



CHICAGO'S NEW HOME FOR BUSINESS



**LOCATED IN
UNIVERSITY
PARK, IL**

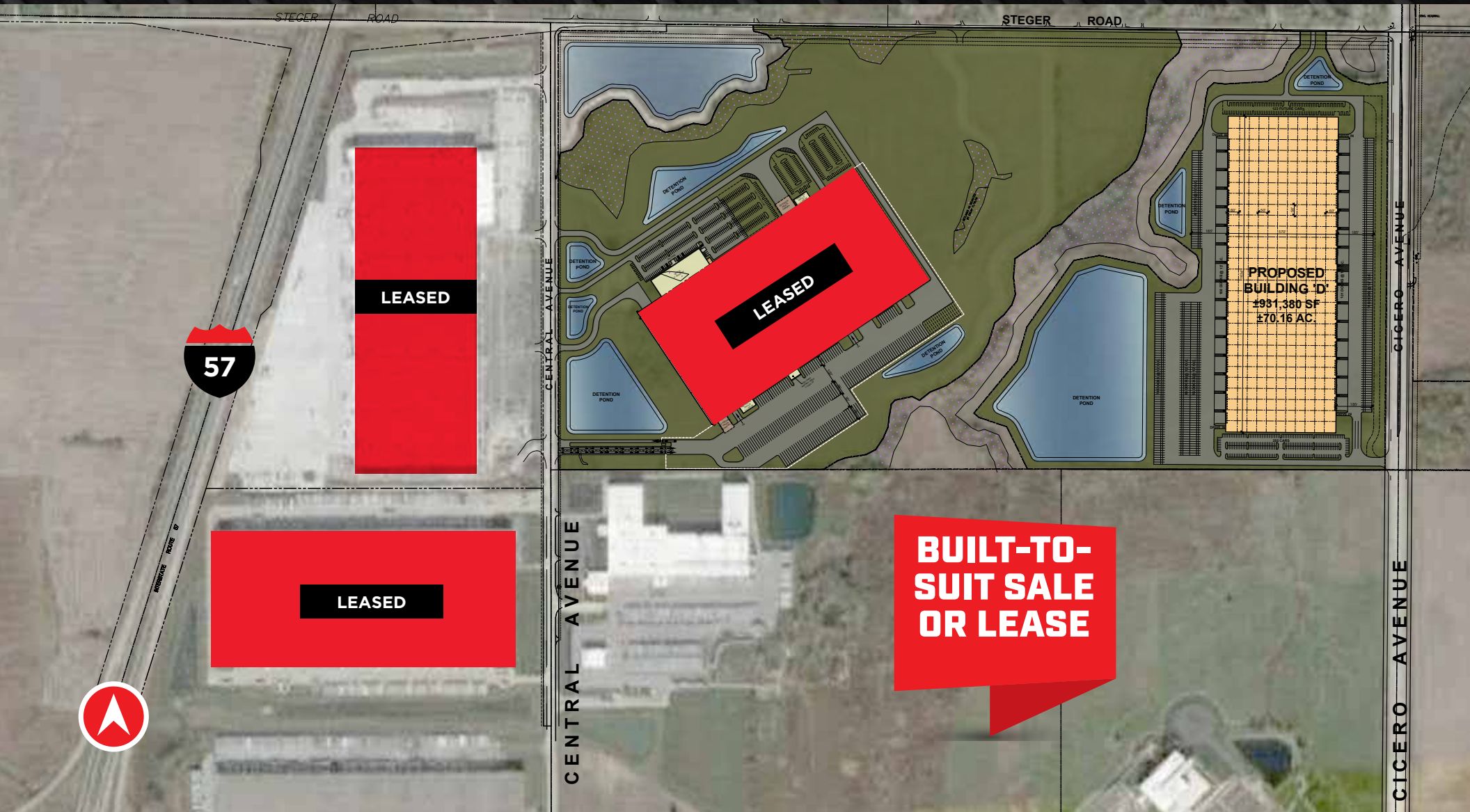
A Development by:



Exclusive agents:



