

**BUILDING E - AVAILABLE FOR BUILD TO SUIT**



**COMMERCE PARK CHICAGO**  
A NorthPoint Development

**3140 E 122nd Street**

**Chicago, IL**



**Built to Lead**

**OFFERING ±1.5M  
SQ FT OF MODERN  
INDUSTRIAL SPACE**

As Chicago's largest master planned industrial development, Commerce Park Chicago is paving the way for a bold new era of City of Chicago industrial parks. Building A is complete & fully leased, Building B is complete & partially leased and Building E is available for build to suit. Commerce Park Chicago offers users a front row seat to Chicago's vast and diverse marketplace.

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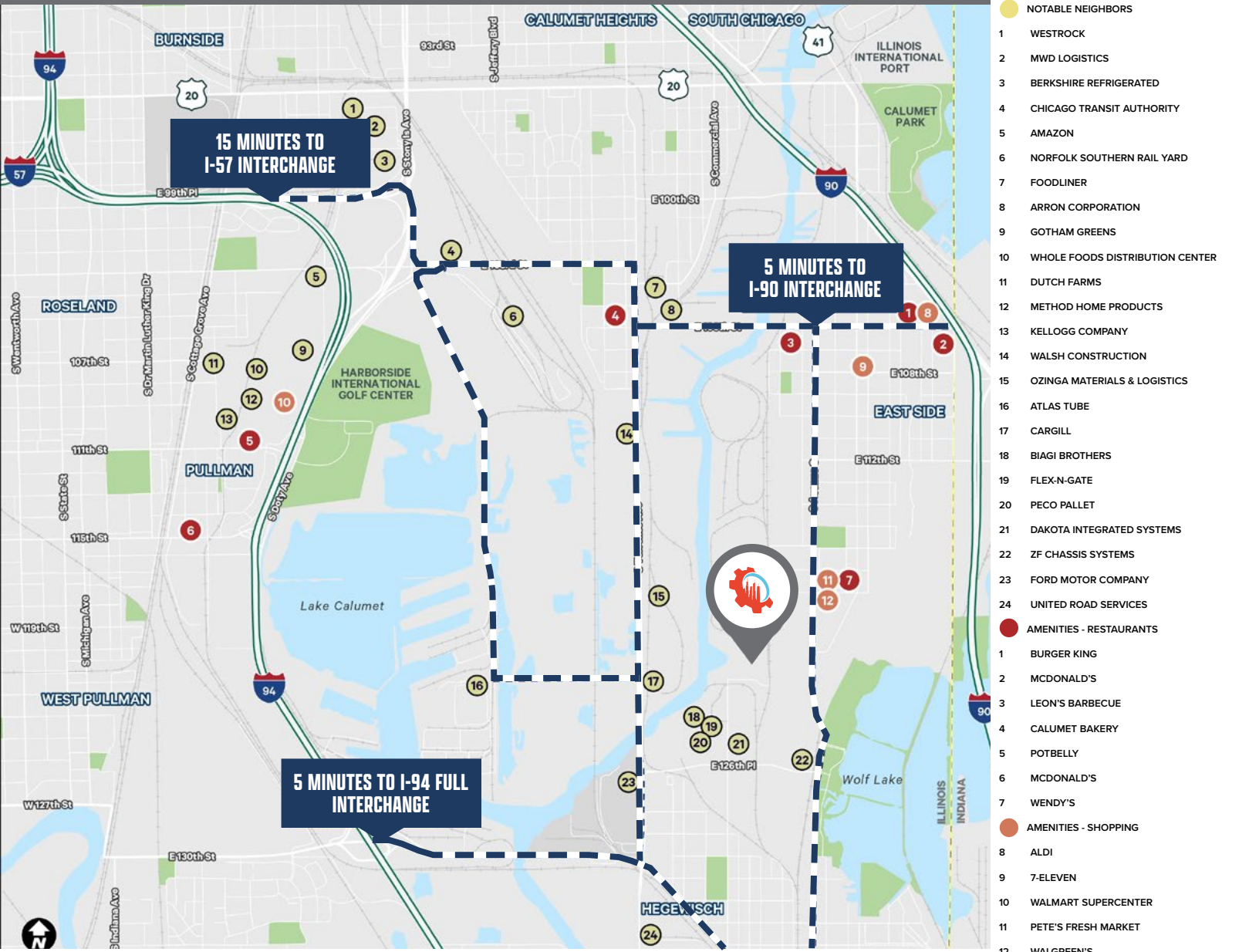
**CBRE**

