



SPECULATIVE FREEZER/COOLER

STATE-OF-THE-ART, 50' CLEAR REFRIGERATED FACILITY

195,837 SF Available (Divisible) | 26.25 Acres

25815 W. 143rd Street

Plainfield Business Center - Plainfield, IL



CHICAGO FACILITY
READY FOR OCCUPANCY

CBRE

CHICAGO BUILDING SPECIFICATIONS

RBA 392,613 SF Available : 195,837 SF Divisible to 90,000 SF	Freezer Areas: 100% freezer-capable, designed to be divisible Office: spec ±3,600 SF area
Column Spacing	60'w x 50'd Column Grids (Refrigerated Warehouse) 60'w x 60'd Column Grids (Cold Dock)"
Clear Height	50' clear storage
Building Floor Slab	Shrink compensating slab with insulated underfloor and glycol underfloor heat
Refrigeration System	Rooftop zone systems providing convertible room temperatures (-10°F to +35°F with 35°F Cold Dock) Temperature for the building can range from -10°F to +70°F in zones based on tenant requirement
Loading	26 dock high doors with vertical hydraulic levelers & 1 ramp
Fire Suppression System	TYCO K-34 Quell System
Lighting	LED high bay lighting with motion sensors
Truck Court	160' truck court, with trailer storage opposite from loading
Car Parking	109 spaces (Expandable)
Trailer Parking	33 spaces (Expandable)
Roof	60 mil TPO over EPS

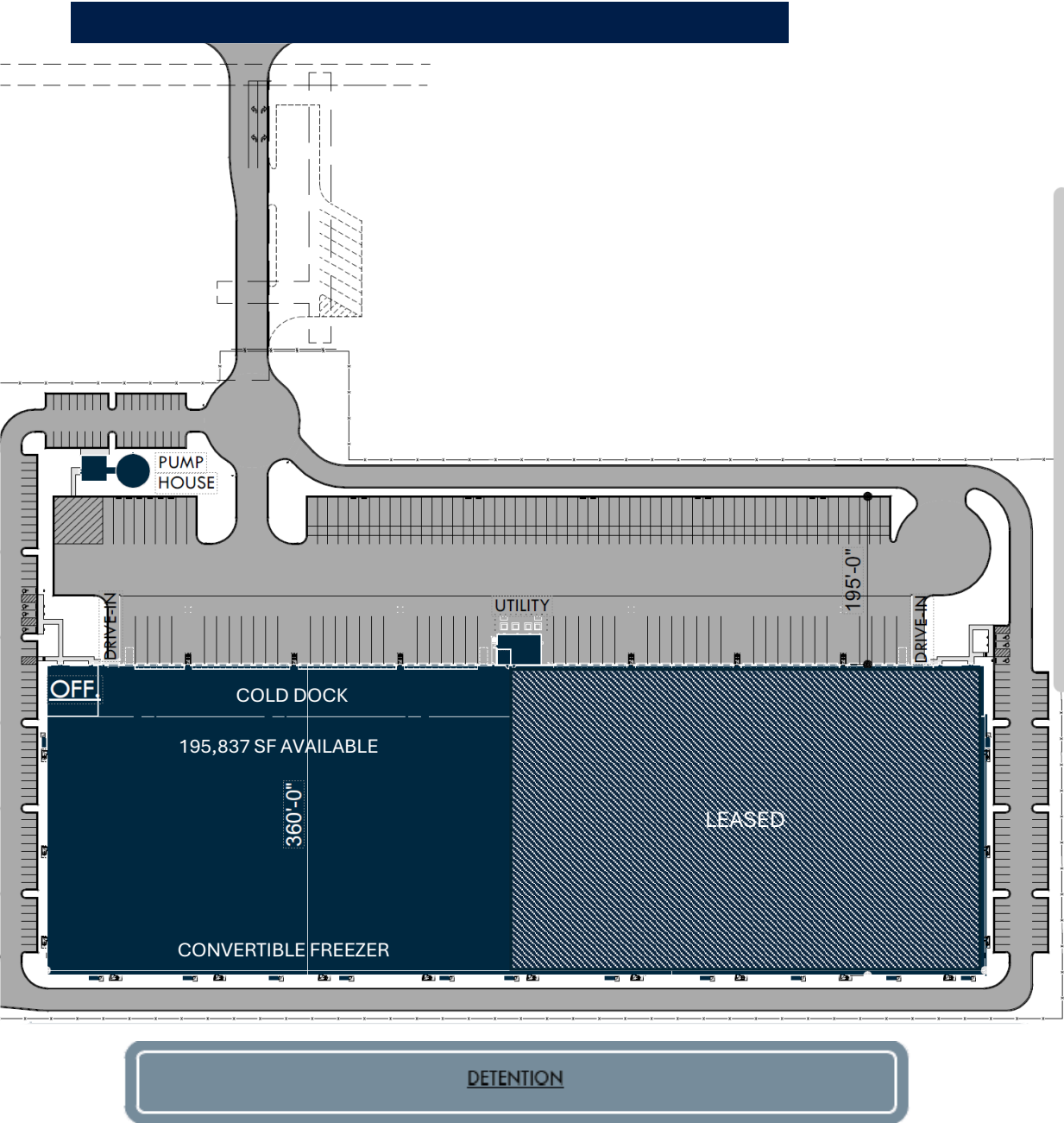
CHILL DEVELOPMENT IS STRATEGICALLY LOCATED

