



Up to 1.6 Million SF
Building Pad

120' Building Height

[View Video Here](#)

[View Website Here](#)

The Logistics Campus

Warehouse/Distribution/Manufacturing

Phase II - Alternate Big Box Plans



Dermody.com

Site Plan

- Up to 120 feet building height
- Can be modified to deliver cross-dock buildings
- Buildings can be consolidated to create a larger footprint



Largest infill BTS Site
Within 30 Miles of
O'Hare Airport!

Phase I:
92,000 SF - 325,500 SF

Phase II:
341,000 SF - 1,581,000 SF

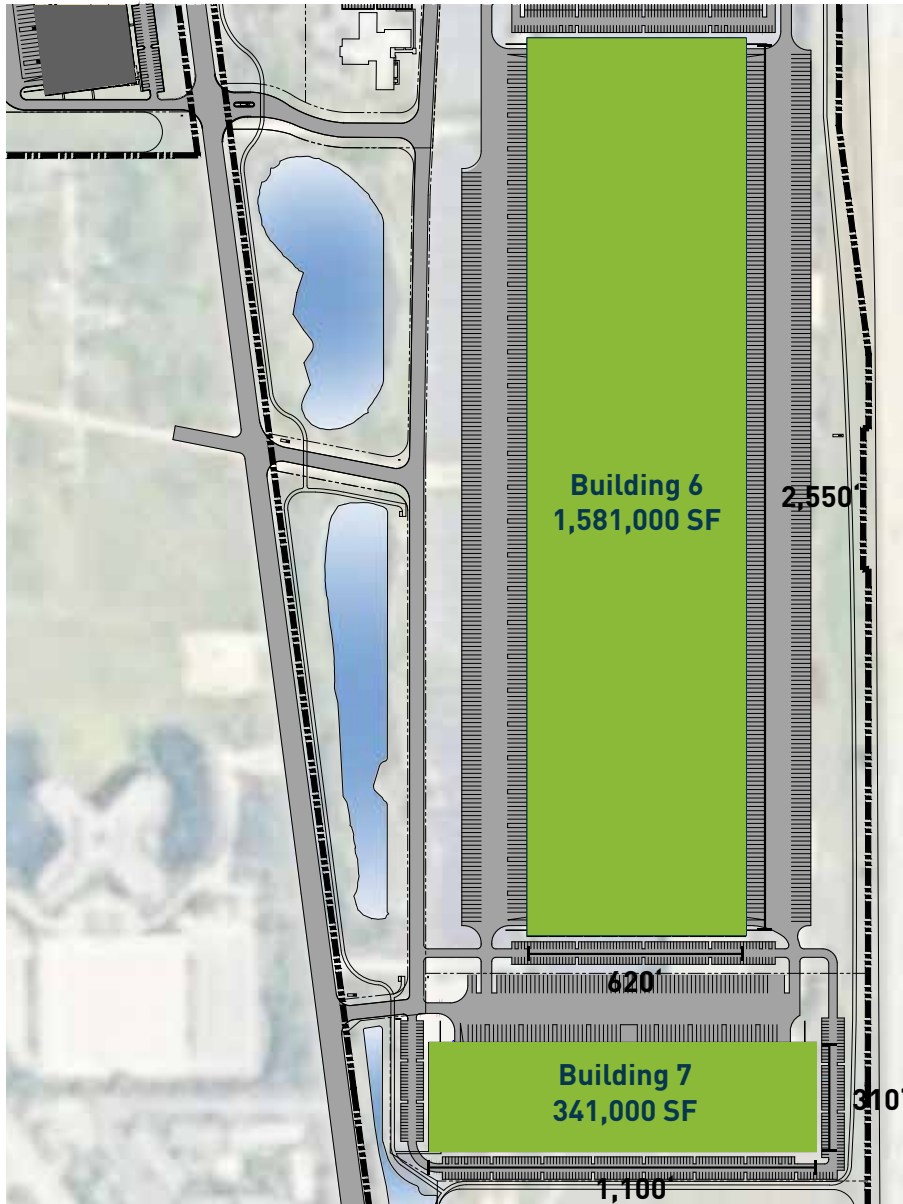


Option A

Glenview, Illinois

Building 6 - 1,581,000 SF

Building 7 - 341,000 SF



Building 6

Size	1,581,000 SF
Docks	352
Trailer Positions	386
Car Parking	356

Building 7

Size	341,000 SF
Docks	61
Trailer Positions	66
Car Parking	407



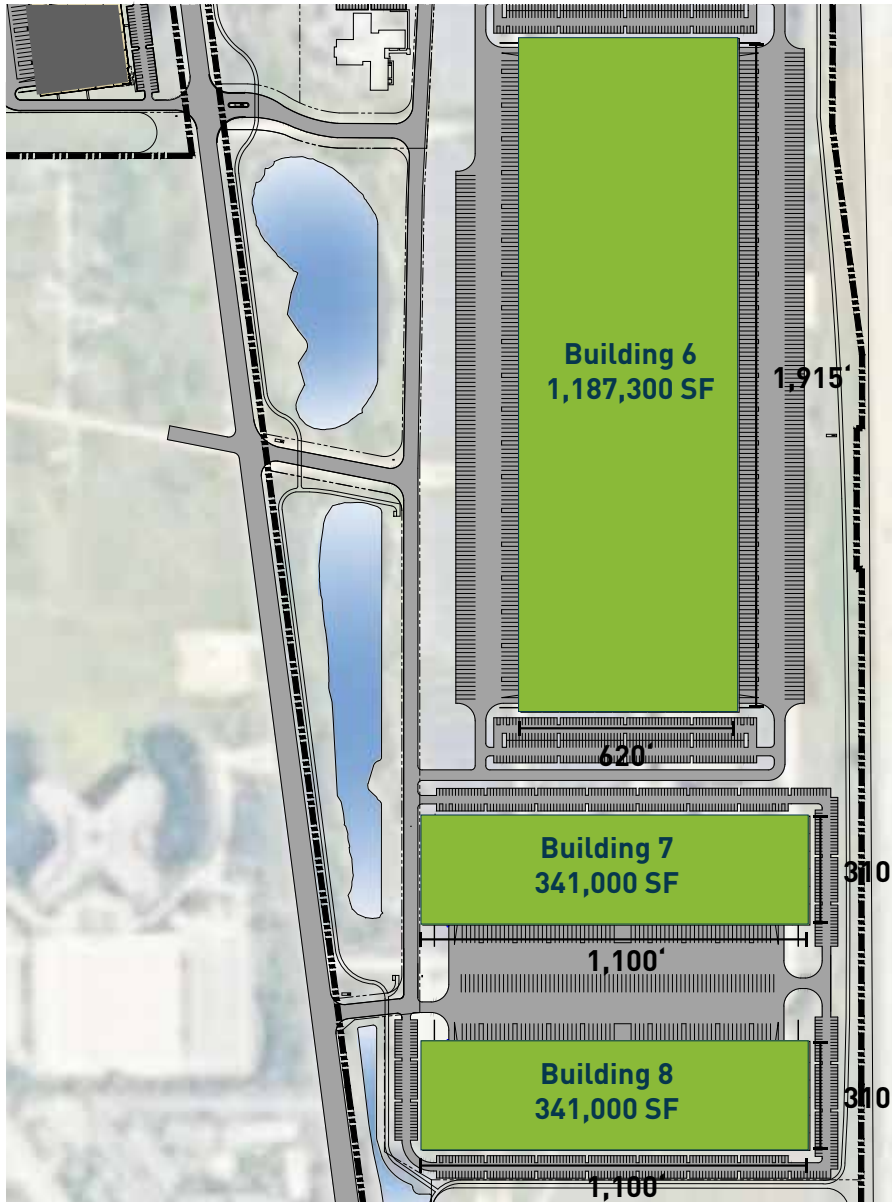
Option B

Glenview, Illinois

Building 6 - 1,187,300 SF

