

# VenturePark 80



SWC of Brisbin Rd & Route 6, Morris, IL (Southwest Suburban Chicago, IL)



Heavy Power  
On Site

## For Sale/Lease - ± 987,840 Square Feet

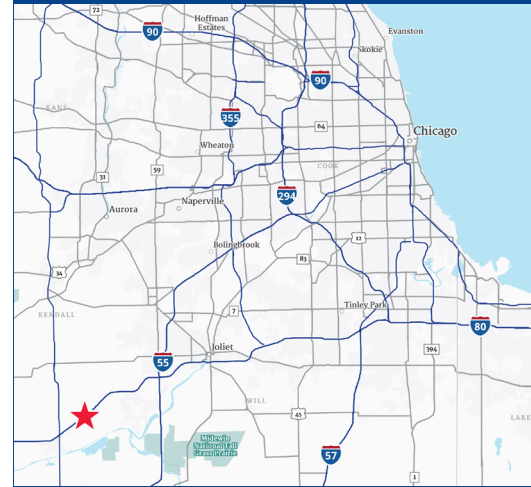
### About This Property

- Building Size: ± 987,840 SF / 756,000 SF / 529,200 SF
- Dimensions: 630' x 1,200'
- Site Size: 65.98 acres
- Construction: Precast
- Office Size: To suit
- Ceiling Height: 40' clear (or to suit)
- Roof: 60 mil
- Lighting: LED
- Loading Docks: Up to 260 exterior docks
- Dock Equipment: 45,000 lb - 7' x 8' (or to suit)
- Drive-in Doors: 4
- Floor Slab: 7" unreinforced
- Column Spacing: 52' x 50' | 70' speed bay
- Sprinkler System: ESFR
- Trailer Parking: 238 spaces (expandable)
- Car Parking: 540 spaces (expandable)
- Electrical Service: Adjacent ComEd Substation:  
Both 12 kV (20 MVA) and 34kV (60 MVA) voltages available.  
Both the 12 kV and the 34kV terminals can be expanded to double the capacity of the substation.
- Nearby Transmission Lines: 138kV (2 lines)  
345kV (2 lines)
- Sale Prices/Lease Rate: Subject to offer

#### Comments:

- TIF available with 5-7 year real estate tax abatement
- Significant 46 KVA substations.
- Enterprise Zone.
- Low Grundy County Real Estate Taxes.
- Close proximity to BNSF - UP Intermodal.
- 4 way I-80 access via the adjacent Brisbin Road Interchange.
- All utilities and infrastructure to site, Pad ready.

[VenturePark80.com](http://VenturePark80.com)



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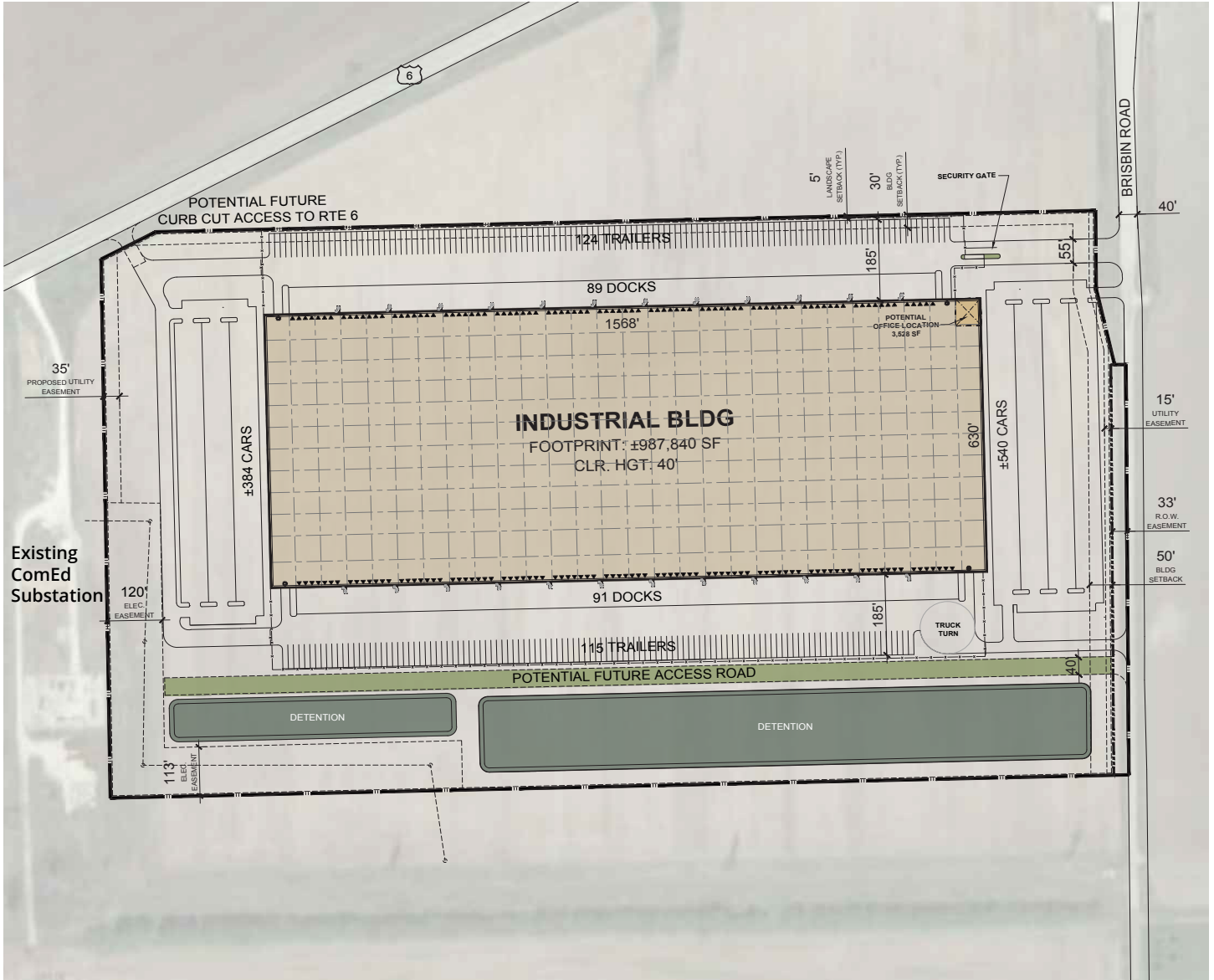
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## Site Plan ( $\pm 987,840$ SF)



