



# READY FOR OCCUPANCY

## Property Highlights

Building Size (SF): 224,667

Clear Height: 36'

Bluff 55 Commerce Center, located in the heart of Chicago's premier I-55 Industrial Corridor, is a prime location for businesses of all types. It offers streamlined access to multiple interstate highways and top-of-market building features. Moreover, this area has an extremely high concentration of brand-name logistics, distribution, and manufacturing companies already. Finally, the I-55 Corridor benefits from low Will County real estate taxes, making it an economically advantageous choice for expanding businesses.

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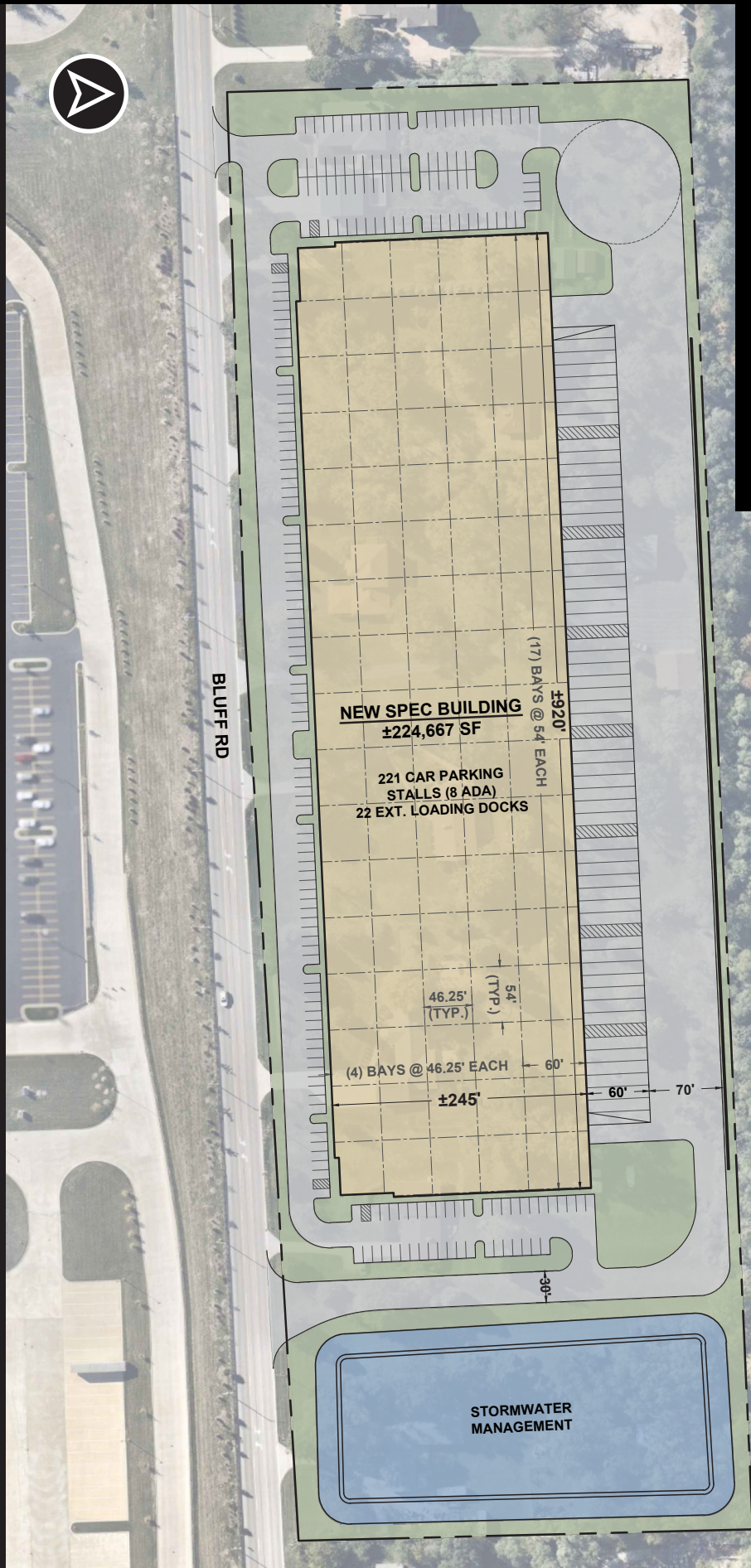
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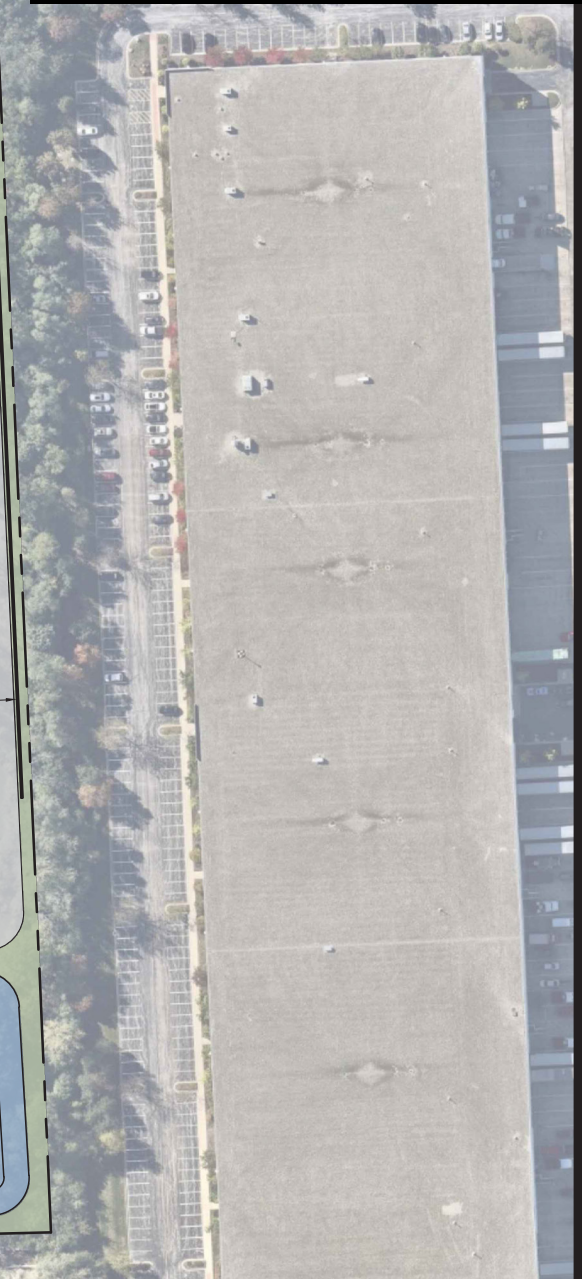
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# PROPOSED SITE PLAN