IN THE CHICAGO INDUSTRIAL MARKET ALONG THE I-55 CORRIDOR

The 143rd Street Corridor improvements will complete the roadway connections from Ridge Road to IL Route 126. Outlined in the Village's Comprehensive Plan and Transportation Mobility Plan, the corridor improvements aim to alleviate congestion in the downtown area, expedite travel time, improve safety, and promote responsible growth.

CLICK TO VIEW THE REROUTING OF HWY 126 PROJECT OVERVIEW

CHICAGO SITE PLAN



Class A, state-of-the-art freezer/cooler facility. 50' clear height



Flexible for single-tenant or multi-tenant freezer or cooler requirements



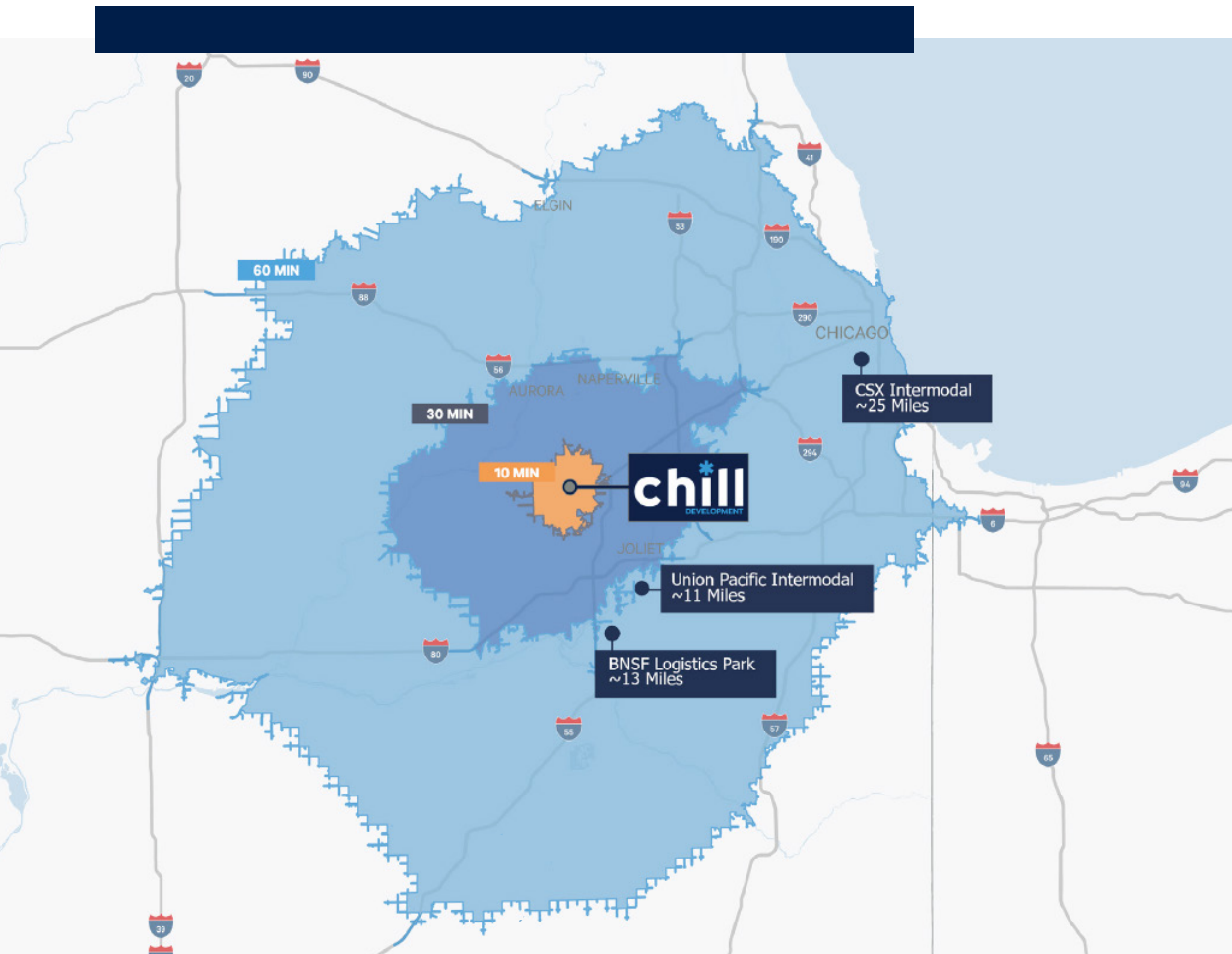
Excellent location for local and/or regional distribution