**[CommerceParkChicago.com](http://CommerceParkChicago.com)**



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# THE MARKET ACCESS YOU'VE BEEN LOOKING FOR



- NOTABLE NEIGHBORS**
- WESTROCK
  - MWD LOGISTICS
  - BERKSHIRE REFRIGERATED
  - CHICAGO TRANSIT AUTHORITY
  - AMAZON
  - NORFOLK SOUTHERN RAIL YARD
  - FOODLINER
  - ARRON CORPORATION
  - GOTHAM GREENS
  - WHOLE FOODS DISTRIBUTION CENTER
  - DUTCH FARMS
  - METHOD HOME PRODUCTS
  - KELLOGG COMPANY
  - WALSH CONSTRUCTION
  - OZINGA MATERIALS & LOGISTICS
  - ATLAS TUBE
  - CARGILL
  - BIAGI BROTHERS
  - FLEX-N-GATE
  - PECO PALLET
  - DAKOTA INTEGRATED SYSTEMS
  - ZF CHASSIS SYSTEMS
  - FORD MOTOR COMPANY
  - UNITED ROAD SERVICES
- AMENITIES - RESTAURANTS**
- BURGER KING
  - MCDONALD'S
  - LEON'S BARBECUE
  - CALUMET BAKERY
  - POTBELLY
  - MCDONALD'S
  - WENDY'S
- AMENITIES - SHOPPING**
- ALDI
  - 7-ELEVEN
  - WALMART SUPERCENTER
  - PETE'S FRESH MARKET
  - WALGREEN'S

**7 MILLION CONSUMERS WITHIN A 50-MILE RADIUS**



5 minutes to I-90, I-94  
15 minutes to I-57  
20 minutes to I-80



37 minutes to ORD Airport  
20 minutes to MDW Airport  
10 miles to Gary/Chicago Int. Airport



