



CHANNAHON CORPORATE CENTER Building A

23700 West Bluff Road, Channahon, IL 60410

www.brookfieldlogisticsproperties.com

IDI Gazeley
Brookfield Logistics Properties



Channahon Corporate Center is strategically located near the intersection of I-55 and I-80, the “Crossroads of America.” It also features immediate access to the Bluff Road Interchange and close proximity to the BNSF Railway and Union Pacific Global Intermodal Facilities.

Channahon Corporate Center’s proximity to I-55 and I-80 provides direct access in a one-day drive to 35 million households.



749,554 square feet

TOTAL BUILDING: 749,554 SF

EXPANDABLE TO: 1,300,000 SF

OFFICE: To Suit



36' Clear Height

DOCKS: 86 (expandable to 170)

AUTO PARKING: 440 (expandable)

TRAILER PARKING: 192 spaces

CLEAR HEIGHT: 36'

FIRE SPRINKLER: ESFR

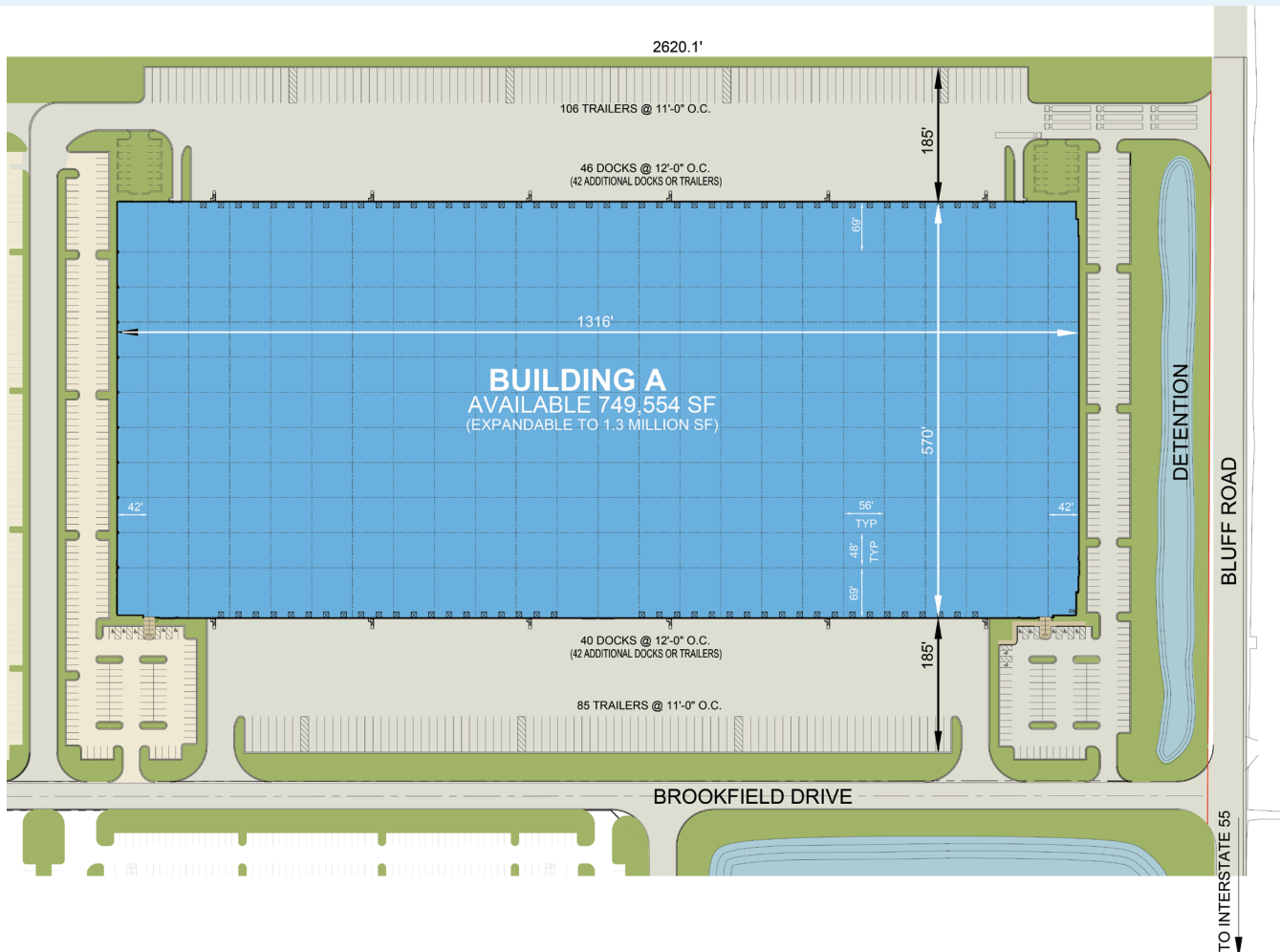
TRUCK COURT: 185' (all concrete)

FLOOR SYSTEM: 6" Ductilcrete®

COLUMN SPACING: 56' x 48'

SPEED BAYS: 56' x 69'

LEED® LEVEL EXPECTED: Silver





Sustainability Counts

At IDI Gazeley, we proudly design and develop our buildings to help save our customers money and contribute to a healthier planet. Channahon Corporate Center Building A features:

- ▶ Off-site naturalized detention
- ▶ R-14 overhead doors with 2 windows per door
- ▶ R-25 roof and R-15 wall insulation
- ▶ Skylights and clerestory windows
- ▶ White roof deck and white walls
- ▶ Burnished floor (no chemical coating)
- ▶ T-5 or LED warehouse lighting
- ▶ Turf type tall fescue lawns

- Bluff Road signalized interchange
- Low Will County taxes
- Land for expansion/parking
- Strong labor pool
- 100 acre master-planned park
- Easy ingress/egress
- No traffic congestion



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Call us today for the latest listing information.
We look forward to working with you soon.

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