



[venturepark47.com](http://venturepark47.com)

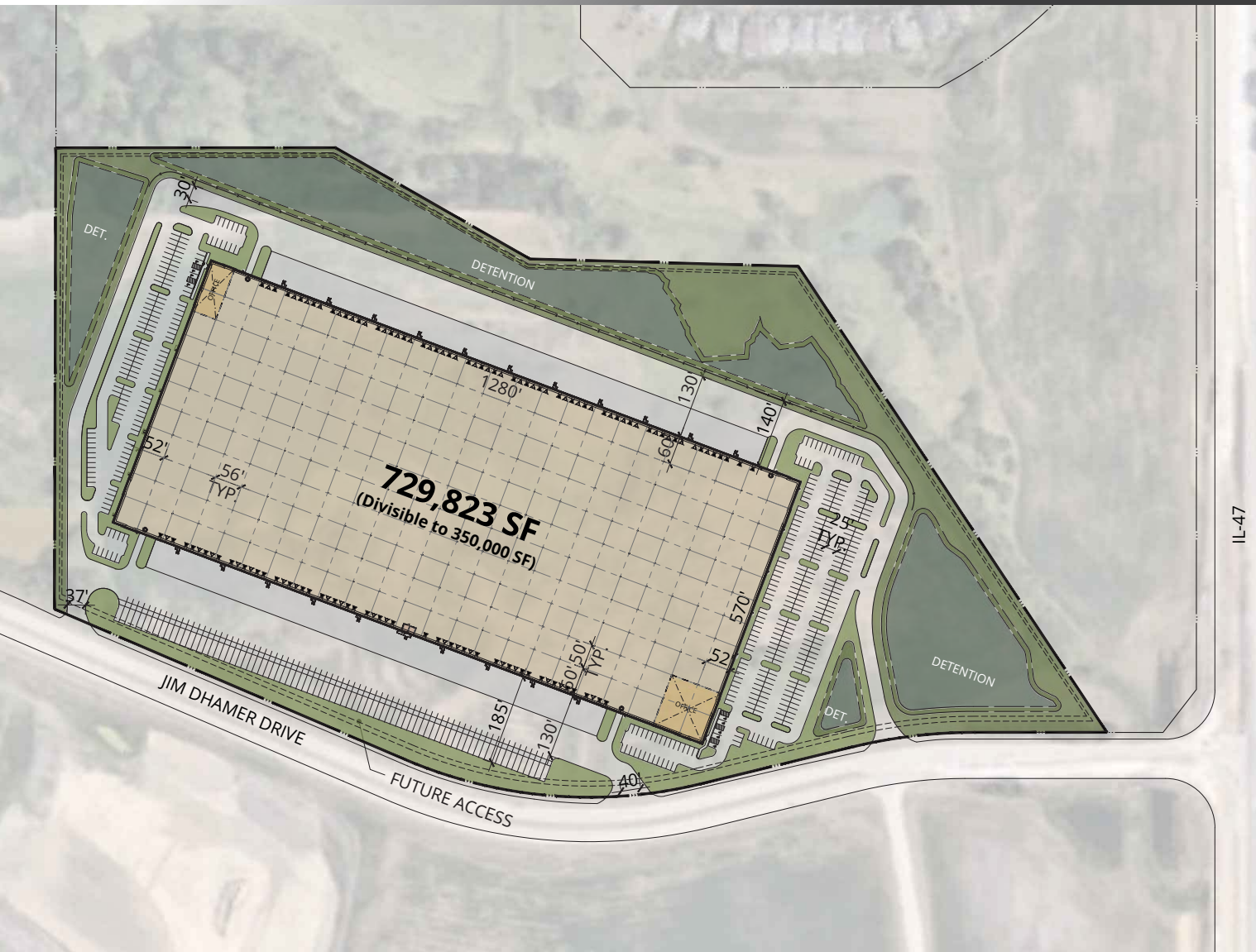
NEW CONSTRUCTION

729,823 SQUARE FEET

DIVISIBLE TO 350,000 SF | 40' CLEAR HEIGHT

Q3 2023 DELIVERY | HUNTLEY, IL





## SITE PLAN

|                   |                                         |
|-------------------|-----------------------------------------|
| SITE AREA:        | 44.46 acres                             |
| BUILDING SIZE:    | 729,823 SF                              |
| AVAILABLE:        | 729,823 SF<br>(divisible to 350,000 SF) |
| OFFICE:           | To Suit                                 |
| CLEAR HEIGHT:     | 40 Feet                                 |
| DOCKS:            | 72<br>(expandable to 124)               |
| DRIVE INS:        | 4                                       |
| AUTO PARKING:     | 448                                     |
| TRAILER PARKING:  | 130                                     |
| COLUMN SPACING:   | 50' x 56'                               |
| FLOORS:           | 7" concrete floor slab                  |
| ROOF:             | 60 mil TPO with 20-year warranty        |
| SPRINKLER SYSTEM: | ESFR                                    |
| ELECTRIC SERVICE: | 4,000 amps @ 277/480v 3-phase           |