Building 7 - 341,000 SF

Building 8 - 341,000 SF



Building 6

Size	1,187,300 SF
Docks	260
Trailers	281
Car Parking	600

Building 7

Size	341,000 SF
Docks	61
Trailers (expandable)	37
Car Parking	304

Building 8

Size	341,000 SF
Docks	61
Trailers (expandable)	37
Car Parking	306

Option C

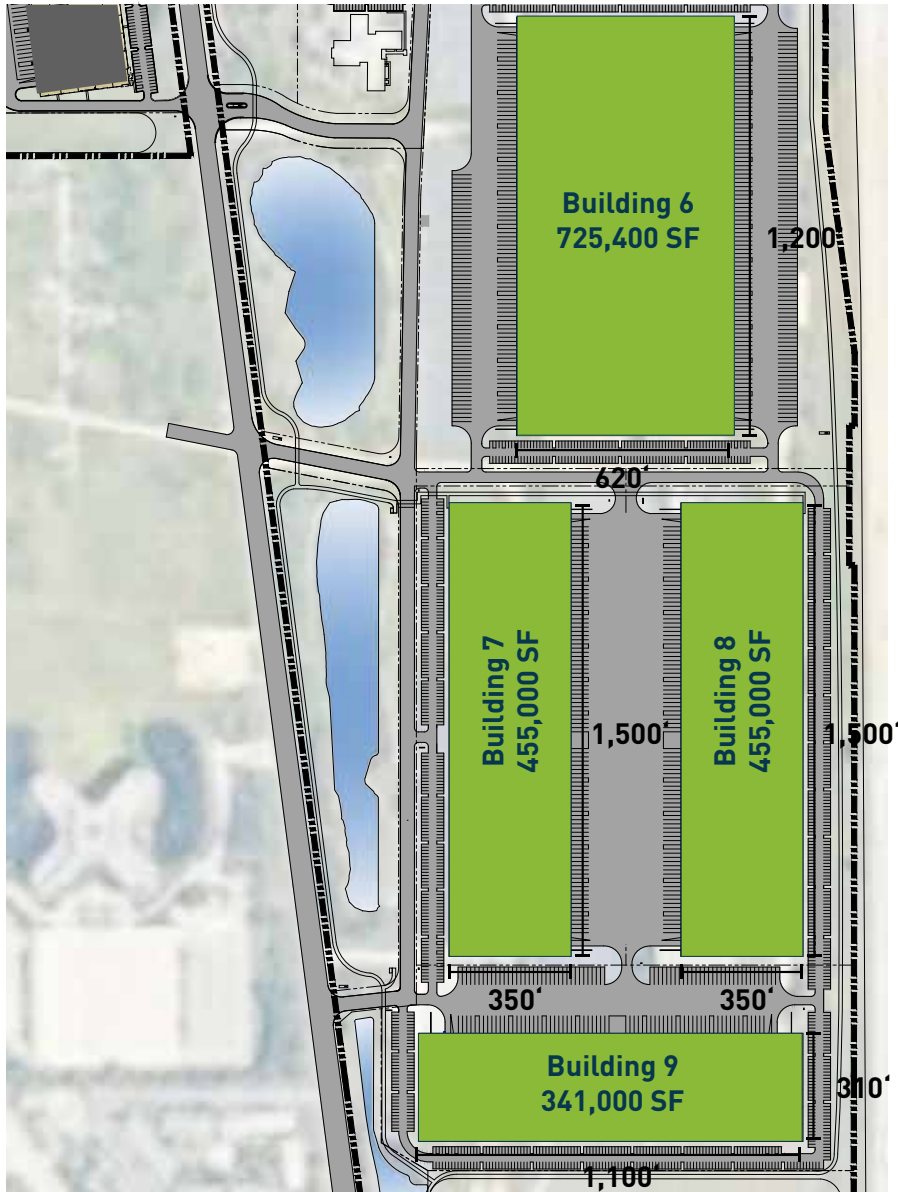
Glenview, Illinois

Building 6 - 725,400 SF

Building 8 - 455,000 SF

Building 7 - 455,000 SF

Building 9 - 341,000 SF