Advantageous DuPage County Property Taxes

LOCATION HIGHLIGHTS

- Strong corporate industrial neighborhood with available strong qualified labor pool within 5-10 miles
- Strong industrial location to accommodate local, regional, and national distribution



CHILL DEVELOPMENT IS STRATEGICALLY LOCATED

IN THE CHICAGO INDUSTRIAL MARKET ALONG THE I-55 CORRIDOR

I-55

6 Miles

I-80

10 Miles

Union Pacific Intermodal

11 Miles

BNSF Logistics Park

13 Miles

CSX Intermodal

25 Miles

Downtown Chicago

40 Miles

CHICAGO DISTRIBUTION CAPABILITY



Downtown Chicago

40 Miles

Milwaukee

117 Miles

Indianapolis

207 Miles

St. Louis

265 Miles

Detroit

309 Miles

Columbus

380 Miles

Minneapolis

414 Miles

Kansas City

478 Miles

Nashville

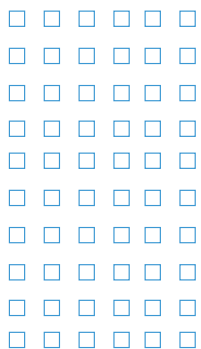
495 Miles

Toronto

549 Miles

CHICAGO LOCAL AERIAL





TRANSFORMING COLD STORAGE DEVELOPMENT

LEASING CONTACTS

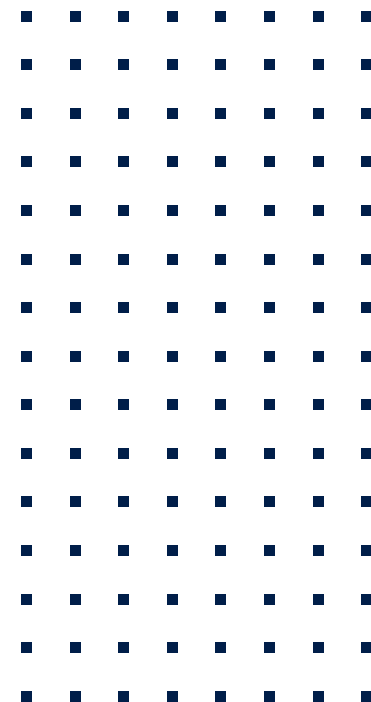
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