

BUILDING E - AVAILABLE FOR BUILD TO SUIT



COMMERCE PARK CHICAGO
A NorthPoint Development

3140 E 122nd Street

Chicago, IL



Built to Lead

**OFFERING ±1.5M
SQ FT OF MODERN
INDUSTRIAL SPACE**

As Chicago's largest master planned industrial development, Commerce Park Chicago is paving the way for a bold new era of City of Chicago industrial parks. Building A is complete & fully leased, Building B is complete & partially leased and Building E is available for build to suit. Commerce Park Chicago offers users a front row seat to Chicago's vast and diverse marketplace.

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CBRE

CommerceParkChicago.com



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THE MARKET ACCESS YOU'VE BEEN LOOKING FOR



- NOTABLE NEIGHBORS**
- WESTROCK
 - MWD LOGISTICS
 - BERKSHIRE REFRIGERATED
 - CHICAGO TRANSIT AUTHORITY
 - AMAZON
 - NORFOLK SOUTHERN RAIL YARD
 - FOODLINER
 - ARRON CORPORATION
 - GOTHAM GREENS
 - WHOLE FOODS DISTRIBUTION CENTER
 - DUTCH FARMS
 - METHOD HOME PRODUCTS
 - KELLOGG COMPANY
 - WALSH CONSTRUCTION
 - OZINGA MATERIALS & LOGISTICS
 - ATLAS TUBE
 - CARGILL
 - BIAGI BROTHERS
 - FLEX-N-GATE
 - PECO PALLET
 - DAKOTA INTEGRATED SYSTEMS
 - ZF CHASSIS SYSTEMS
 - FORD MOTOR COMPANY
 - UNITED ROAD SERVICES
- AMENITIES - RESTAURANTS**
- BURGER KING
 - MCDONALD'S
 - LEON'S BARBECUE
 - CALUMET BAKERY
 - POTBELLY
 - MCDONALD'S
 - WENDY'S
- AMENITIES - SHOPPING**
- ALDI
 - 7-ELEVEN
 - WALMART SUPERCENTER
 - PETE'S FRESH MARKET
 - WALGREEN'S

**7 MILLION
CONSUMERS
WITHIN A
50-MILE
RADIUS**



5 minutes to I-90, I-94

15 minutes to I-57

20 minutes to I-80



37 minutes to ORD Airport

20 minutes to MDW Airport

10 miles to Gary/Chicago Int. Airport



30 minutes to the CBD



Norfolk Southern Rail Service available



5 miles to Illinois Int. Port District



COMMERCE PARK CHICAGO
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MASTER SITE PLAN



