

Heartland

Corporate Center

318,562 SQUARE FEET DIVISIBLE
NEW CONSTRUCTION WITH 2ND QT 2016 DELIVERY



NORTH ENTRY VIEW



Matthew J. Stauber, SIOR
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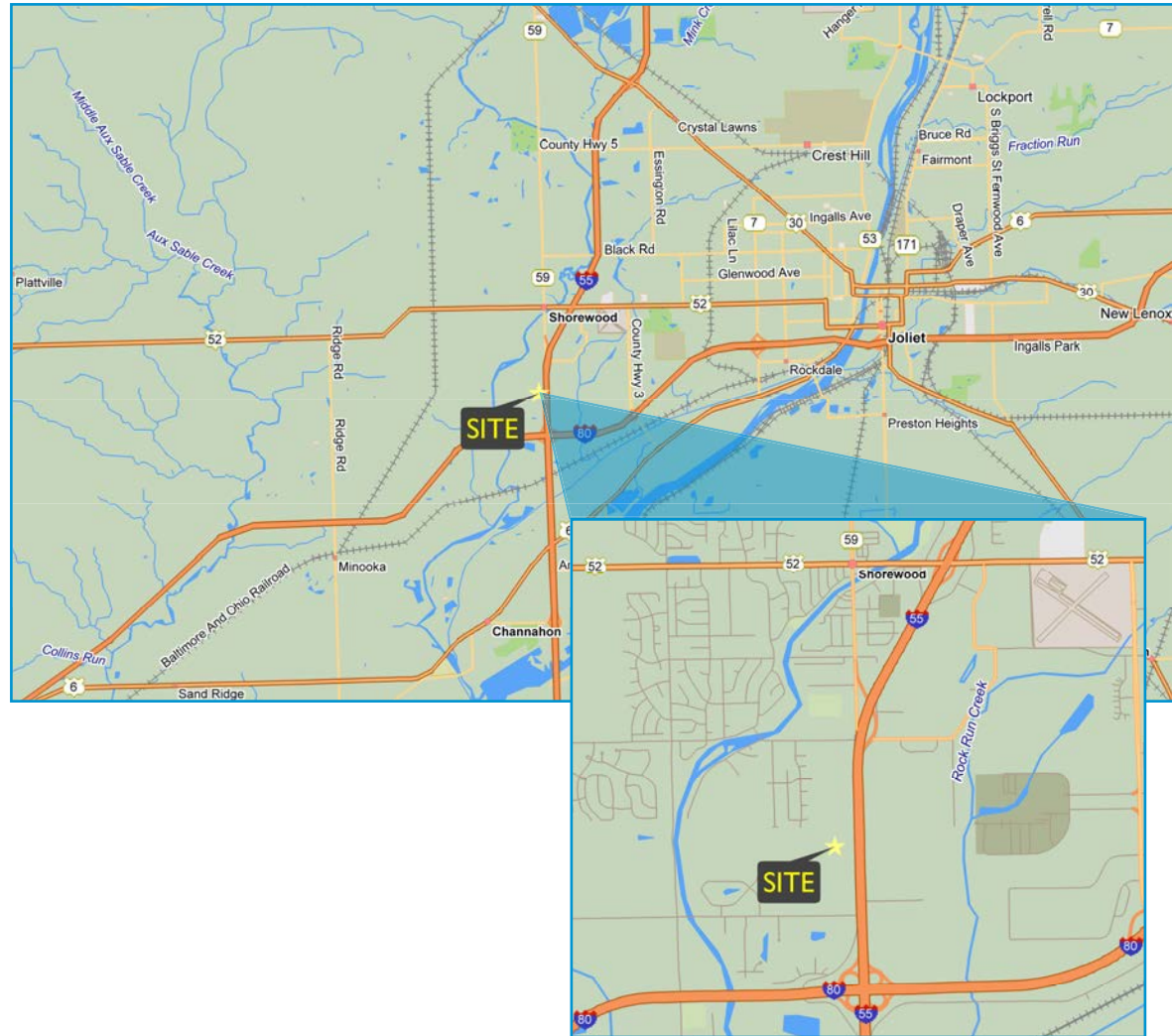
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Frontage Road | Shorewood, Illinois