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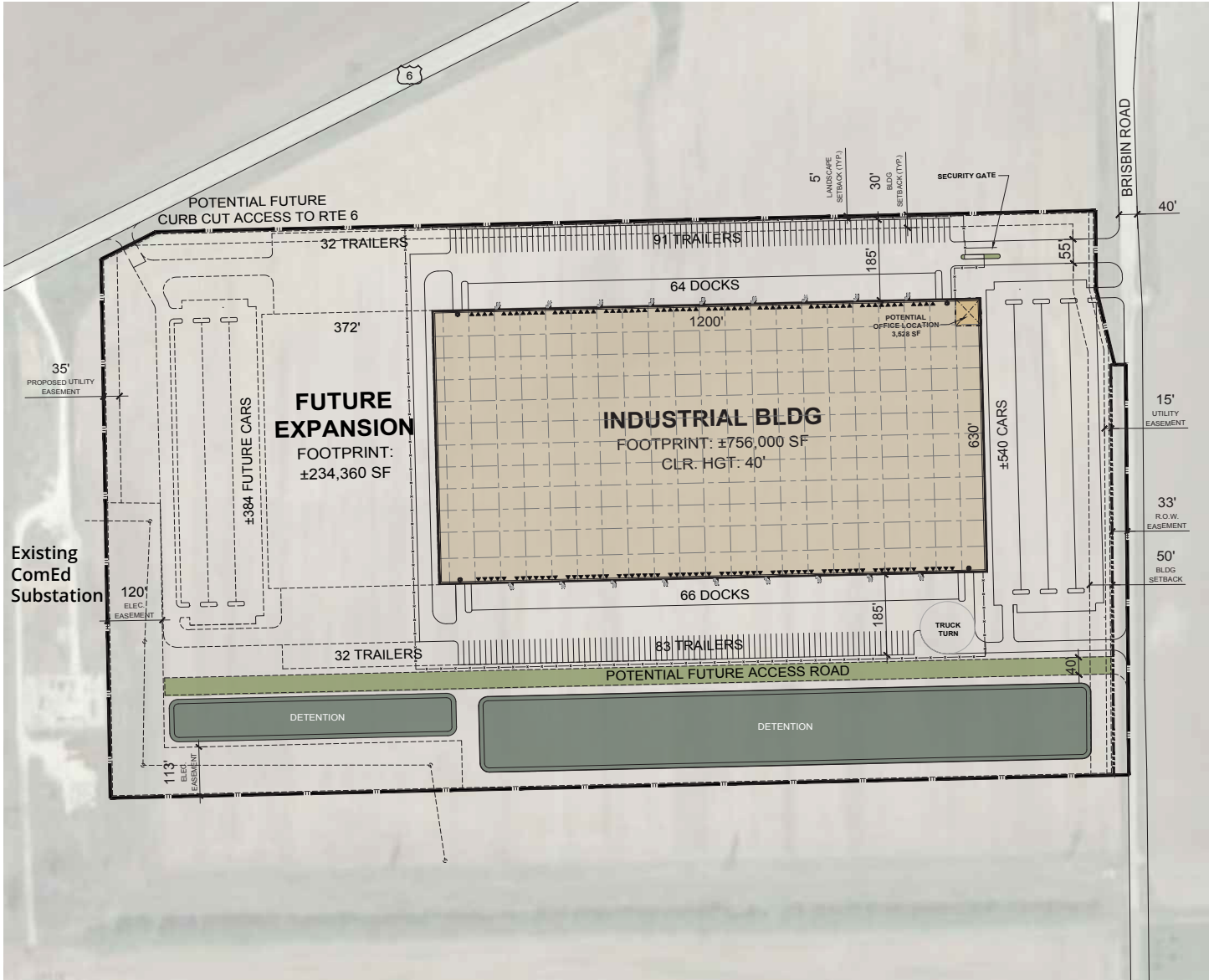
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SWC of Brisbin Rd & Route 6, Morris, IL (Southwest Suburban Chicago, IL)

