

CLARK RUN LOGISTICS CENTER

MASTER PLAN

NEQ U.S. ROUTE 6 AND ROUTE 178, UTICA, IL 61373

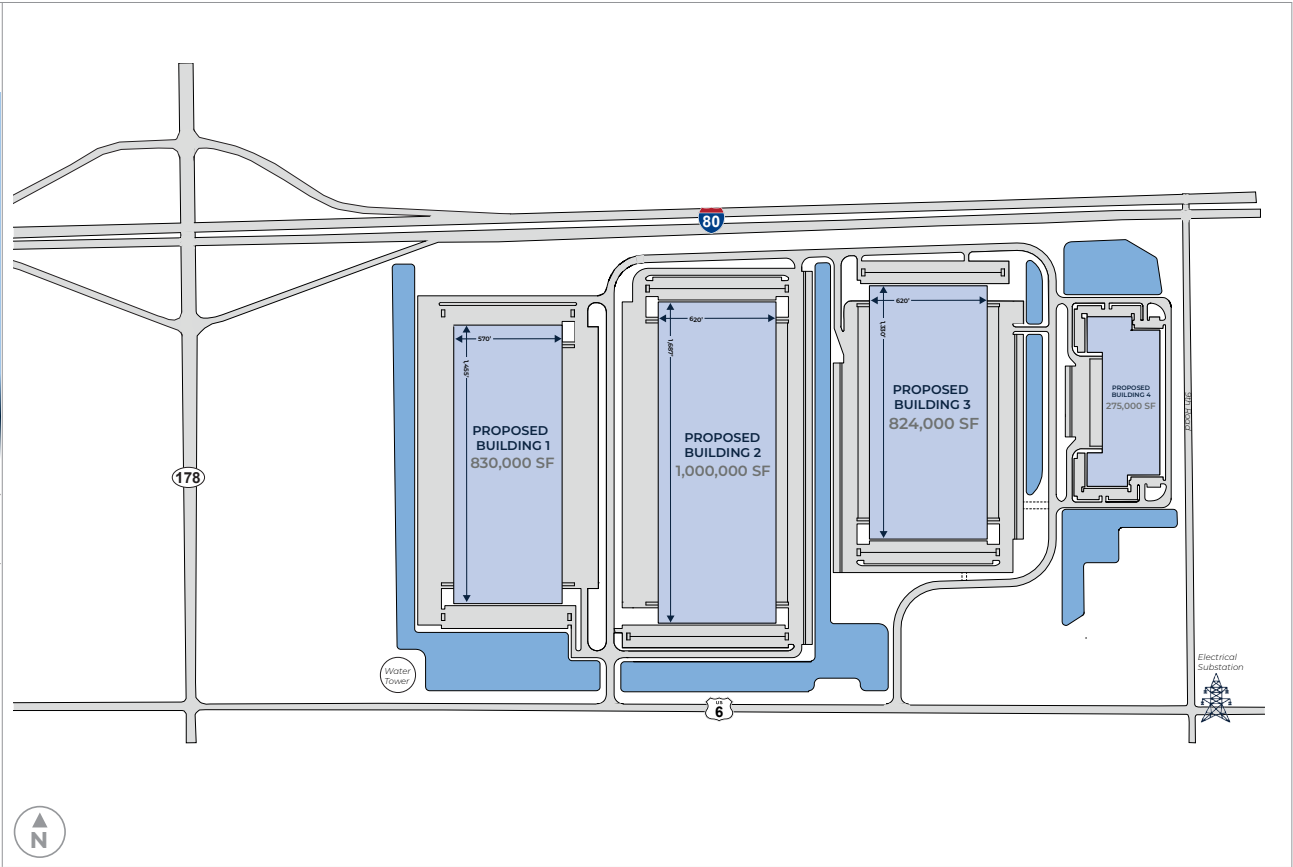
2,929,000 SF Proposed Construction

Clark Run Logistics Center, a 215-acre business park, will accommodate up to 2.9M SF state of art distribution. From a central U.S. location, approximately three miles from the I-80 and I-39 interchange, this site has immediate direct access to the best-connected Federal Interstate Highway System. Within an hour of Metropolitan Chicago linked through rich commercial history and tradition, pro-business Utica, IL and vicinity is home to a reliable, industrious, and educated labor force.



