



**Venture  
Park 80**

**BUILD-TO-SUIT UP  
TO 2,000,000 SF  
BRISBIN ROAD & I-80  
MORRIS, IL**

 VentureOne

**CBRE**

# Proposed BTS Specifications

## Site Summary

Land Size: 183 Acres

Proximity to I-80, full way interchange

Proximity to BNSF & UP Intermodal Yards

Tax Incentives available

Abundant labor pool

Two-Building Plan	Building 1	Building 2
Building Size:	1,417,320 SF	1,417,320 SF
Drive-in Doors:	4	4
Docks:	258	258
Car Parking:	904	904
Trailer Parking:	354	362
Clear Height:	40'	40'

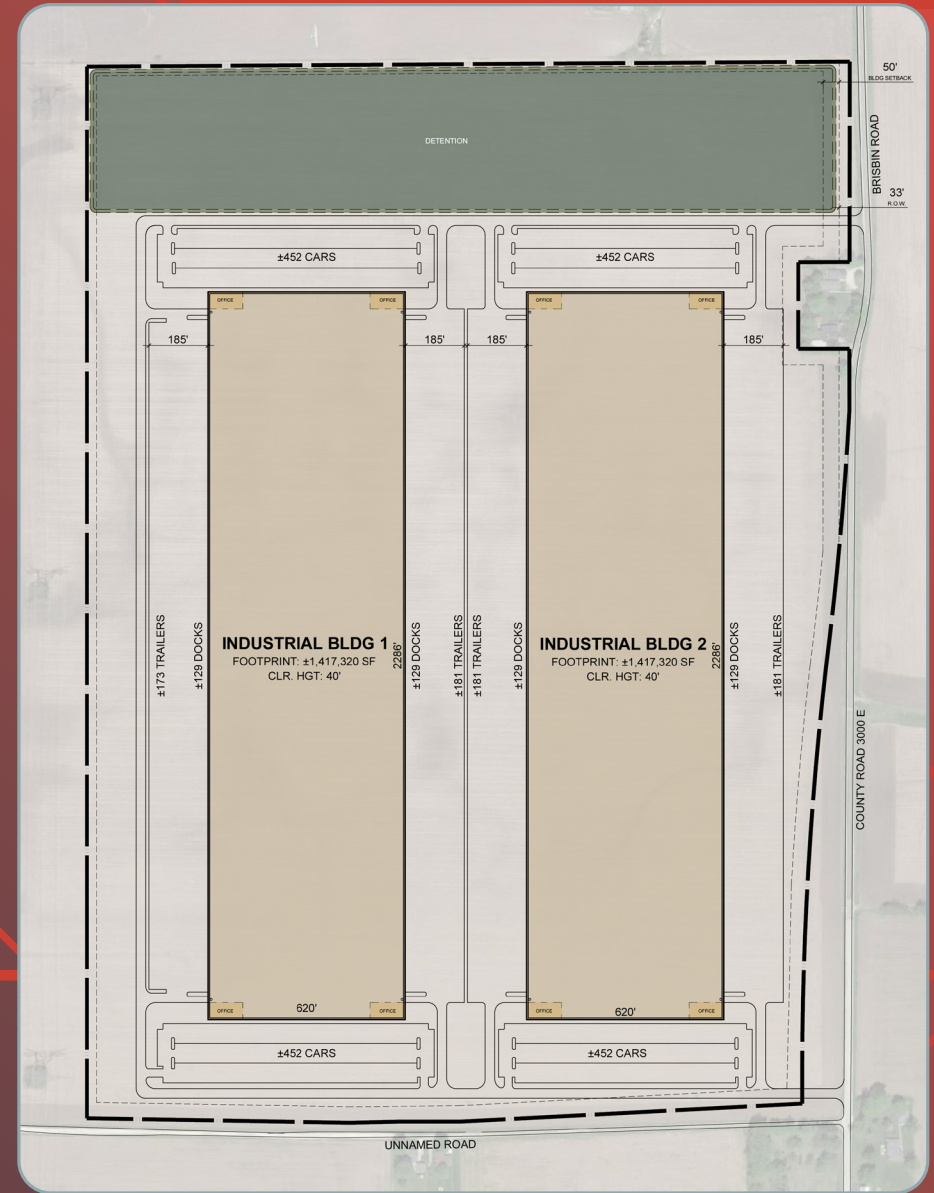
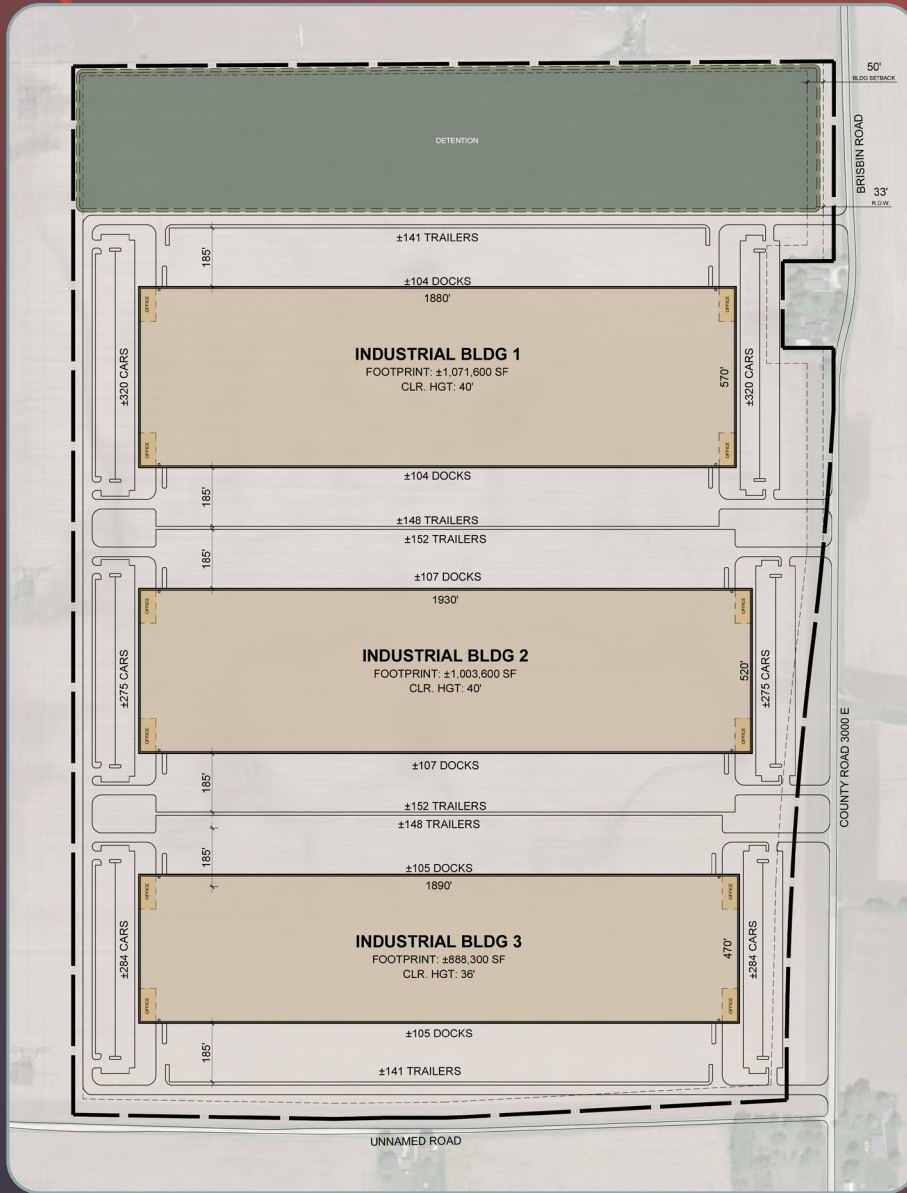
## Single Building Plan

Building Size:	2,001,120 SF
Drive-in Doors:	4
Docks:	337
Car Parking:	420 (expandable to 760)
Trailer Parking:	457
Clear Height:	40'