Building 6

Size	725,400 SF
Docks	156
Trailers	156
Car Parking	312

Building 7

Size	455,000 SF
Docks	82
Trailers	42
Car Parking	270

Building 8

Size	455,000 SF
Docks	82
Trailers	42
Car Parking	298

Building 9

Size	341,000 SF
Docks	61
Trailers	66
Car Parking	407

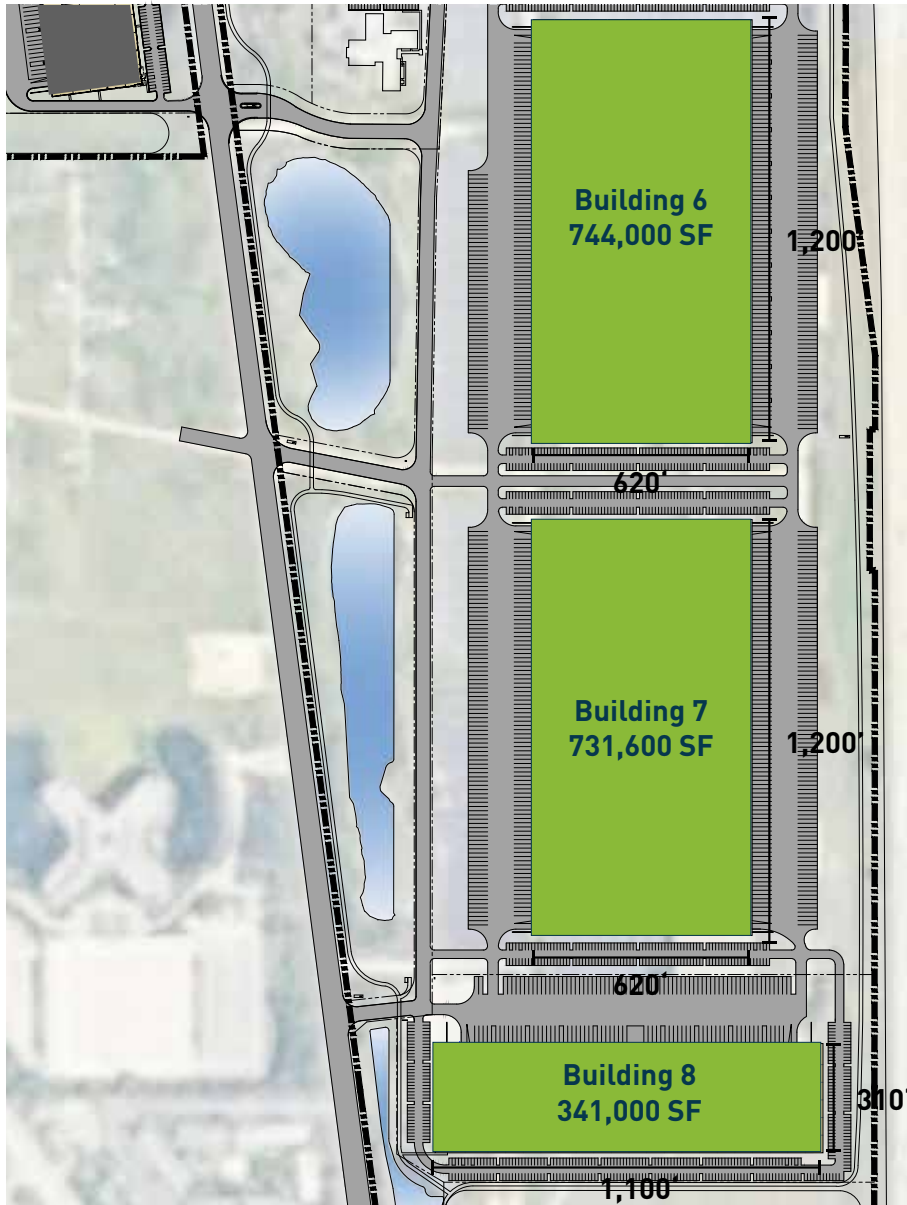
Option D

Glenview, Illinois

Building 6 - 744,000 SF

Building 7 - 731,600 SF

Building 8 - 341,000 SF



Building 6

Size	744,000 SF