Site Plan (±756,000 SF with 924 Auto Parking)



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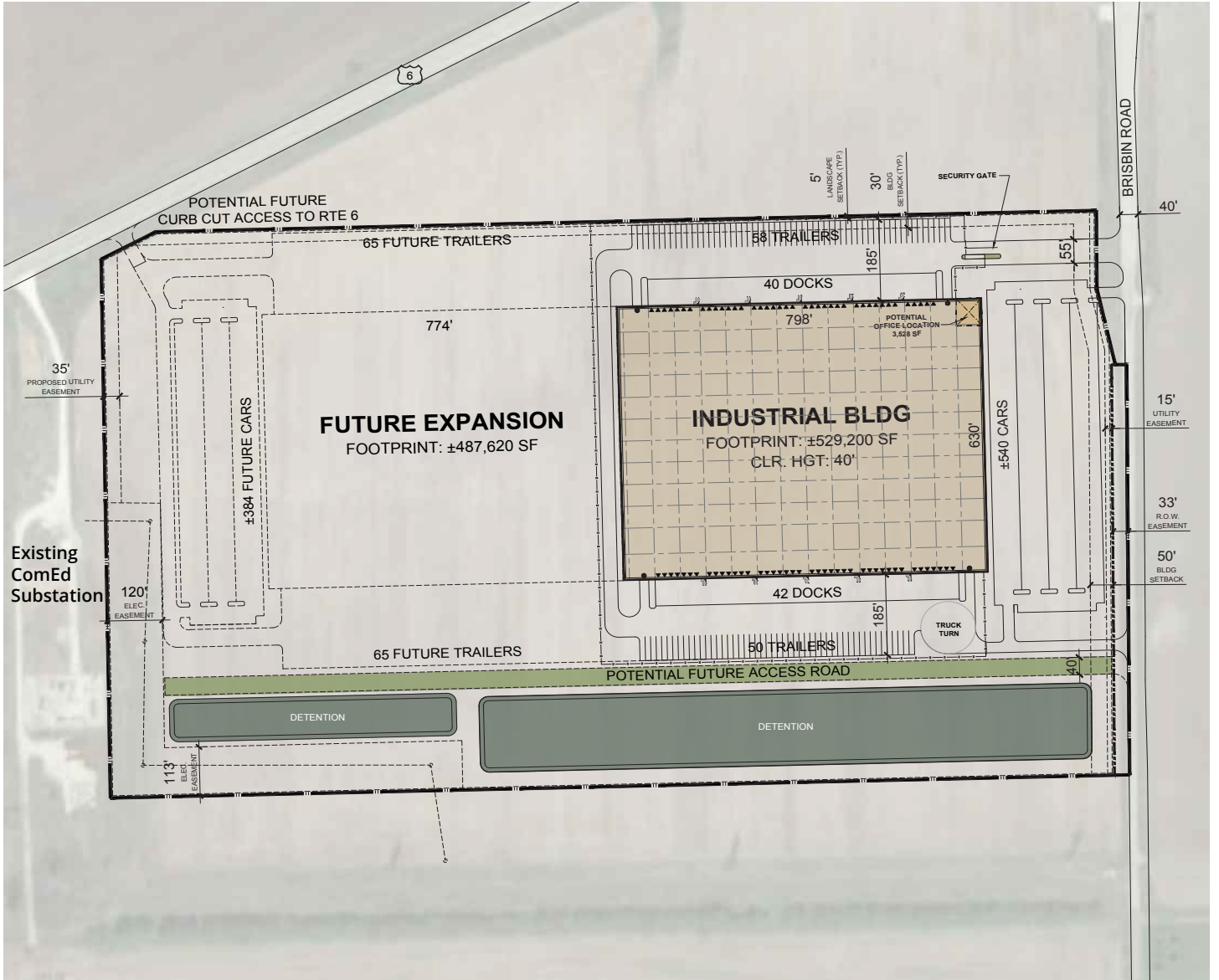
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SWC of Brisbin Rd & Route 6, Morris, IL (Southwest Suburban Chicago, IL)