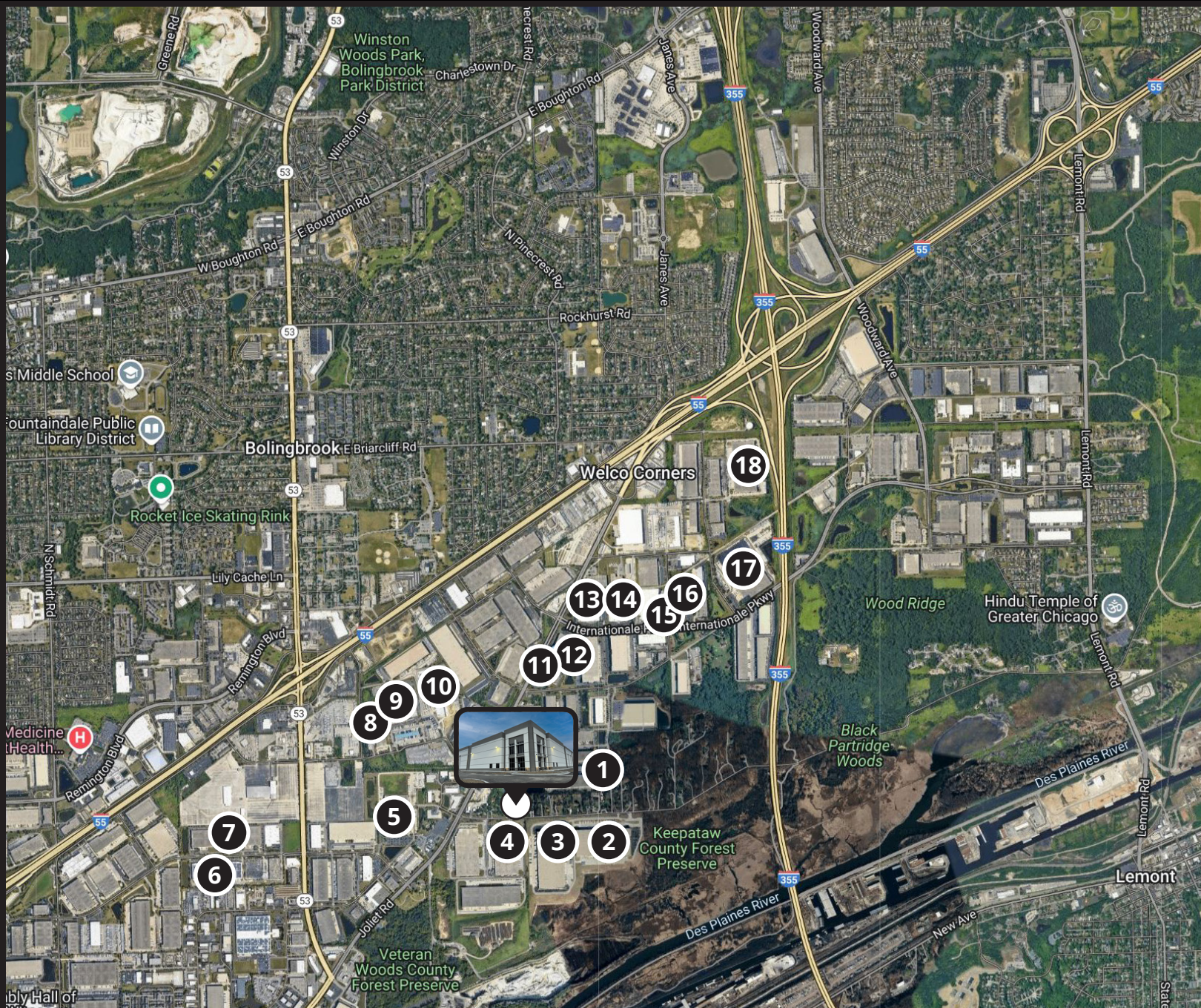


## Building Specifications

Building (SF):	224,667
Office (SF):	To Suit
Clear Height:	36'
Docks:	22 (fully-equipped; expandable to 53)
Drive-in Doors:	2 - 12' x 14'
Typical Bay:	54' x 46.25'
Speed Bay:	54' x 60'
Auto Parking:	221
Power:	2,500a; 480/277v; 3p; 4w (expandable)
Sprinklers:	ESFR

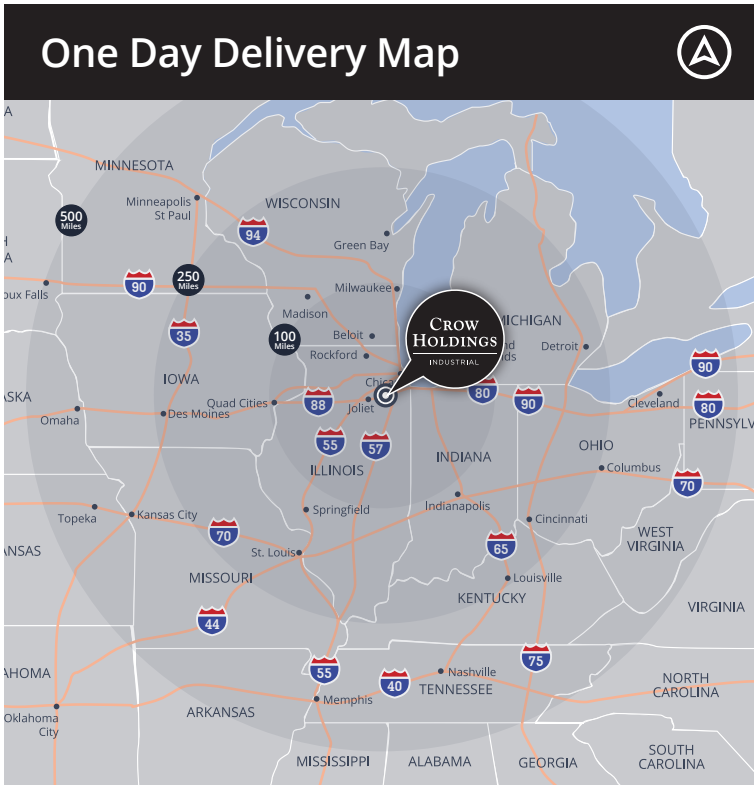


# CORPORATE NEIGHBORS



- |                           |                    |                            |
|---------------------------|--------------------|----------------------------|
| ① RJW Logistics           | ⑦ Ty, Inc.         | ⑬ Ryder Systems            |
| ② RJW Logistics           | ⑧ NFI              | ⑭ Gerber Plumbing Fixtures |
| ③ Geodis                  | ⑨ Diageo           | ⑮ Graham Packaging         |
| ④ Wrigley                 | ⑩ Turano Bread     | ⑯ WestRock                 |
| ⑤ Southern Wine & Spirits | ⑪ GBS Distributors | ⑰ Bridgestone              |
| ⑥ G&W Electric            | ⑫ APL Logistics    | ⑱ Pactiv                   |

# A Transportation & Shipping Hub



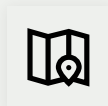
Chicagoland is home to the **largest switching terminal in the U.S.** and six of the seven Class 1 rail lines



O'Hare International Airport represents the **4<sup>th</sup> highest volume air freight port** in the United States



Chicago/IN border is a **national leader in pass-through interstates and shortest distance** to the median center of U.S. population