Docks	156
Trailers	157
Car Parking	312

Building 7

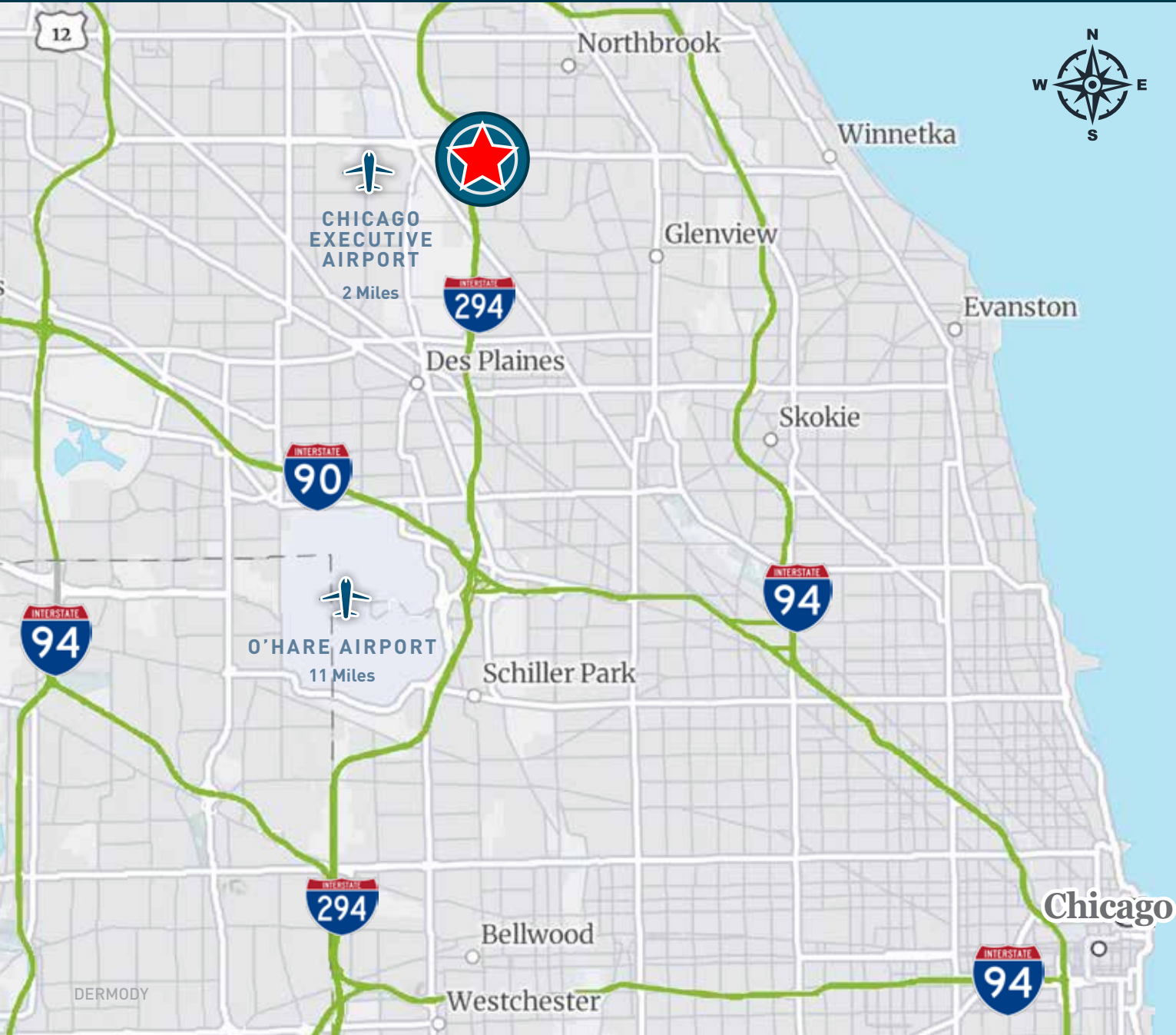
Size	731,600 SF
Docks	156
Trailers	190
Car Parking	312

Building 8

Size	341,000 SF
Docks	61
Trailer Positions	70
Car Parking	407

Building Specifications

Glenview, Illinois



The Logistics Campus is in an unparalleled Chicago location, and features state-of-the-art specifications, a wide array of nearby amenities and immediate access to I-294.

