

Land Available for Build-To-Suit

21211 Walter Strawn Drive, Elwood, IL 60421 (Pad 9)

BNSF

BNSF LOGISTICS
PARK CHICAGO

±47.14 AC PAD-READY SITE WITH
DIRECT RAIL SERVICE VIA BNSF

±47.14 AC AVAILABLE

 **CenterPoint**
INTERMODAL CENTER
centerpoint-intermodal.com



AVAILABLE

ARTERIAL
WAREHOUSE

CYPRESS
MEDICAL PRODUCTS

Midwest
Warehouse
& DISTRIBUTION SYSTEM

Walmart
Save money. Live better.

Walmart
Save money. Live better.

Property Highlights



47.17 AC

Available



Rail Service

Direct Via BNSF

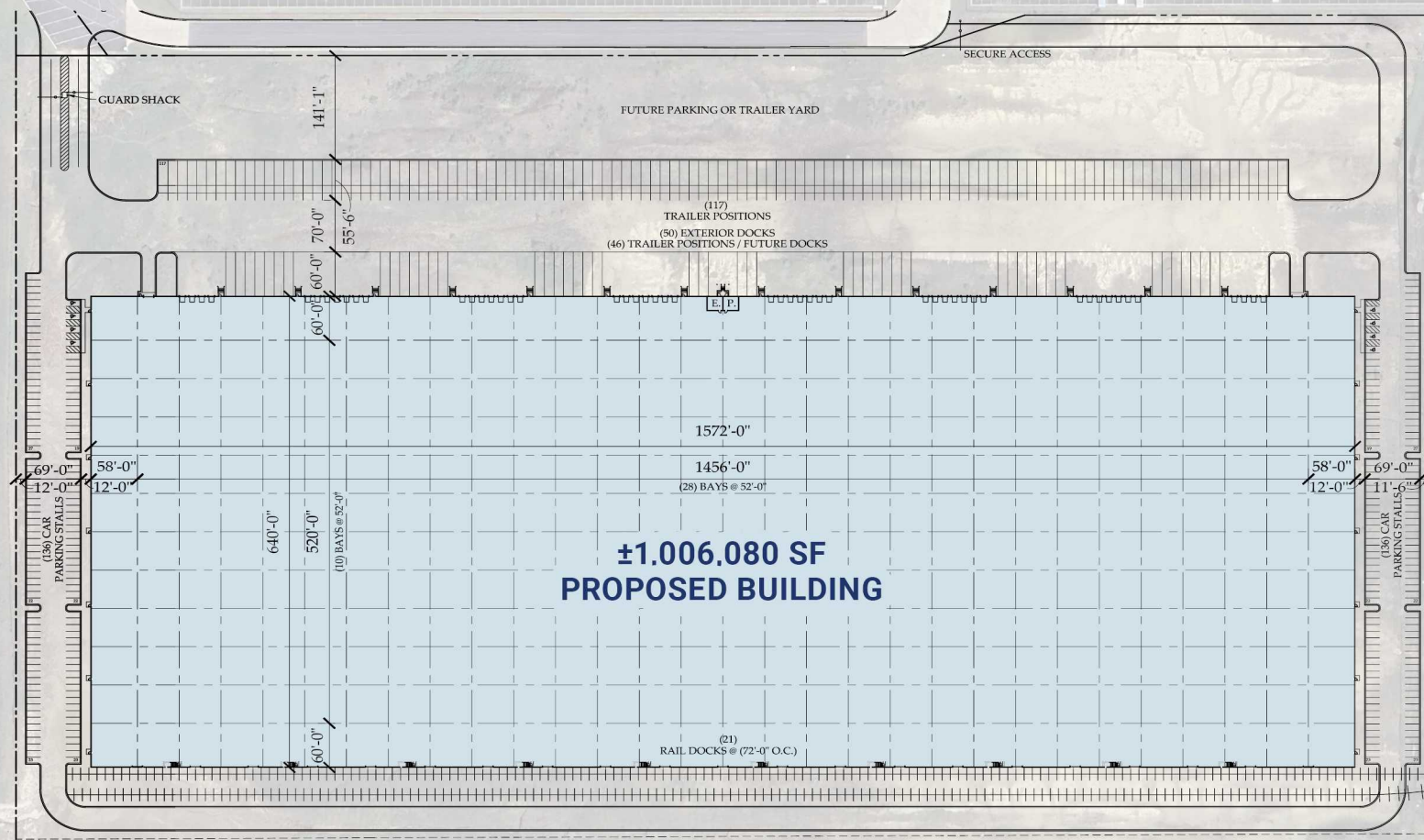
- + **Site:** Pad-ready; existing roads and utility infrastructure in place; build-to-suit options available
- + **Building Size:** Capabilities Up To $\pm 1,000,000$ SF