Site Plan (529,200 SF expandable to ±987,840 SF)



schema: 04

Conceptual Site Pla

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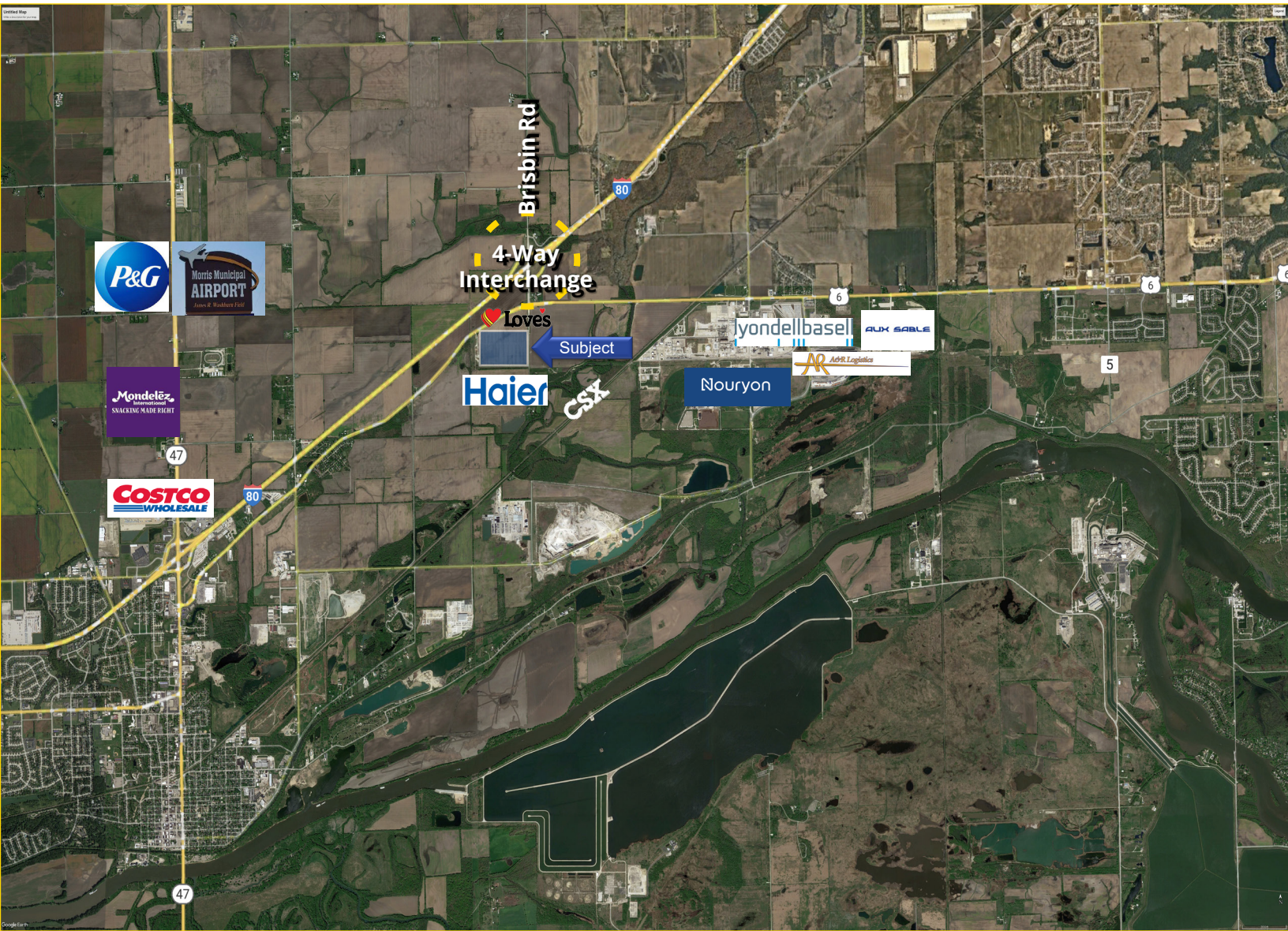


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