

Tri-temp Freezer/Cooler Building

1020 W AIRPORT ROAD | ROMEOVILLE, IL

188,166 SF available for sublease

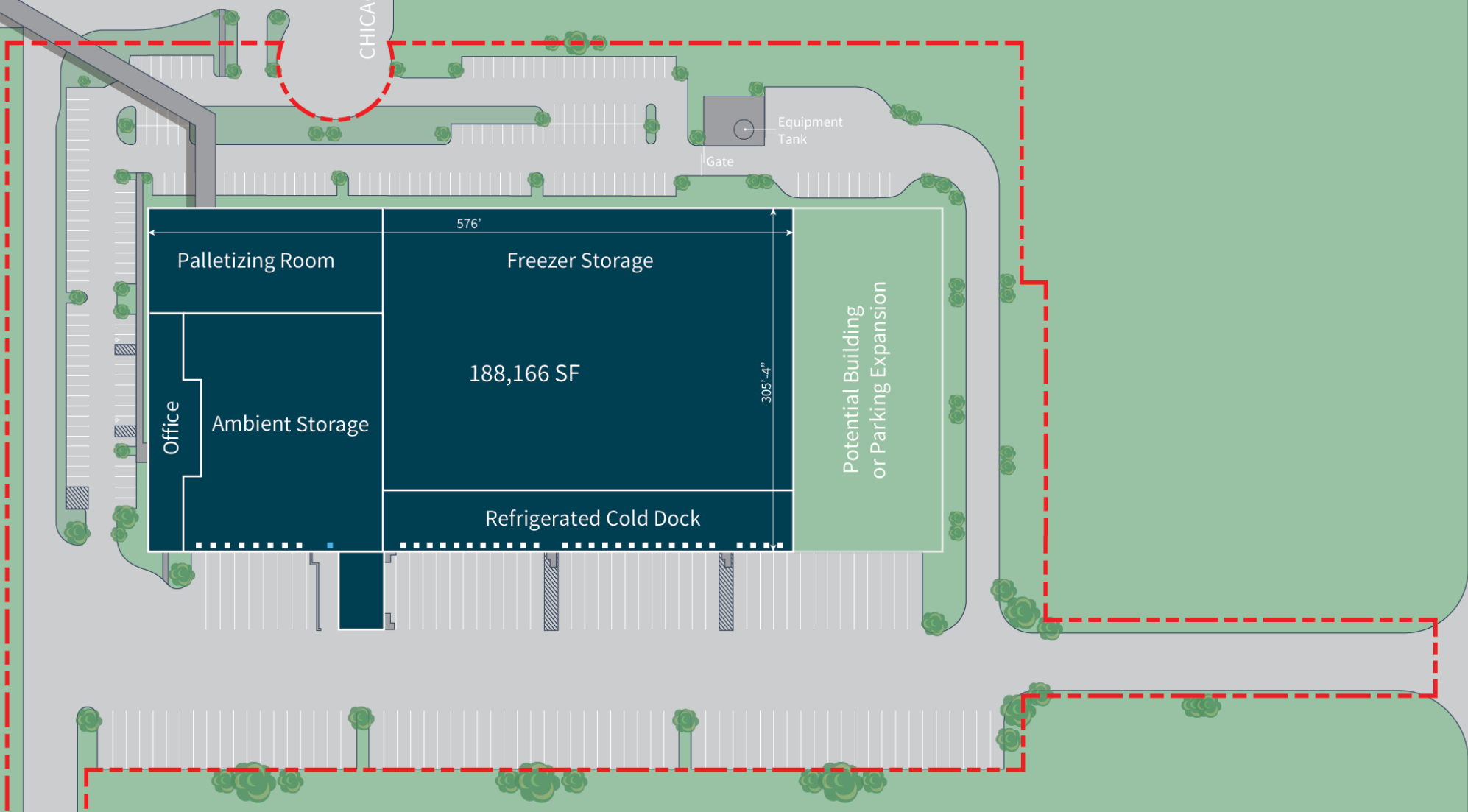


CHARLIE KENNING

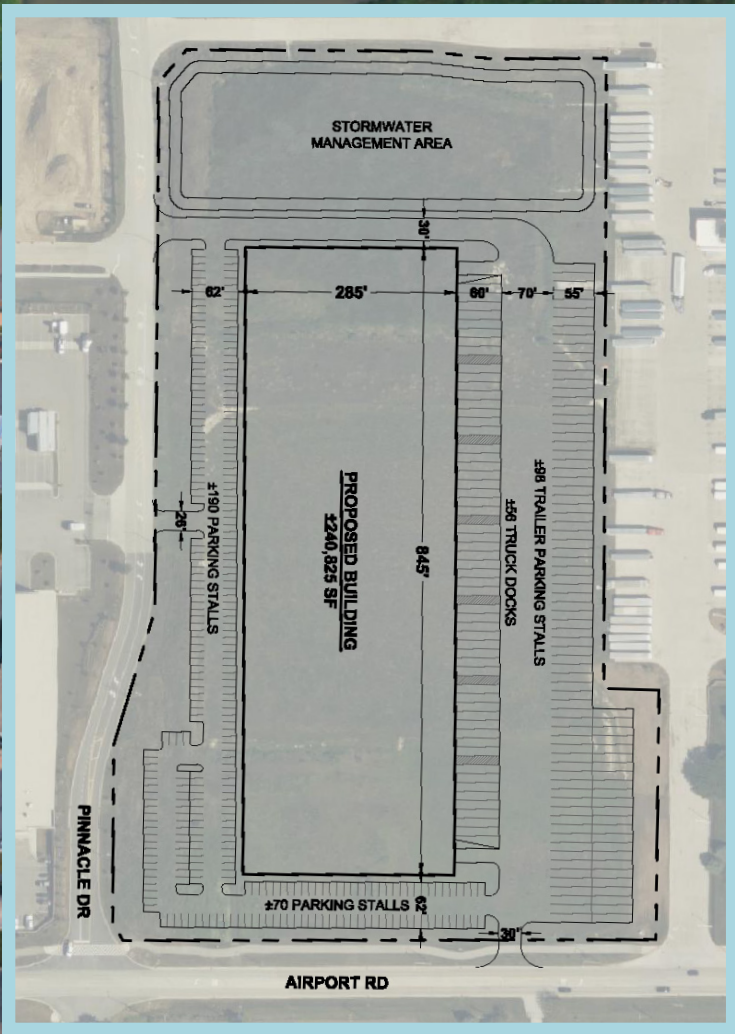
+1 773 304 4117
charlie.kenning@jll.com

DAN MCGILlicuddy

+1 312 504 0099
dan.mcgillicuddy@jll.com



Site Size	15.19 acres	Building Age	2016
Total Building	188,166 SF	Clear Height	32' refrigerated dock and ambient storage; 72' freezer
Freezer	98,095 SF (0° – -20°)	Loading Docks	35 total 8 ambient; 27 refrigerated
Cold Dock	17,054 SF (35°)	Auto Parking	193 stalls
Ambient	48,572 SF	Trailer Parking	110 stalls
Office	7,000 SF	Lease Term	Through 10/31/2031
Mezzanine	6,445 SF	In-Place Contracts	Existing 3PL customers in place. Contract terms can be shared upon request and execution of an NDA
Palletizing Room	11,000 SF (45°) <i>(Can be converted to cooler)</i>	Building Features	14,800 pallet positions Ammonia-based freezer/fridge system 15,000 gallon hydrogen refuel station