NEQ U.S. ROUTE 6 AND ROUTE 178, UTICA, IL 61373

A map of the Chicago metropolitan area and surrounding regions. Major highways are shown in blue, including I-55, I-54, I-59, I-90, I-290, I-280, I-270, I-260, I-250, I-240, I-230, I-220, I-210, I-200, I-190, I-180, I-170, I-160, I-150, I-140, I-130, I-120, I-110, I-100, I-90, I-80, I-70, I-60, I-50, I-40, I-30, I-20, I-10, I-5, I-4, I-3, I-2, I-1. Major cities and towns are labeled: Rockford, Elgin, Chicago, Evanston, Sycamore, DeKalb, Aurora, Joliet, Morris, Ottawa, Monee, LaSalle, Peru, Oglesby, Mendota, Rochelle. Airports are marked with red 'X' symbols: Chicago O'Hare Int'l Airport, Chicago Midway Int'l Airport, DuPage Airport. A red star is located near the intersection of I-55 and I-54, with a red arrow pointing to it from a red box containing the text 'CLARK RUN LOGISTICS CENTER'. A north arrow is in the bottom left corner.



2.9M SF available on 215 acres



Zoning: I-1 Light Industrial



Build-to-suit opportunities



Allowable uses: Manufacturing, warehousing, and truck terminals

Development



RACHEL AGBA-NOVAK

847 720 8982 (o)
rachel.agba-novak@hillwood.com

Leasing



MICHAEL FONDA

847 420 3228 (c)
michael.fonda@avisonyoung.com

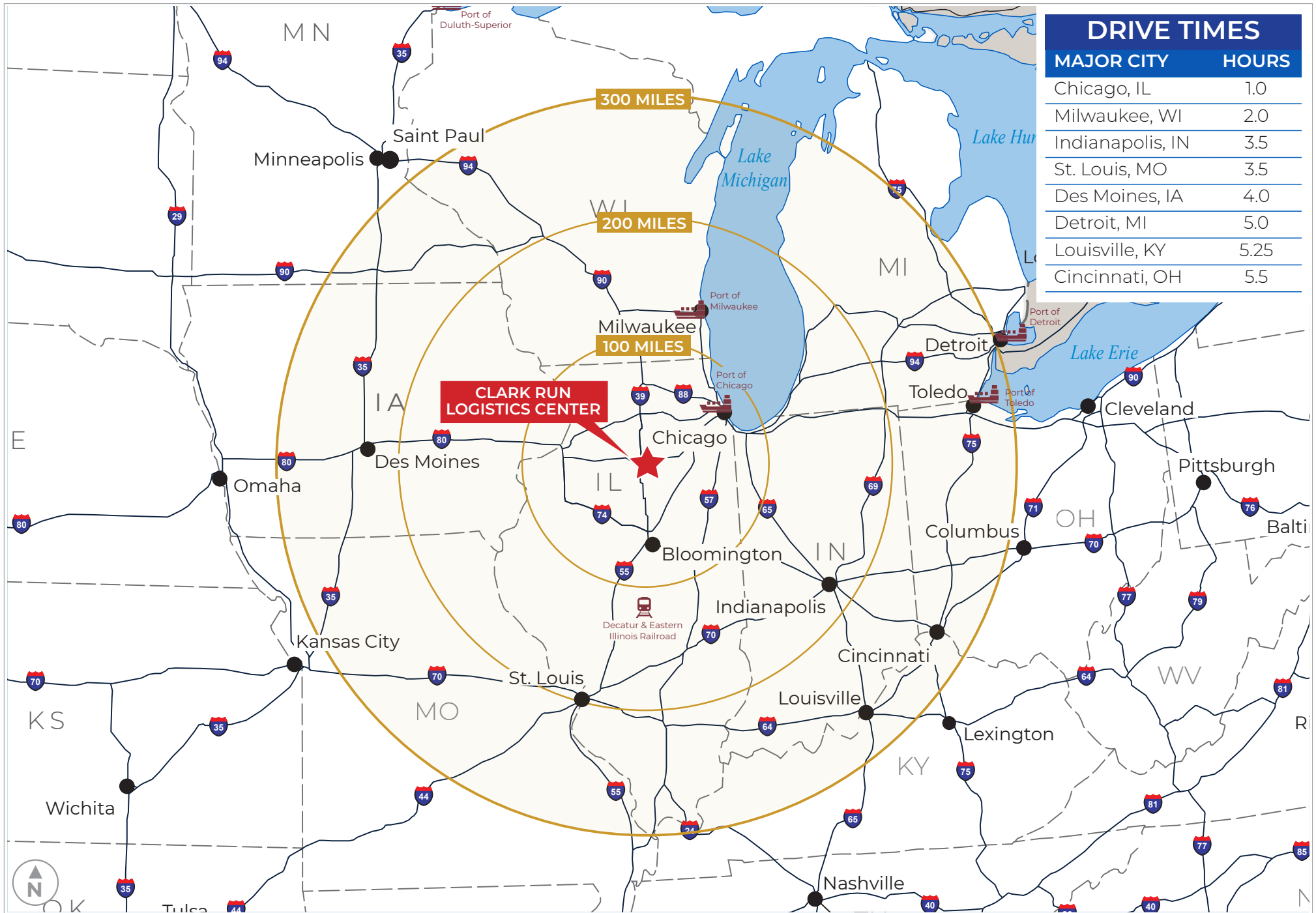


ADAM HAEFNER

773 343 1441 (c)
adam.haefner@ill.com

ZEKE ROWAN

708 359 9963 (c)
zeke.rowan@jll.com



CLARK RUN LOGISTICS CENTER

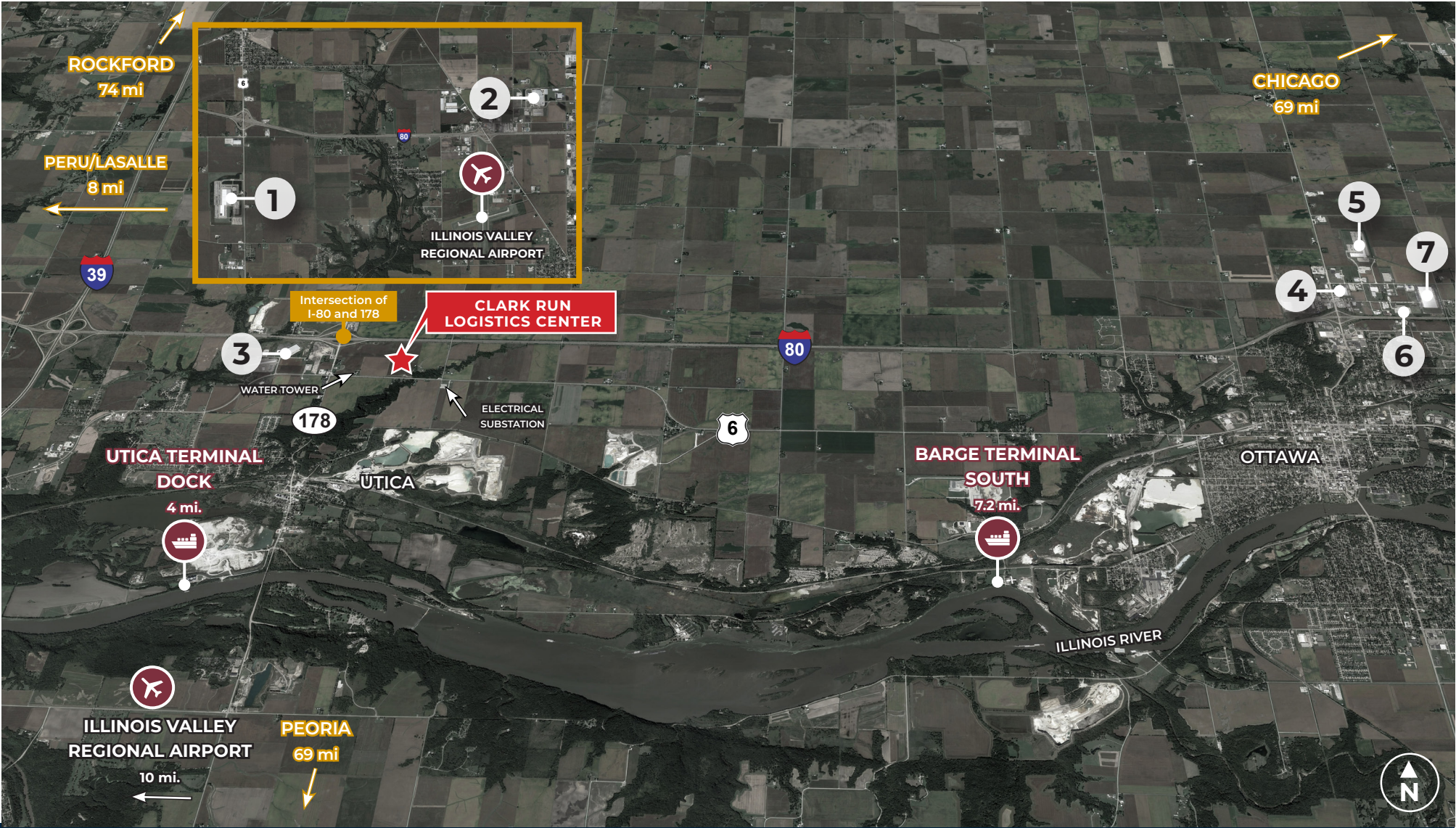
NEQ U.S. ROUTE 6 AND ROUTE 178, UTICA, IL 61373