KEY SITE ADVANTAGES TO GET YOU AHEAD OF THE COMPETITION



Workforce of 96,590 within a 5-mile radius



Class 6B tax abatement



High-image new construction



Ability to accommodate users up to 1.5 million SF



Divisible units starting at ±101,391 SF



Rail service available

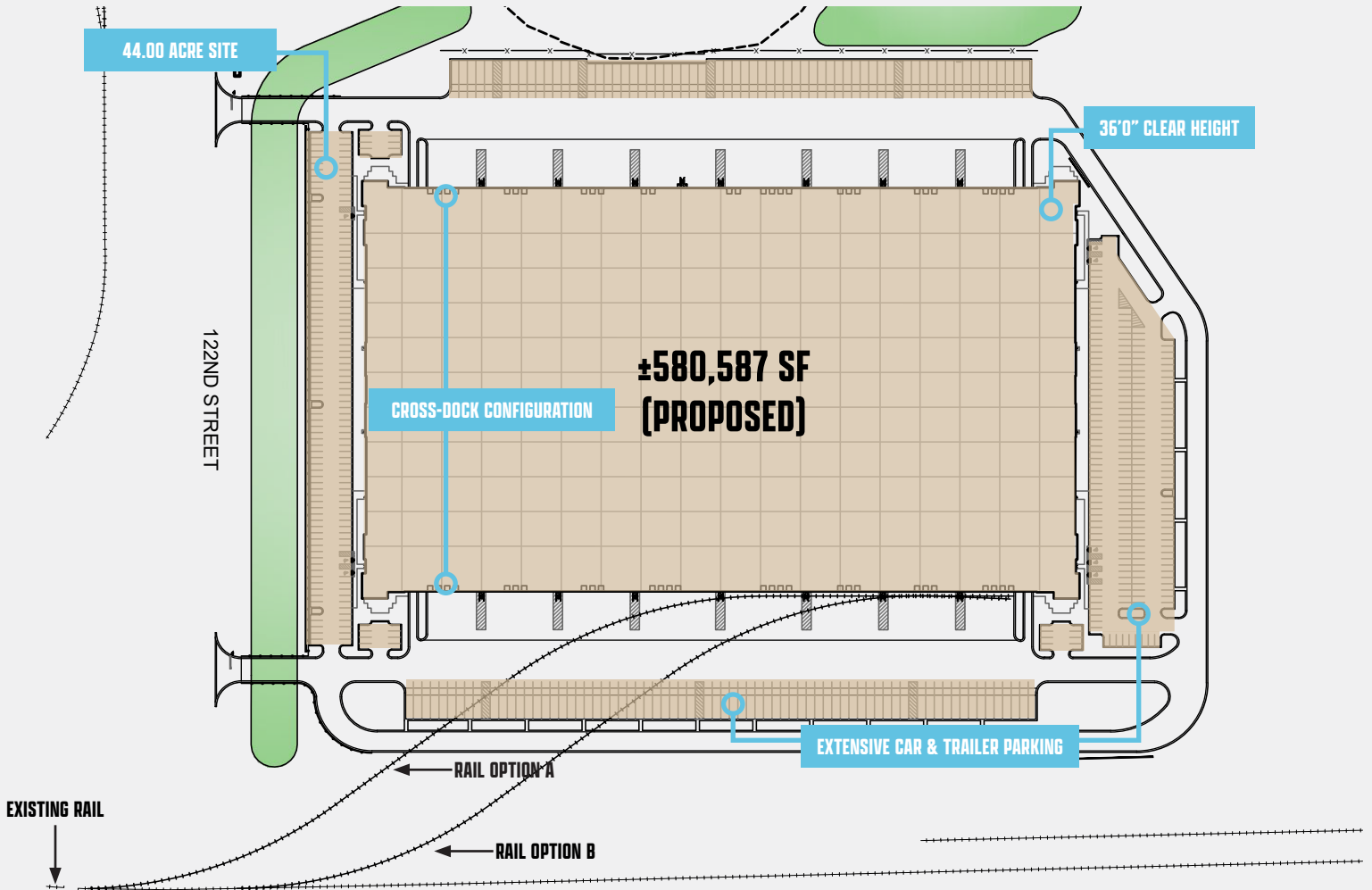


COMMERCE PARK CHICAGO
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BUILDING E CONCEPTUAL PLAN & SPECS

3140 E 122ND ST

PROPOSED - AVAILABLE FOR BUILD TO SUIT OR BUILD TO SPEC



UP TO 580,587 SF AVAILABLE FOR BUILD TO SUIT OR BUILD TO SPEC

BUILDING SIZE	±580,587 SF or build to suit
BUILDING DIMENSIONS	997' x 580'
OFFICE SIZE	To suit
CONFIGURATION	Cross dock
COLUMN SPACING	56' x 50' w/ 65' speed bays
DOCK DOORS	56 (62 future docks)
DRIVE IN DOORS	4

CAR PARKING	379 spaces (expandable)
TRAILER PARKING	146 Stalls
CLEAR HEIGHT	36'0"
LIGHTING	LED with motion sensors
CONSTRUCTION	Precast concrete
SPRINKLER SYSTEM	ESFR
RAIL	2 Norfolk Southern options



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ARE YOU READY TO LEAD?