30 minutes to the CBD



Norfolk Southern Rail Service available



5 miles to Illinois Int. Port District



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# MASTER SITE PLAN



## KEY SITE ADVANTAGES TO GET YOU AHEAD OF THE COMPETITION



Workforce of 96,590 within a 5-mile radius



Class 6B tax abatement



High-image new construction



Ability to accommodate users up to 1.5 million SF



Divisible units starting at ±80,000 SF



Rail service available

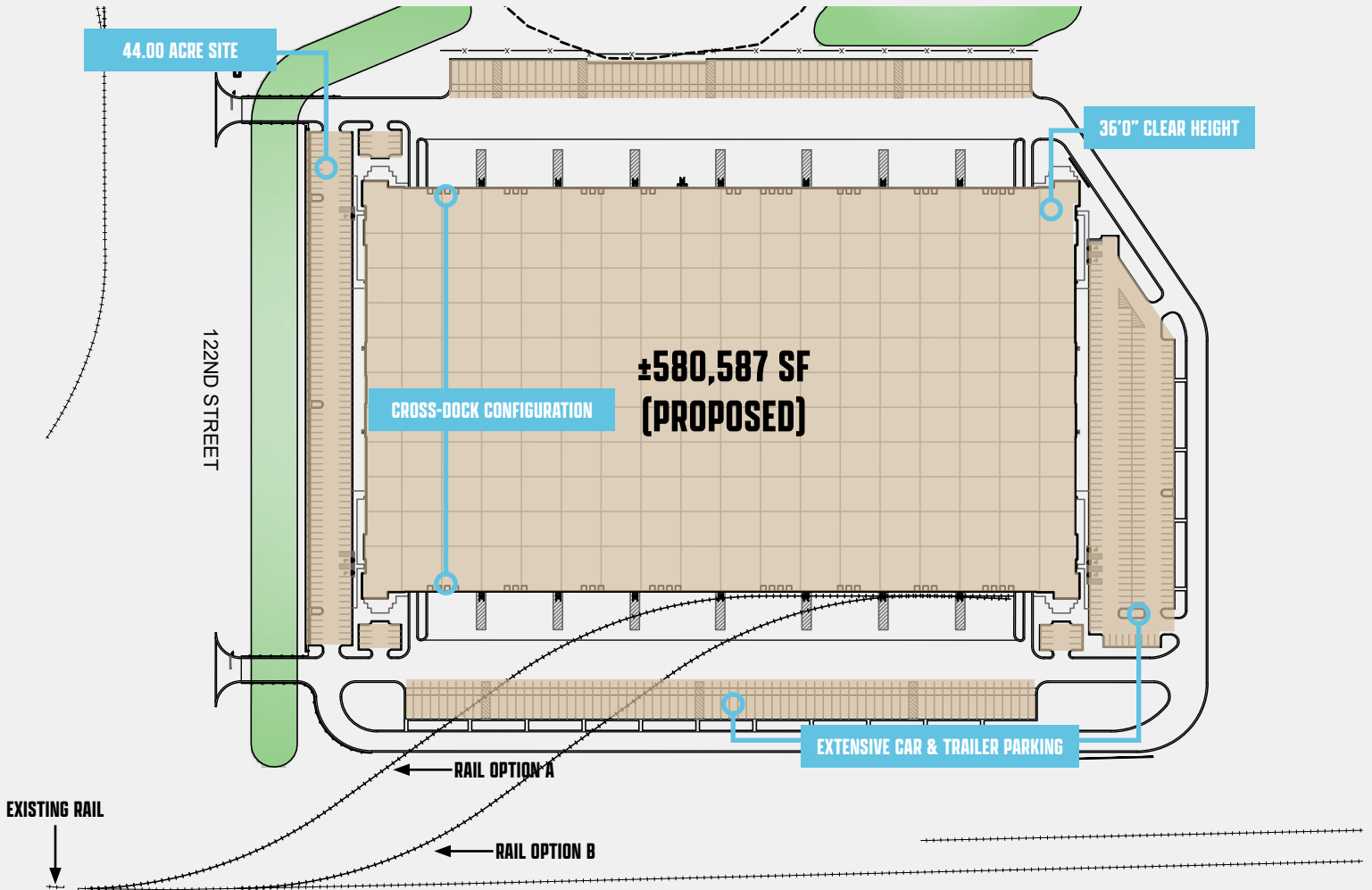


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# BUILDING E CONCEPTUAL PLAN & SPECS

3140 E 122ND ST

**PROPOSED - AVAILABLE FOR BUILD TO SUIT OR BUILD TO SPEC**



**UP TO 580,587 SF AVAILABLE FOR BUILD TO SUIT OR BUILD TO SPEC**

BUILDING SIZE	±580,587 SF or build to suit
BUILDING DIMENSIONS	997' x 580'
OFFICE SIZE	To suit
CONFIGURATION	Cross dock
COLUMN SPACING	56' x 50' w/ 65' speed bays
DOCK DOORS	56 (62 future docks)
DRIVE IN DOORS	4

CAR PARKING	379 spaces (expandable)
TRAILER PARKING	146 Stalls
CLEAR HEIGHT	36'0"
LIGHTING	LED with motion sensors
CONSTRUCTION	Precast concrete
SPRINKLER SYSTEM	ESFR
RAIL	2 Norfolk Southern options



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# ARE YOU READY TO LEAD?