DRIVE TIMES

CLARK RUN LOGISTICS CENTER

NEQ U.S. ROUTE 6 AND ROUTE 178, UTICA, IL 61373

AREA INFORMATION

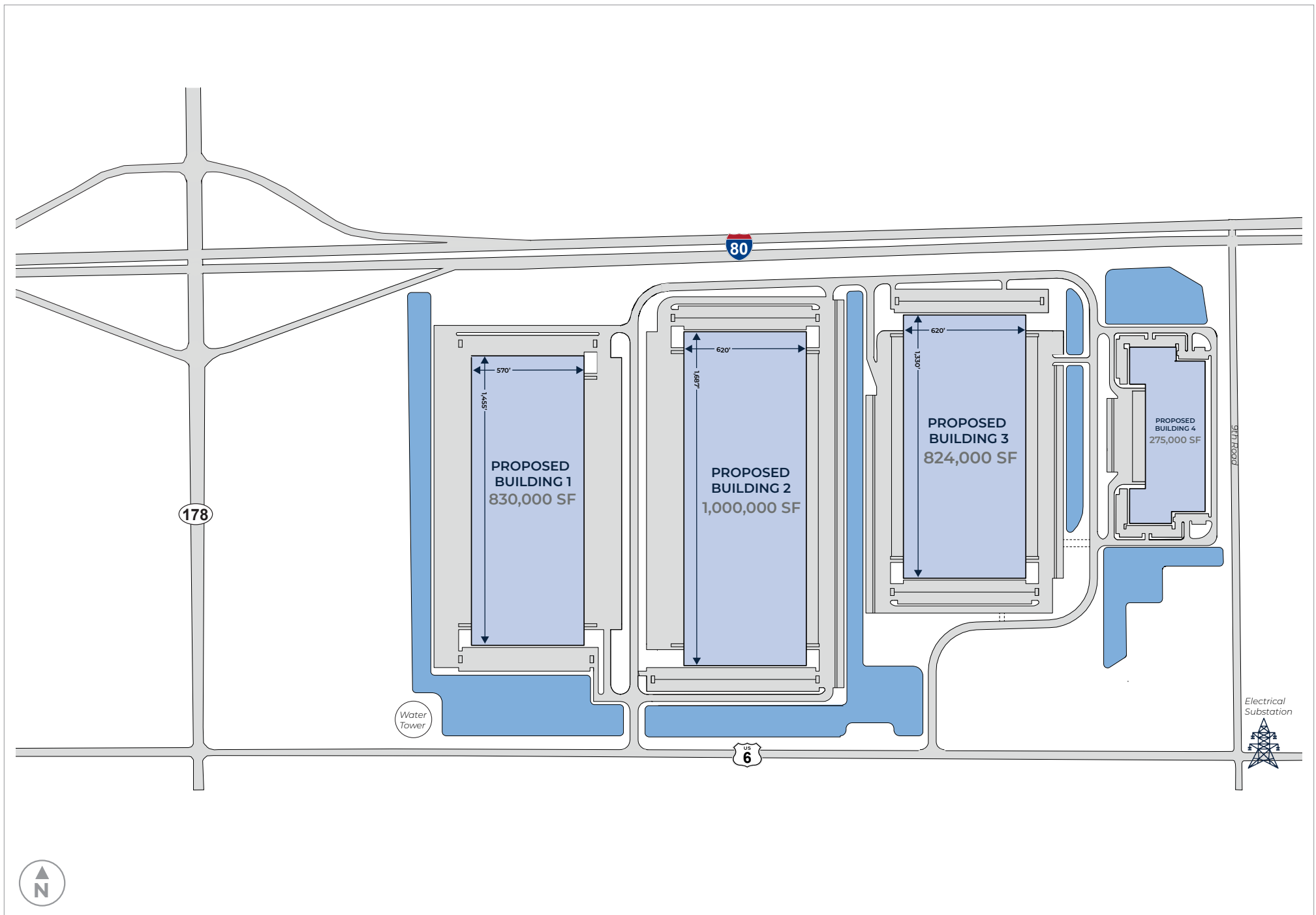


BUSINESSES

- | | |
|-------------------------------------|---------------------------------|
| 1. Walmart Distribution Center | 5. Kohl's Distribution Center |
| 2. James Hardie Building Products | 6. Tyson Fresh Meats |
| 3. CarParts.com Distribution Center | 7. PetSmart Distribution Center |
| 4. Clover Technologies Group | |

DRIVE TIMES

I-80		I-39	
	1.4 mi.		4 mi.
	2 min.		5 min.
Joliet Intermodal Terminal		Chicago, IL	
	57 mi.		69 mi.
	59 min.		65 min.



CONTACT

DEVELOPMENT



RACHEL AGBA-NOVAK

847 737 0264 (o) 9550 W. Higgins Rd | Ste 200
rachel.agba-novak@hillwood.com Rosemont, IL 60018
hillwood.com

LEASING



MICHAEL FONDA

847 420 3228 (c) 9550 W Higgins Rd, Suite 900
michael.fonda@avisonyoung.com Rosemont, IL 60018
avisonyoung.us

ADAM HAEFNER

773 343 1441 (c) 8755 W Higgins Rd, Suite 1100
adam.haefner@jll.com Chicago, IL 60631
jll.com

ZEKE ROWAN

708 359 9963 (c) 8755 W Higgins Rd, Suite 1100
zeke.rowan@jll.com Chicago, IL 60631
jll.com



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Hillwood and the Hillwood logo are service marks of Hillwood. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Hillwood. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.