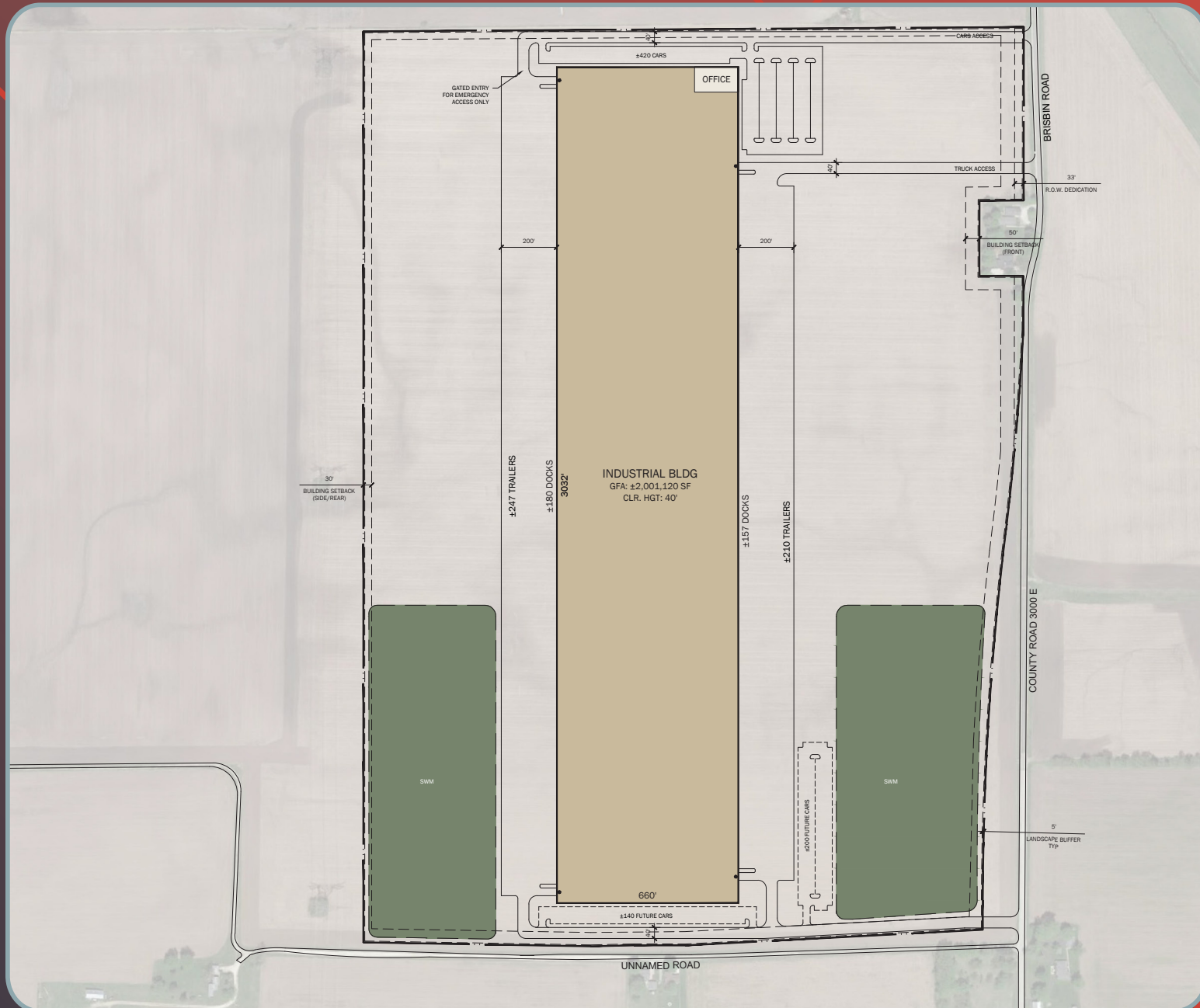
Three-Building Plan	Building 1	Building 2	Building 3
Building Size:	1,071,600 SF	1,003,600 SF	888,300 SF
Drive-in Doors:	4	4	4
Docks:	208	214	210
Car Parking:	640	550	568
Trailer Parking:	289	304	289
Clear Height:	40'	40'	36'