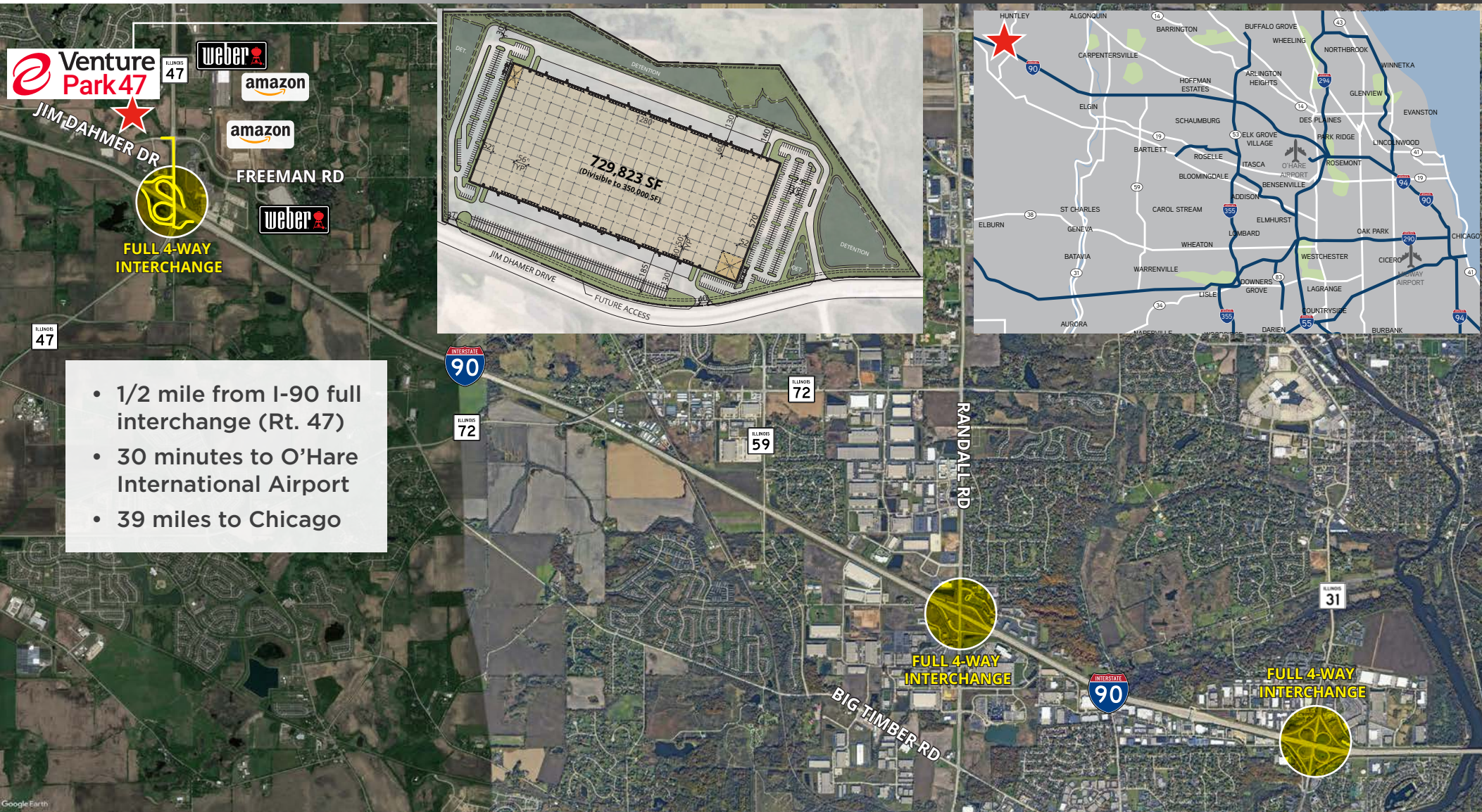
[venturepark47.com](http://venturepark47.com)