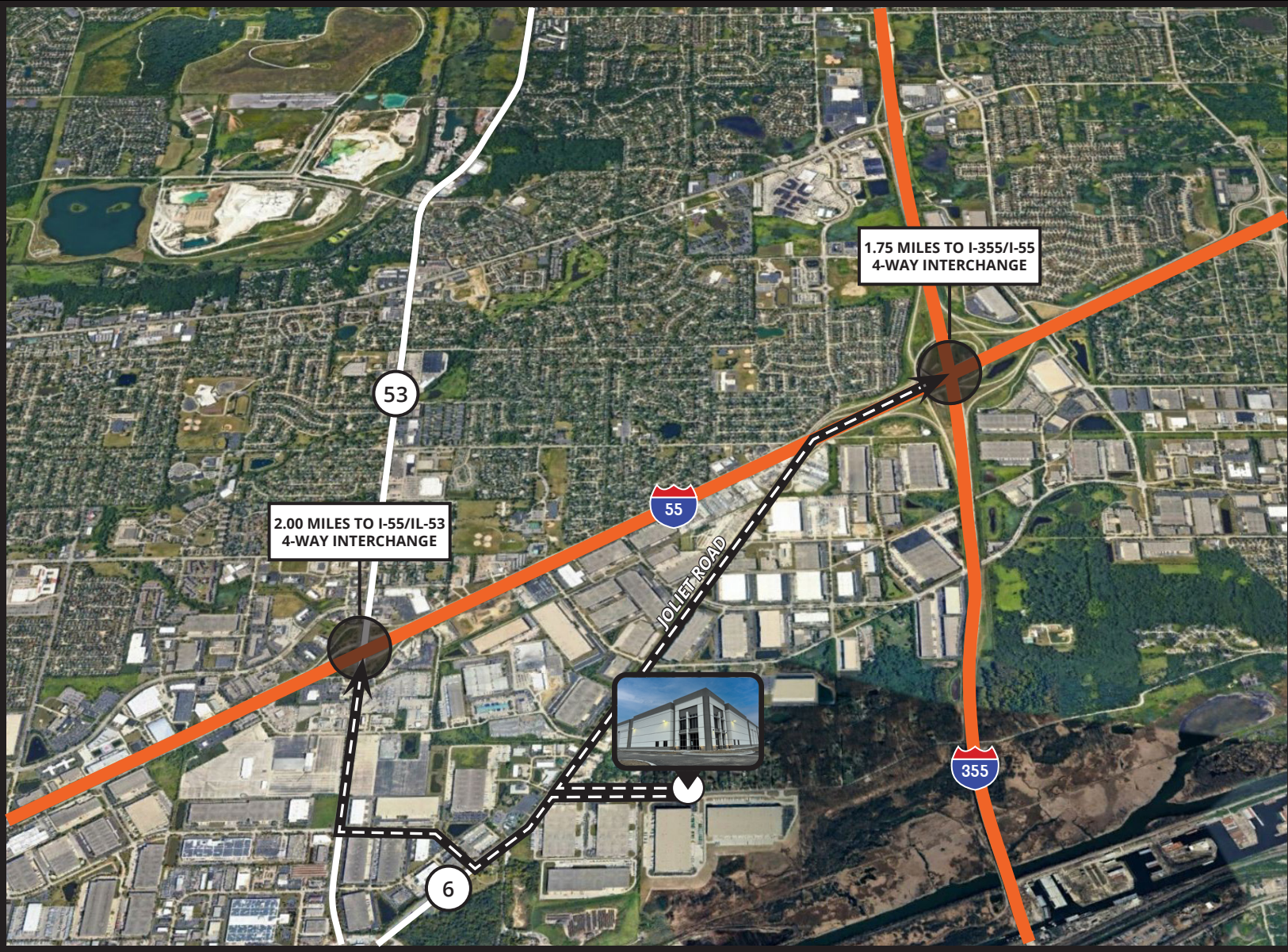


## Chicagoland Intermodal Map

- |                       |                                 |
|-----------------------|---------------------------------|
| 1 O'Hare Airport      | 10 CSX Barr Yard                |
| 2 CPKC Bensenville    | 11 IN Harbor Belt Riverdale     |
| 3 UP Proviso          | 12 CN Harvey                    |
| 4 Midway Airport      | 13 Port of Indiana Burns Harbor |
| 5 BNSF Cicero Yard    | 14 Gary/Chicago Airport         |
| 6 BNSF Corwith        | 15 CN Kirk Yard                 |
| 7 CSX Bedford Park    | 16 IHB Gibson Yard              |
| 8 NS Landers          | 17 UP Global IV - Joliet        |
| 9 Illinois Int'l Port | 18 BNSF Elwood Intermodal       |



## ACCESS MAP



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Leasing by:

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