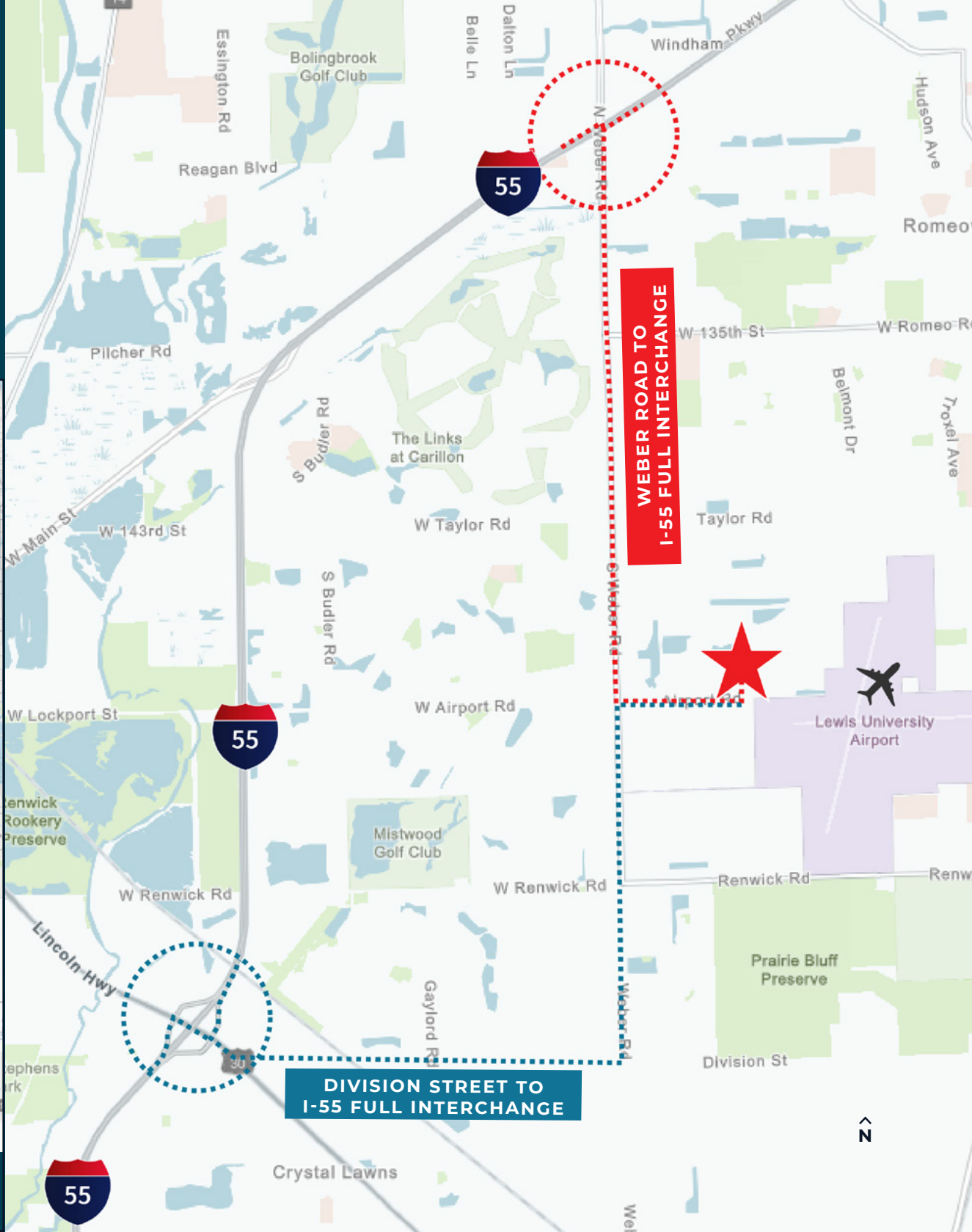
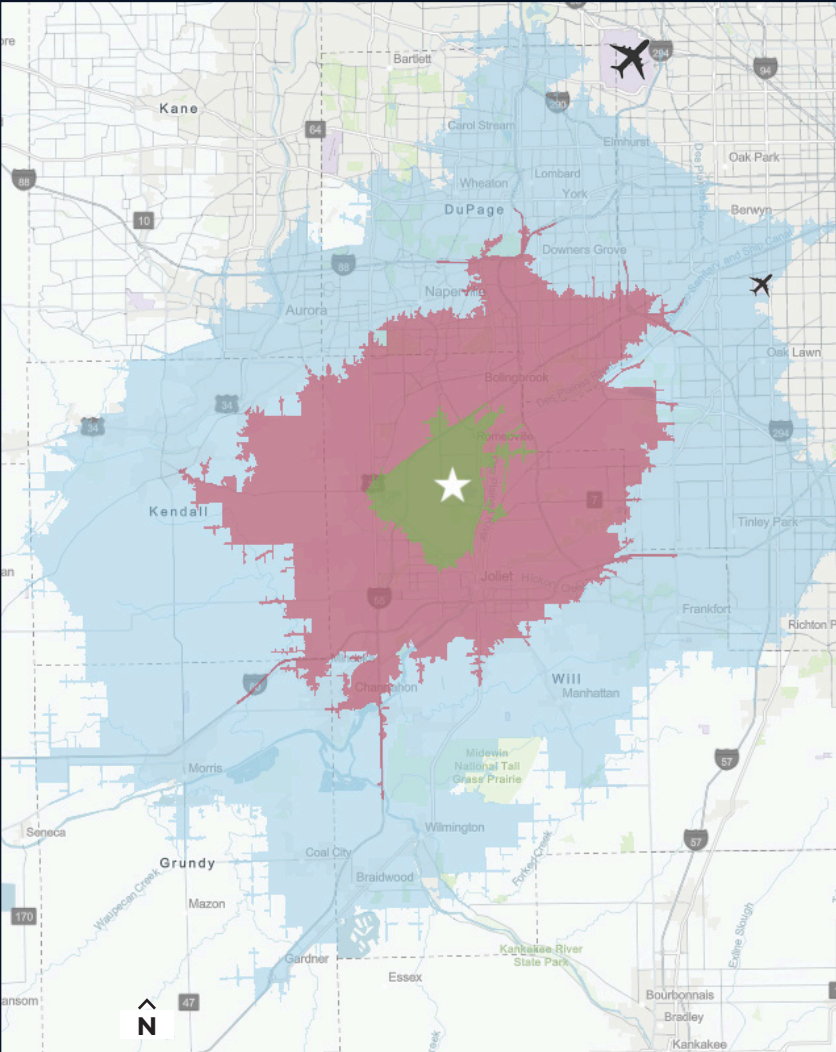
POTENTIAL EXPANSION LAND (17.97 AC)

Sample development plan

Tenant has limited rights to future expansion space of 17.97 acres through their lease expiration and extension options

LOCATION AND ACCESS

45,575 Warehouse Workers within 45-minute Drivetime



MINUTES 15 30 45

REGIONAL ACCESS

DOWNTOWN CHICAGO 35.8 miles

MIDWAY INTERNATIONAL AIRPORT 26.5 miles

O'HARE INTERNATIONAL AIRPORT 38.6 miles

BNSF INTERMODAL 19.6 miles

UP INTERMODAL 14.7 miles



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