- Planned as 10-building logistics campus totaling 3,235,020 square feet with flexibility to accommodate build-to-suits
- Class-A construction and design
- Flight-to-quality location with Proximity to O'Hare
- Immediate access to I-294 at Willow Rd to a four-way interchange
- Anticipated delivery Summer 2023
- 36'-40' ft clear
- Trailer parking



North Suburban O'Hare



CHICAGO CBD

25 Miles



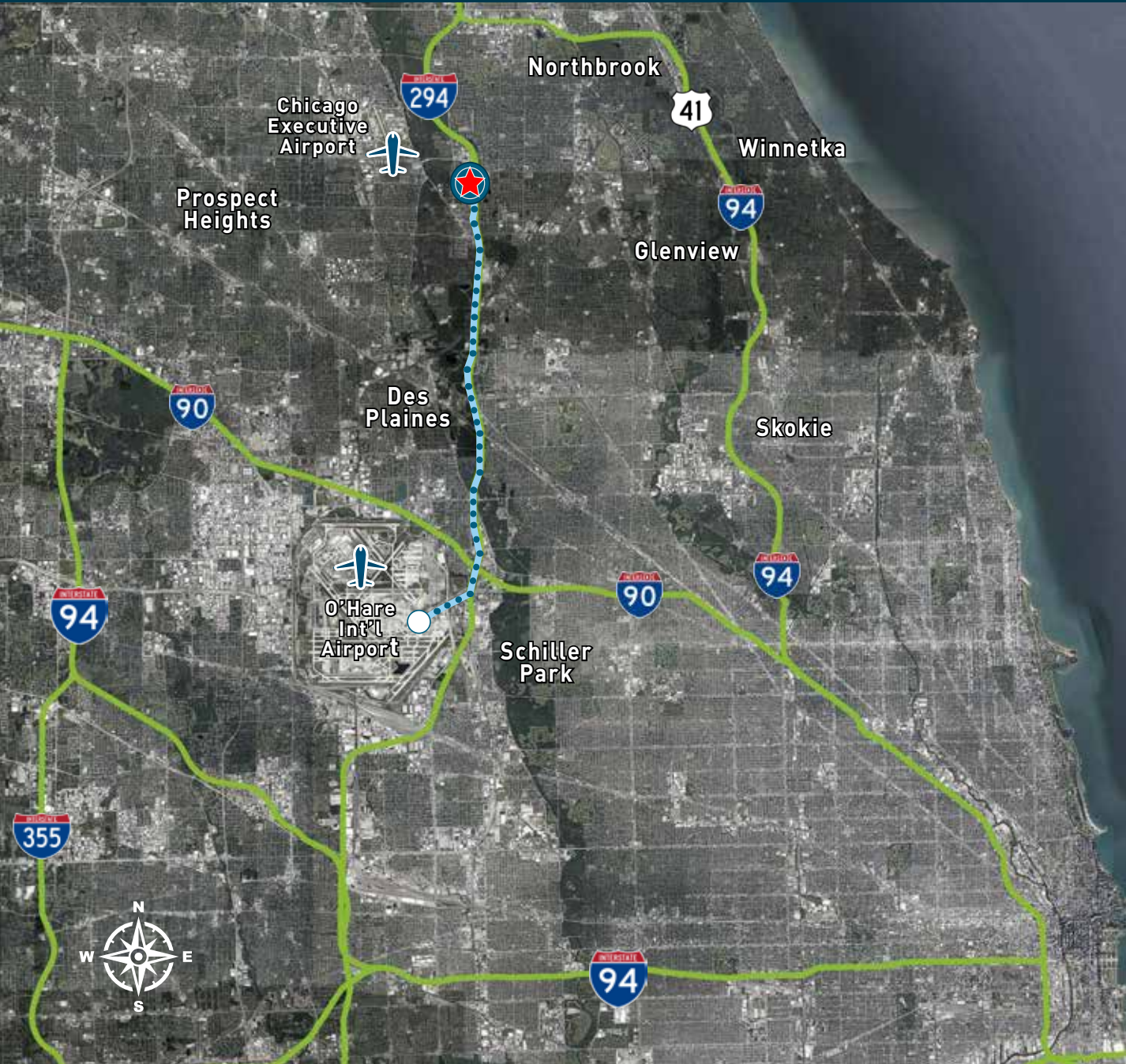
O'HARE AIRPORT

11 Miles



CHICAGO EXECUTIVE AIRPORT

2 Miles



The North Suburban O'Hare Industrial market of Chicago extends along I-294 from I-90 to the south to Lake Cook Road to the north. This is the best performing submarket in Chicago in terms of vacancy rate and currently is the lowest in the entire metro market. This market benefits from excellent access to O'Hare International Airport and the CBD of Chicago and is home to some of the area's largest middle- to upper-income residential neighborhoods. The Logistics Campus is located in the heart of the market along I-294 and Willow Road between the Wheeling/Northbrook markets, the Nilcs/Skokie markets, and the Des Plaines/Elk Grove Village markets to the south. Its access to transportation, labor and amenities is unparalleled relative to the entire metro Chicago market.