THE MASTER PLAN



BUILDINGS FROM
300,000 TO
1,600,000+ SF



BTS SITES
STARTING AT
20 ACRES



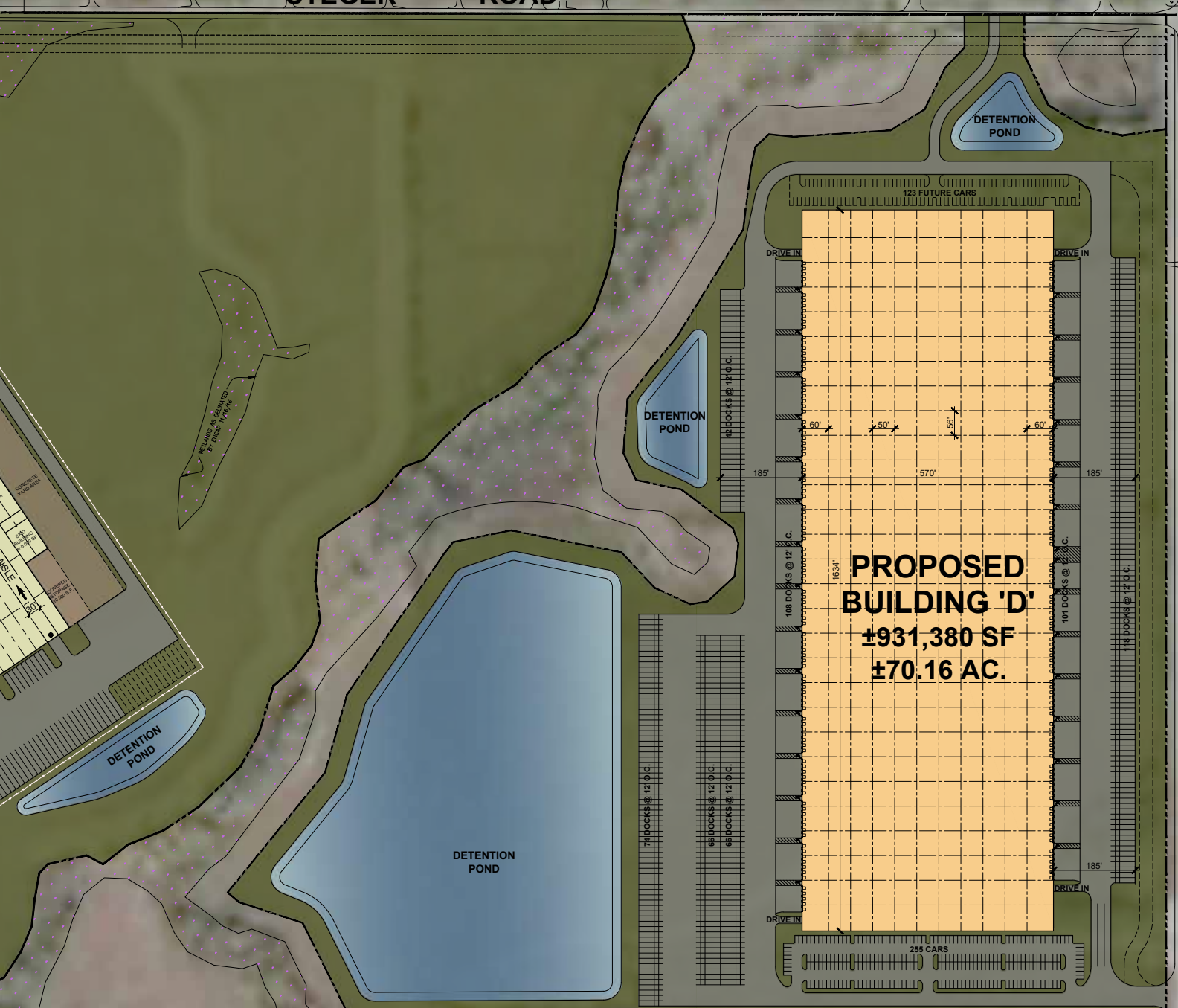
LOW WILL
COUNTY RE
TAXES



ENTERPRISE
ZONE & 22-YEAR
TIF DISTRICT

STEGER ROAD

CONC. HEADWALL 12" CUP

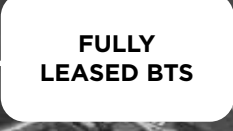


GIGERO AVENUE

**PROPOSED
BUILDING 'D'**
±931,380 SF
±70.16 AC.

TABULATIONS: BUILDING 'D'	
SITE AREA:	±70.16 ACRES
BUILDING AREA:	±931,380 S.F.
PARKING PROVIDED:	
AUTO STALLS:	255 CARS
FUTURE:	123 CARS
TOTAL:	378 CARS
TRAILERS:	366 TRAILERS
DOCKS PROVIDED:	209 DOCKS 12 DRIVE-INS

