

FOR SALE/BUILD-TO-SUIT I-80 FRONTAGE - 8.89 ACRES

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NEW LENOX COMMERCE CENTER • 2503 W. HAVEN AVENUE • NEW LENOX • ILLINOIS

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Distance From Site in Miles

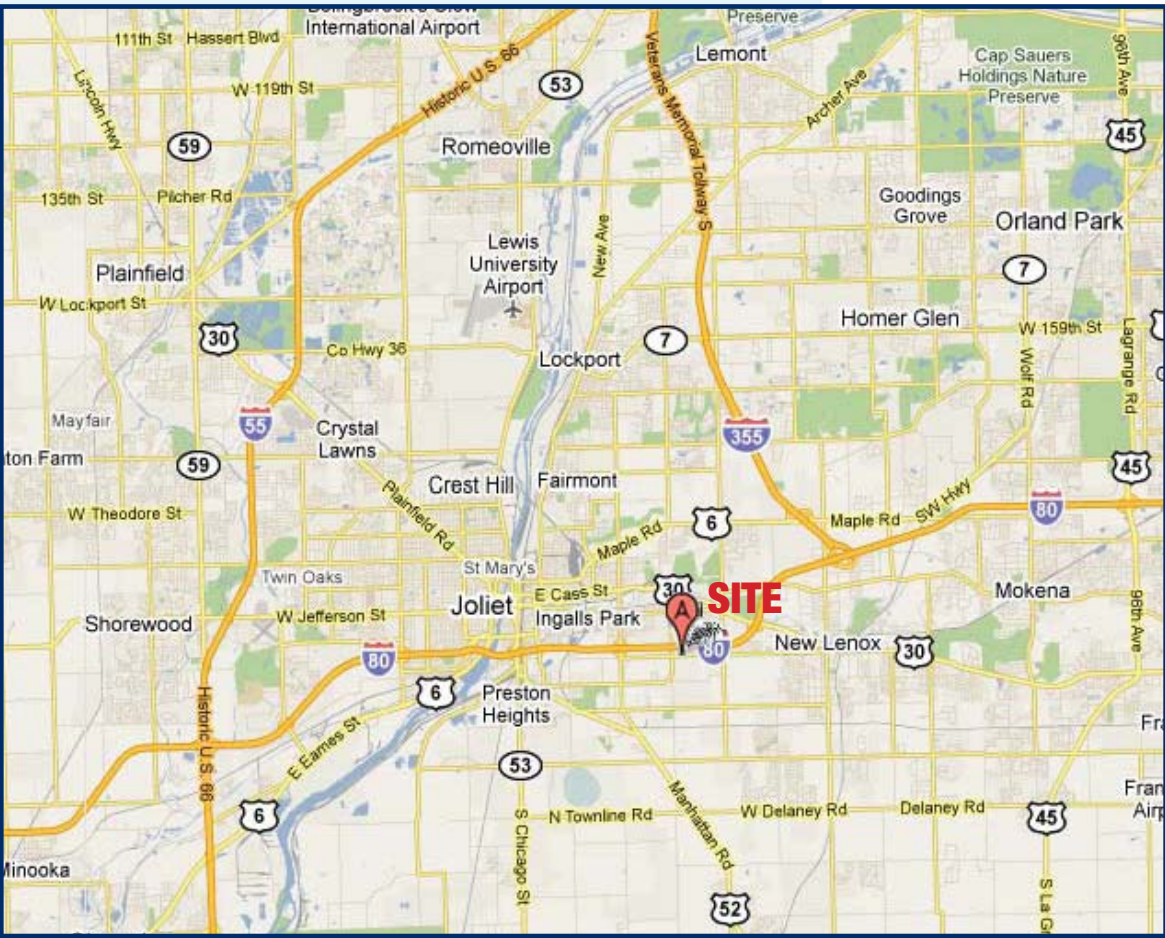
- Interstate 80 - approximately 0.5 miles
- Interstate 355 - approximately 1.5 miles
- Interstate 55/80 - approximately 10 miles
- O'Hare Airport - approximately 40 miles
- Midway Airport - approximately 30 miles

Exclusive Agents

Brad Borkowski
312.458.4330
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Paul Broderick
312.683.7257
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Tim Thompson, SIOR
312.683.7260
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Highlights

- Immediately accessible to I-80 via two, four-way interchanges at Route 30 and Brigg's Street
- Adjacent to Cherry Hill Business Park
- Located approximately 1.5 miles from the newly opened I-80 and I-355 Interchange
- Provides excellent visibility with 520 feet of frontage along I-80
- Close proximity to the third largest Intermodal transportation center

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HSA Commercial: 233 S Wacker Drive, Suite 350 • Chicago • IL • 60606 • hsacommercial.com
Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice.