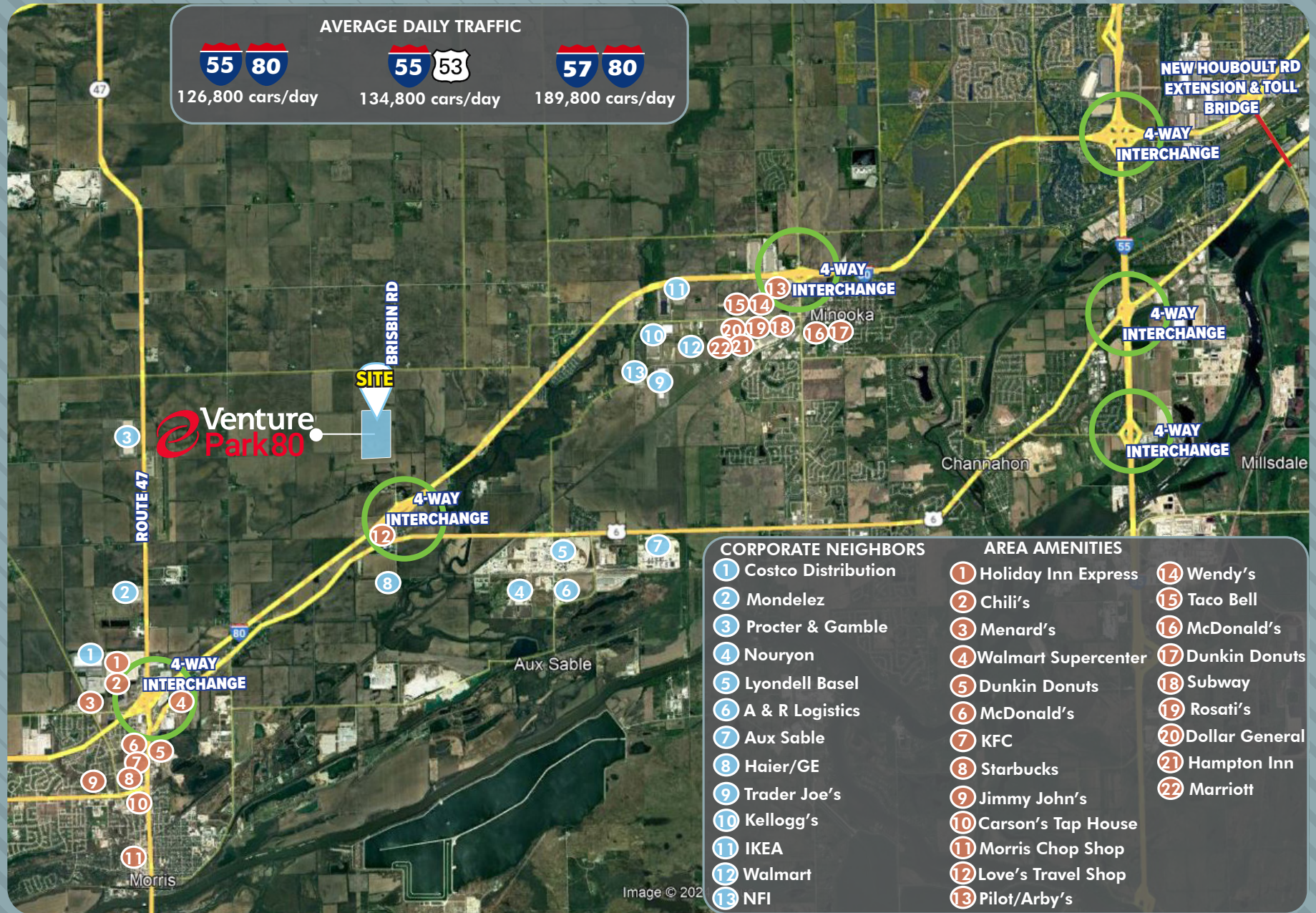
# Conceptual Site Plans



# Conceptual Site Plans



# Access/Amenities Map



# BRISBIN ROAD & I-80 MORRIS, IL



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