SITE PLAN BUILDING D



OFFERING
300K TO
1.6M SF BUILD
TO-SUITS



Central Ave

University Pkwy

Cicero Ave

Steger Rd

METRA TRAIN STATION



BUILT FOR BUSINESS

IT'S ALL ABOUT



THE ACCESS

IN A REMARKABLE



SAME-DAY DELIVERIES

CHICAGO
34 MILES

INDIANAPOLIS
163 MILES

PITTSBURGH
461 MILES

MILWAUKEE
124 MILES

MINNEAPOLIS
439 MILES

ST LOUIS
270 MILES

NASHVILLE
418 MILES

DETROIT
281 MILES

COLUMBUS
325 MILES



30-MILE RADIUS DEMOGRAPHICS

4,346,020
TOTAL
POPULATION

26.8%
WITH COLLEGE
DEGREES

58.8%
WHITE-COLLAR
WORKERS

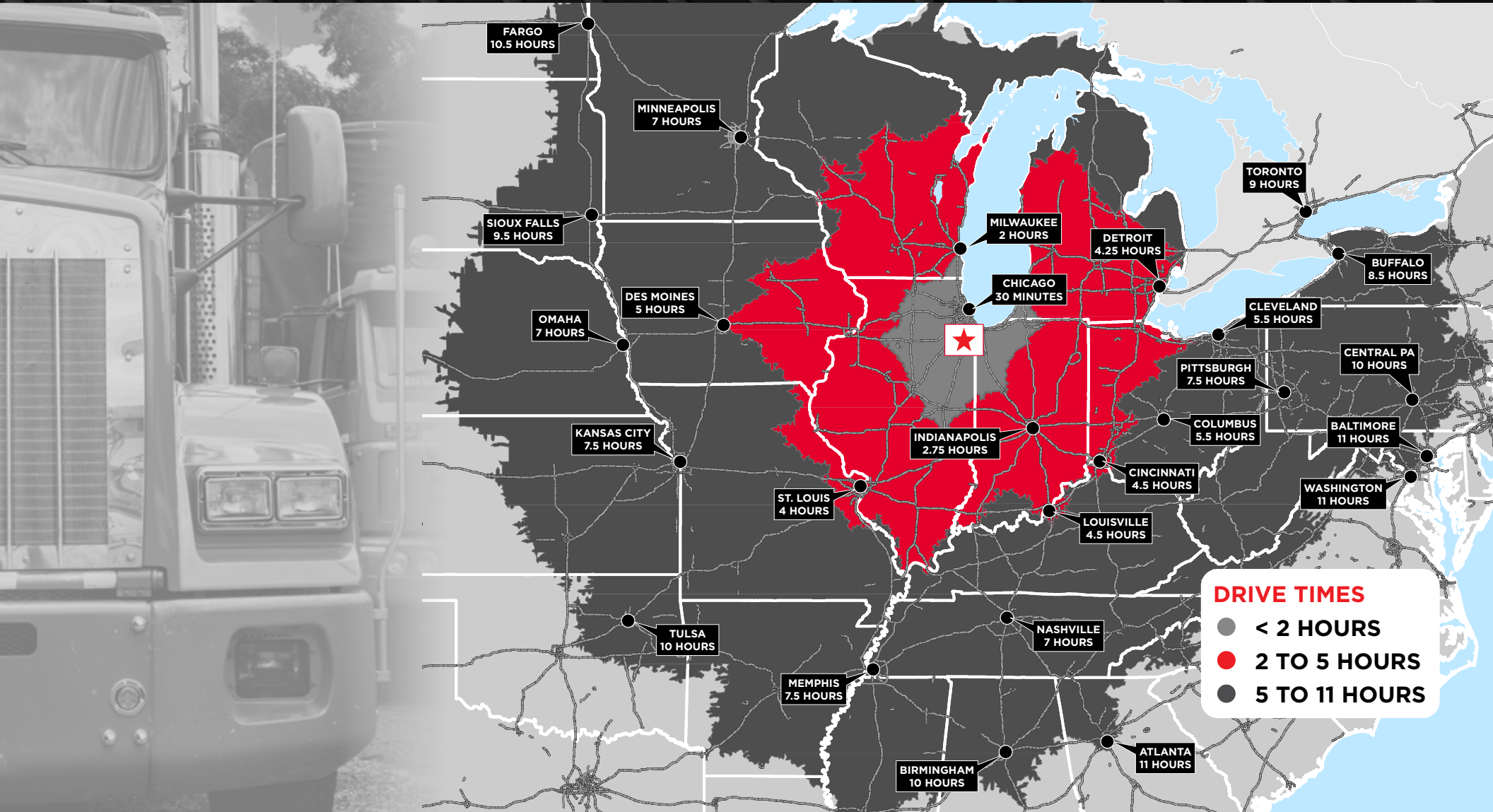
2,051,336
TOTAL
WORKFORCE

\$63,377
MEDIAN HH
INCOME

22.8%
BLUE-COLLAR
WORKERS

LOCATION

TO TAKE YOUR



BUSINESS FURTHER



GET IN TOUCH

FOR MORE INFORMATION AND LEASING OPPORTUNITIES,
PLEASE CONTACT A MEMBER OF OUR TEAM:



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