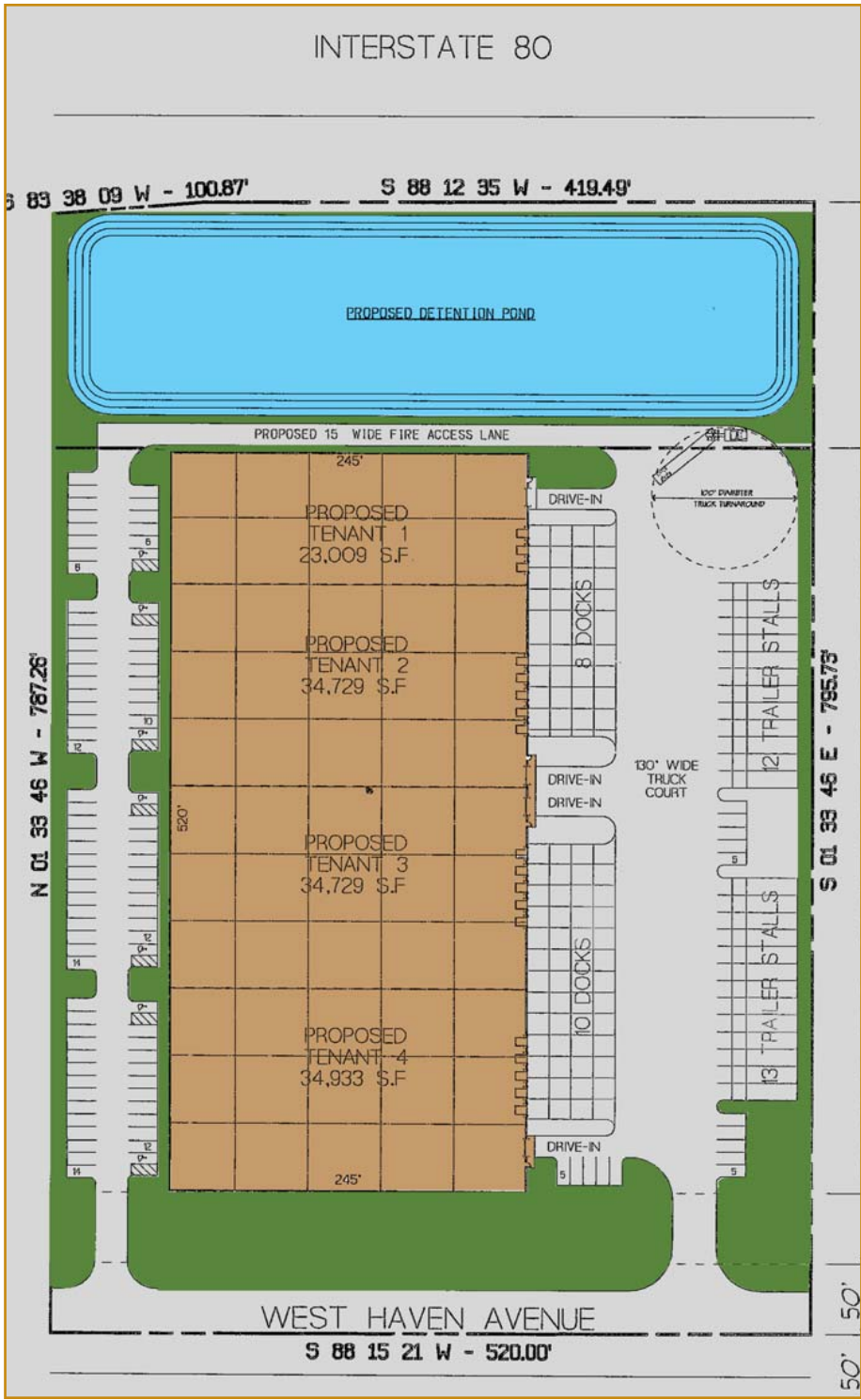


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Preliminary Building Plan



BUILD-TO-SUIT UP TO 225,000 SF
(subject to site plan modification)



Proposed Building Specifications

- 127,400 sf (expandable to 225,000 sf) divisible to units of:
23,000 sf | 34,900 sf | 57,740 sf | 69,660 sf | 92,460 sf | 104,390 sf | 127,400 sf
- 30' clear ceiling height
 - Office to-suit
 - ESFR sprinkler system0
- Eighteen (18) exterior truck docks (expandable)
 - Four (4) drive-in doors
- Parking for 103 cars (expandable)
 - Parking for 25 trailers