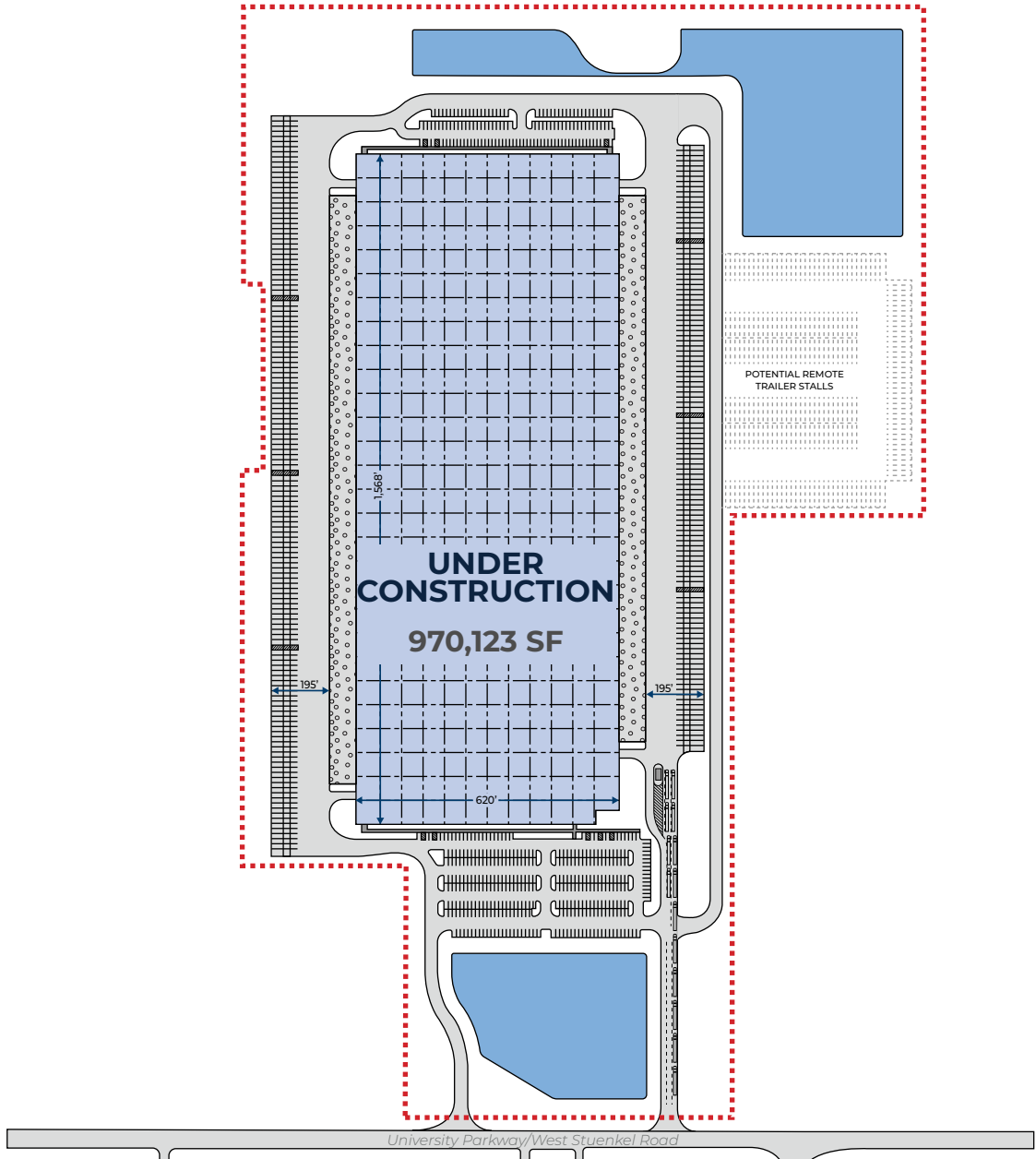
DRIVE TIMES

I-57	HWY- 30	I-80	I-294
1.1 mi. 2 min.	4.3 mi. 5 min.	8.4 mi. 9 min.	12.5 mi. 25 min.

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SITE PLAN



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A JOINT VENTURE DEVELOPMENT



HILLWOOD
A PEROT COMPANY*



**CLARIUS
PARTNERS**

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