- Available: 318,562 SF divisible
- Land Site: 22.74 acres
- Office: To Suit
- Ceiling Height: 32' clear
- Loading: 63 exterior docks, 4 drive-in doors
- Sprinklers: ESFR
- Construction: Precast (R-12)
- Bay Size: 52' x 46' with 60' speed bays at docks
- Truck Courts: 190' with 60' concrete dock aprons
- Heat: Positive pressure air rotation
- Parking: 293 cars (future 56), 60 trailer, away from building
- Delivery: 2ND QT 2016
- Real Estate Taxes: \$0.80 per square foot estimated fully assessed
- CAM: \$0.15 per square foot
- Ins: \$0.08 per square foot
- 156 acre business park
- Outstanding regional & national distribution location
- I-55 frontage, I-80 visibility
- Easy access
- Clarion Partners development
- Low Will County taxes
- Foreign Trade Zone status in place



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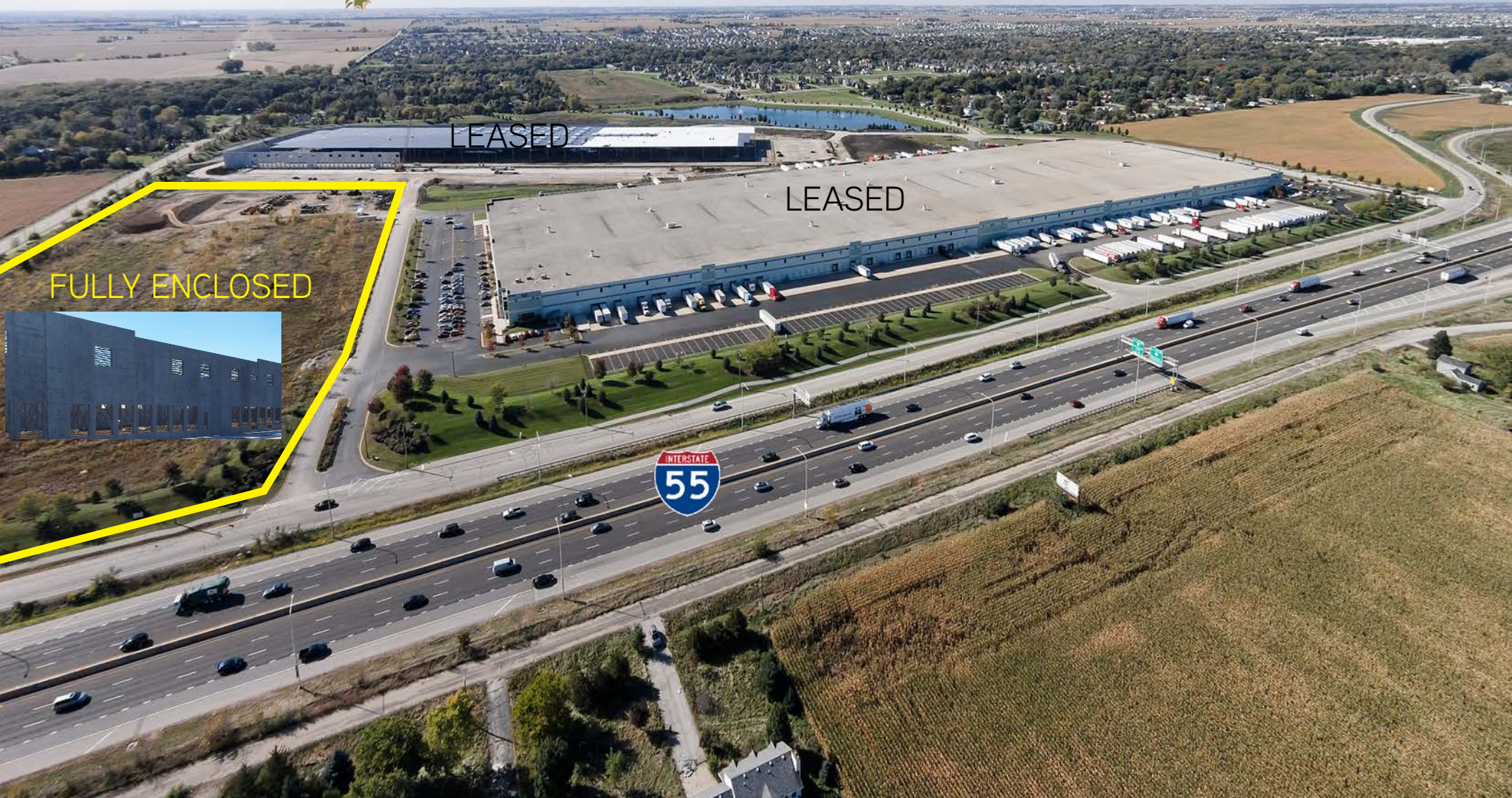
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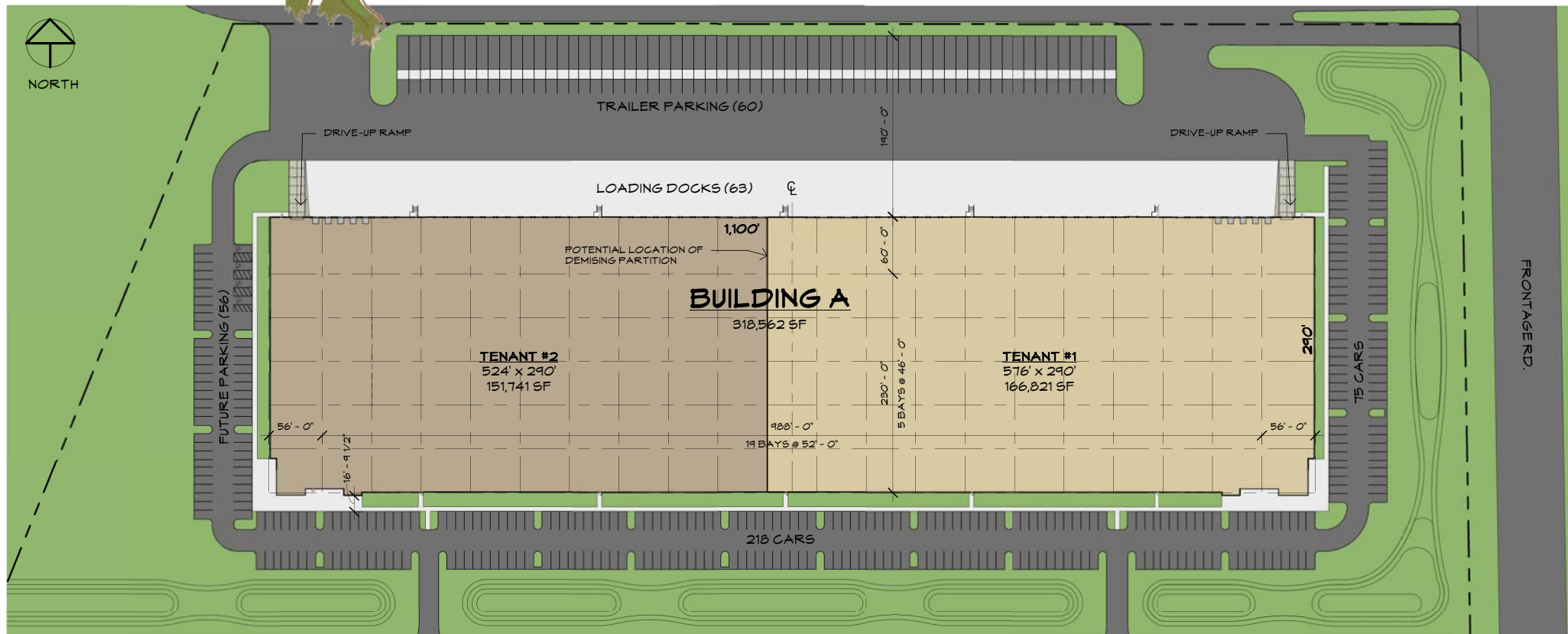


CLARION PARTNERS

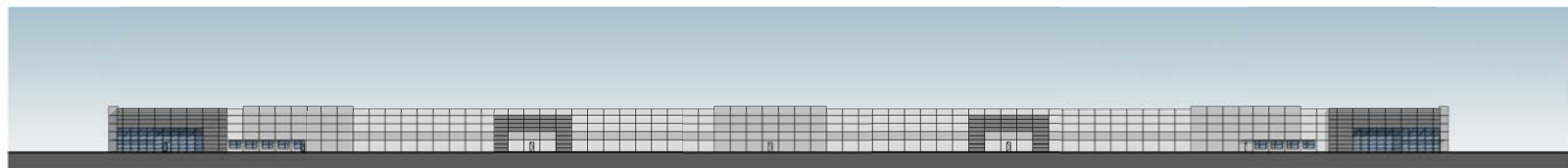
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SITE PLAN - 1" = 100'