Holiday Inn EXPRESS

J. ALEXANDER'S
HYATT

EMBASSY SUITES
by Hilton

Marshall's **SUBWAY**
BED BATH & BEYOND
HOBBY LOBBY
Red Roof Inn **noodles**
Chick-fil-ee

DUNKIN' DONUTS **Portillo's** **MALIBU'S**
COURTYARD **THE HOME DEPOT** **JJ**
Marriott

CATERPILLAR
McDonald's
Residence Inn

DICK'S **rack**
TJ-MAXX
TRADER JOE'S

Culver's **bp**

Mobil
BROWN'S CHICKEN

DUNKIN' DONUTS
CHASE

ARMANI **FINISH LINE** **california PIZZA KITCHEN**
PF CHANG'S **claire's**

MATTRESS FIRM
PNC



Sandus Rd



The Logistics Campus Warehouse/Distribution



Chicago Executive Airport

RAMADA

LAIFITNESS **bp** **STARBUCKS** **MARIANO'S Fresh Market**
SUBWAY **CVS pharmacy**

Willow Rd

CROWNE PLAZA
Hilton

Sheraton
MART

Milwaukee Ave

JJ **McDonald's** **CHASE**
Walgreens **Bank of America** **Jewel**
Starbucks

NorthShore Glenbrook Hospital

Glenbrook South High School

E Lake Ave

baskin BR robbins
COURTYARD **Marriott** **DUNKIN' DONUTS** **Wendy's**

Abt **RENAISSANCE HOTELS**

Jewel **USPS**
WILDFIRE
STEAKS, CHICKEN & SEAFOOD
Glenview Police & Municipal Center