Campus Advantages at CenterPoint Intermodal Center

- + North America's Largest Inland Port with the lowest drayage charges in the entire region
- + Public bus service with access to deep and skilled labor
- + Retail amenities; truck center with scale
- + Low Will County real estate taxes
- + Full interchanges at I-55 and Arsenal Road, I-80 and I-55, I-80 and Houbolt, & I-80 and Route 53
- + Pre-designated Foreign Trade Zone & Enterprise Zone
- + ± 40 miles to Chicago
- + Direct access to the Union Pacific Joliet Intermodal Terminal (JIT) and BNSF Logistics Park Chicago (LPC)
- + Heavyweight capacity roads
- + On-site overflow container storage 24/7
- + FTZ savings
- + No trailer parking ratio restrictions
- + Flexible zoning for manufacturing, distribution or container operations

Conceptual Site Plan



Key Distances

Measurements based on one-way travel and
inclusive of new Houbolt Road Extension access

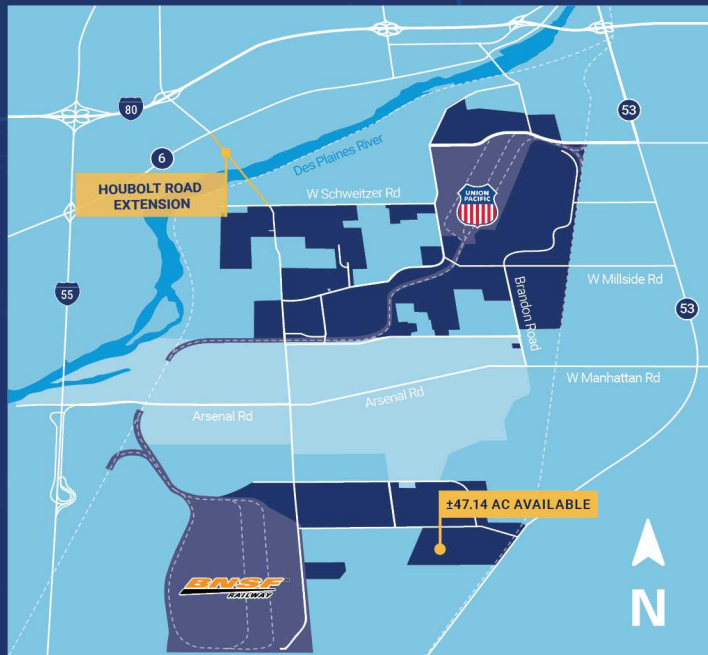
Union Pacific Joliet Intermodal Terminal
2.7 miles

BNSF Logistics Park Chicago
6.2 miles

Downtown Chicago
40 miles

Interstate 55
7.5 miles

Interstate 80
12.5 miles



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**O'HARE INTERNATIONAL
AIRPORT**



**MIDWAY INTERNATIONAL
AIRPORT**



**CENTERPOINT INTERMODAL CENTER
JOLIET/ELWOOD**

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