For more information, please contact:

**BRIAN KLING**  
847 698 8223  
brian.kling@colliers.com

**REED ADLER**  
847 384 2810  
reed.adler@colliers.com



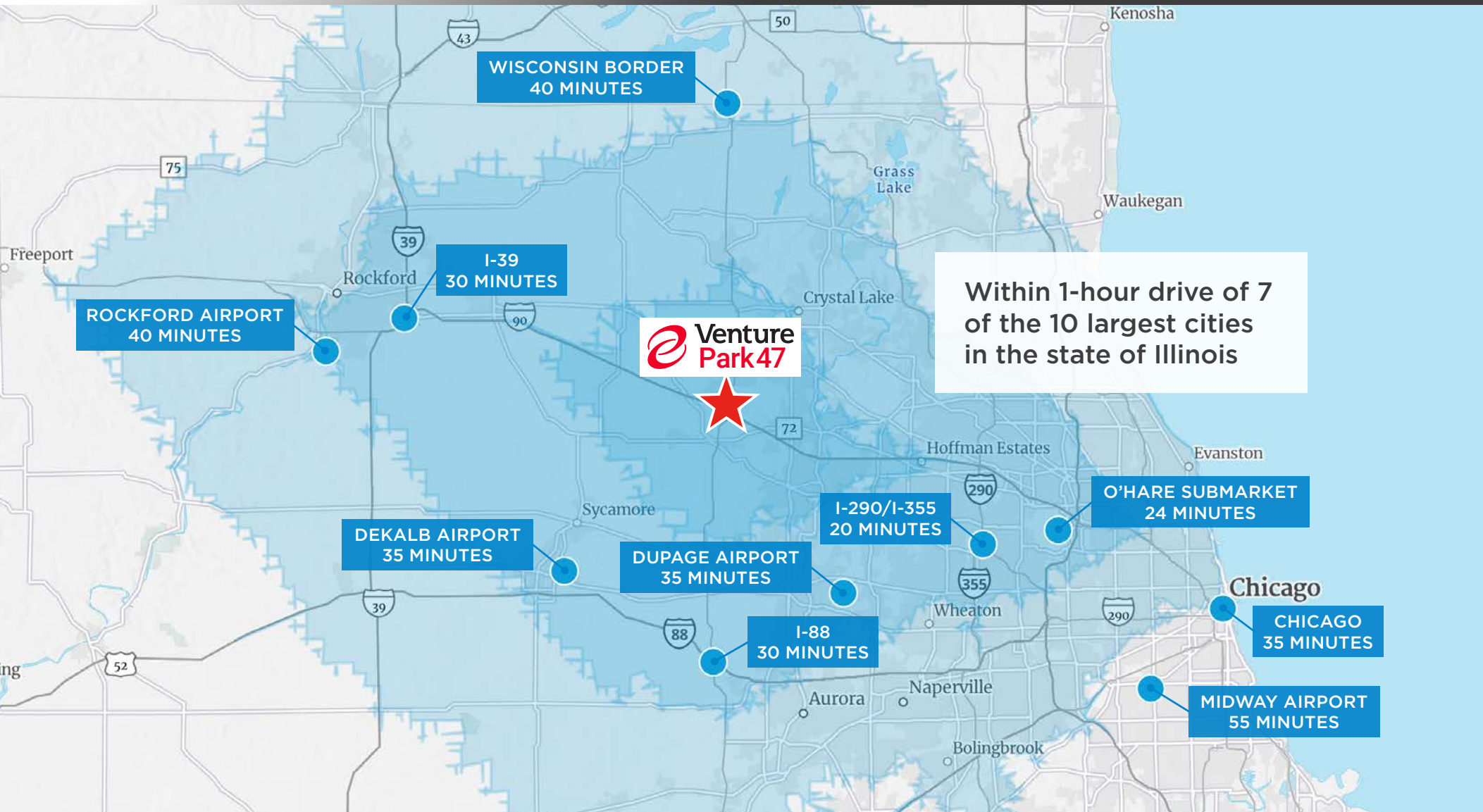


For more information, please contact:

**BRIAN KLING**  
847 698 8223  
brian.kling@colliers.com

**REED ADLER**  
847 384 2810  
reed.adler@colliers.com





For more information, please contact:

BRIAN KLING  
847 698 8223  
brian.kling@colliers.com

REED ADLER  
847 384 2810  
reed.adler@colliers.com