Glenbrook North High School

Willow Hill Golf Course

ups **COSTCO WHOLESALE**

PINSTRIPES **BEST BUY** **WHOLE FOODS MARKET**
LOWE'S

STARBUCKS **RUTH'S CHRIS STEAK HOUSE**
CHASE **RENAISSANCE**

Mobil
Dominos

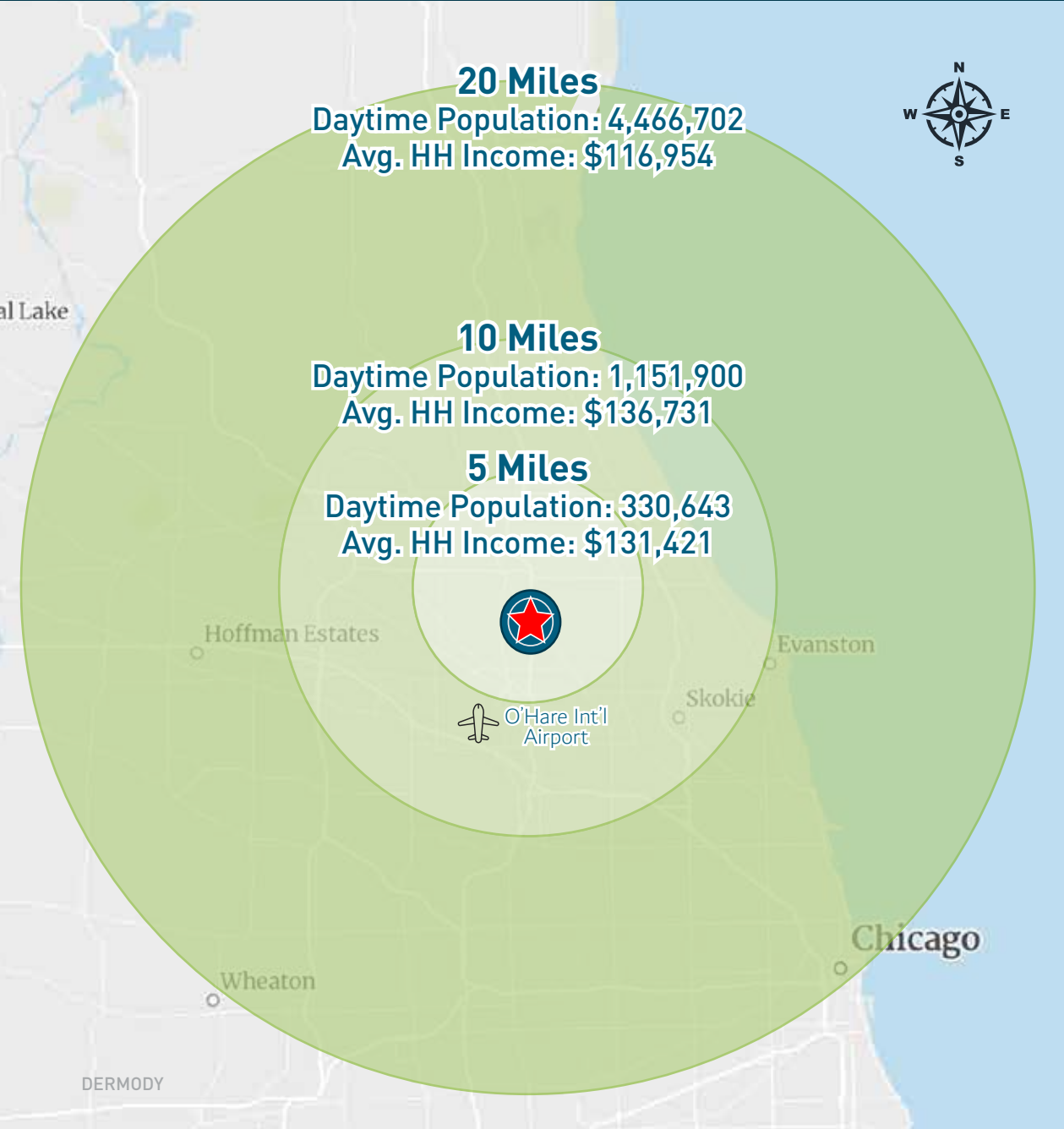


Northbrook Court



Demographics

10-Mile Statistics



774,757
Employees



43,963
Businesses



66% of Population
Between Ages 15-66

	5 Miles	10 Miles	20 Miles
Total Households	109,238	371,138	1,586,653
Average Household Income	\$131,421	\$136,731	\$116,954
Median Age	44.7	43.8	37.5

Regional Drive Times



Chicago	0.5
Cincinnati	5.75
Cleveland	7.0
Des Moines	5.5
Detroit	5.5
Indianapolis	4.25
Kansas City	8.5
Louisville	5.75
Memphis	8.5
Milwaukee	0.5
Minneapolis	5.5
Nashville	8.25
Omaha	7.0
Pittsburgh	8.5
St. Louis	5.25



The Logistics Campus Warehouse / Distribution

Glenview, Illinois

About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit www.Dermody.com.

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