SOUTH ELEVATION - 1" = 100'

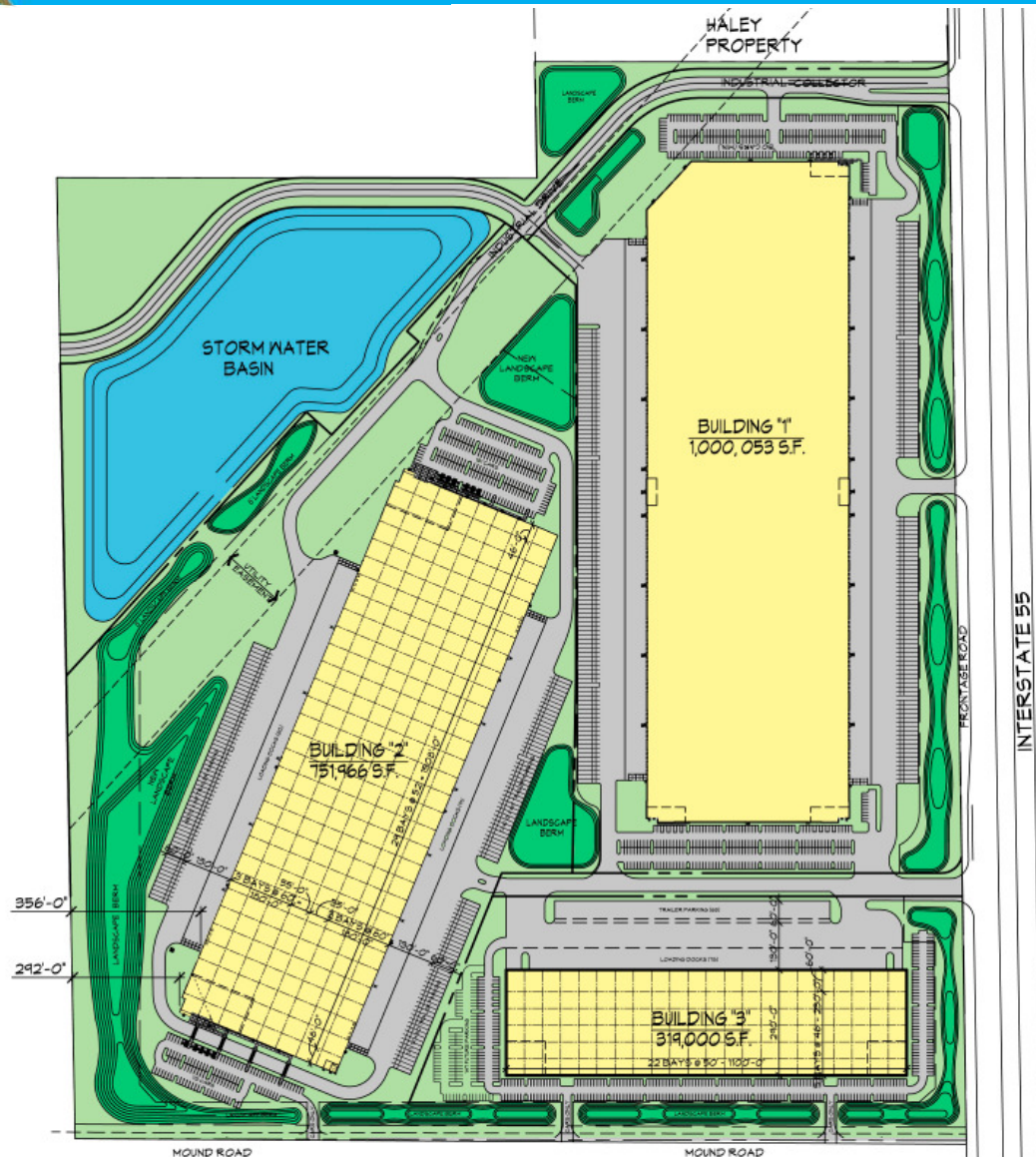


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