



CONNECTIONS

Commerce Center

NOW LEASING

111,061 SF Distribution Building

Strategically located within 3-miles of Interstates 44, 55, 64 and 70 Connections Commerce Center delivers the right combination of quick interstate access, market connectivity and lower operating expenses.

BUILDING 1 1630-1650 WAYNE LANTER AVE.
Madison, IL 62060



Connections Commerce Center delivers lower operating expenses with real estate taxes of just \$0.72/SF.

LOWER EXPENSES



QUICK ACCESS

Strategically located to provide quick access and connectivity to both the Metro East and Metro West markets, Connections Commerce Center has direct access, via four bridges, to four different Interstates including I-44, I-55, I-64 and I-70.



<2 MILES
to I-70



3 MILES
to I-44, I-55 & I-64



4 BRIDGES

to four different Interstates including I-44, I-55, I-64 and I-70

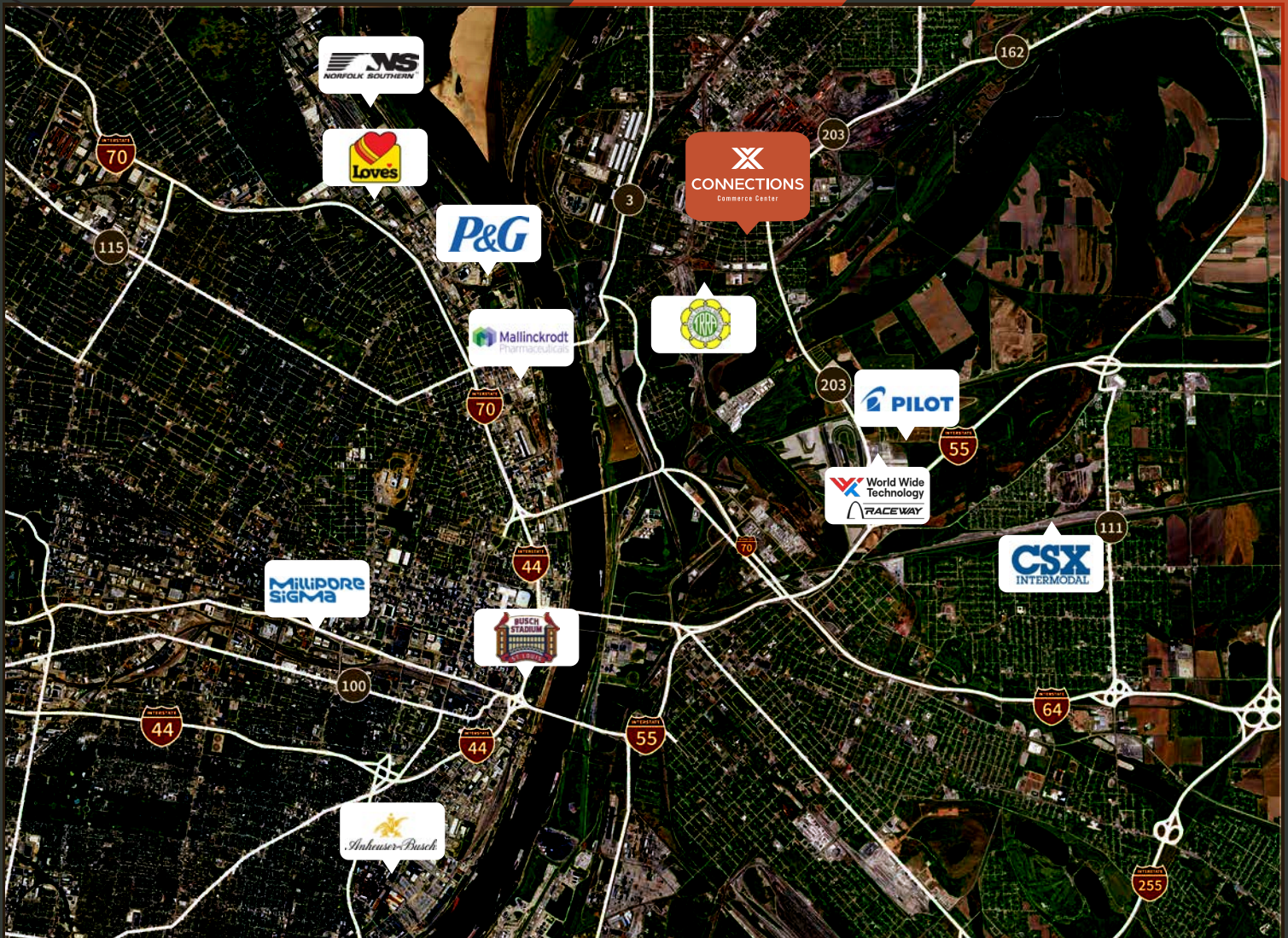


9 MILES
to FedEx Ground



20 MINUTES

to four Intermodal Rail including CSX, NS, UP & BNSF





NORTHPOINT DEVELOPMENT

at a glance

149.9 MM SF

CURRENT INDUSTRIAL PORTFOLIO

87,200 JOBS

OPERATIONAL & CONSTRUCTION JOBS CREATED

\$18.3 BILLION

TOTAL CAPITAL RAISED SINCE INCEPTION

35 MM SF

INDUSTRIAL SPACE UNDER DEVELOPMENT

27.1 MM SF

INDUSTRIAL SPACE LEASED IN 2023

\$12.3 BILLION

CHARITABLE CONTRIBUTIONS SINCE INCEPTION

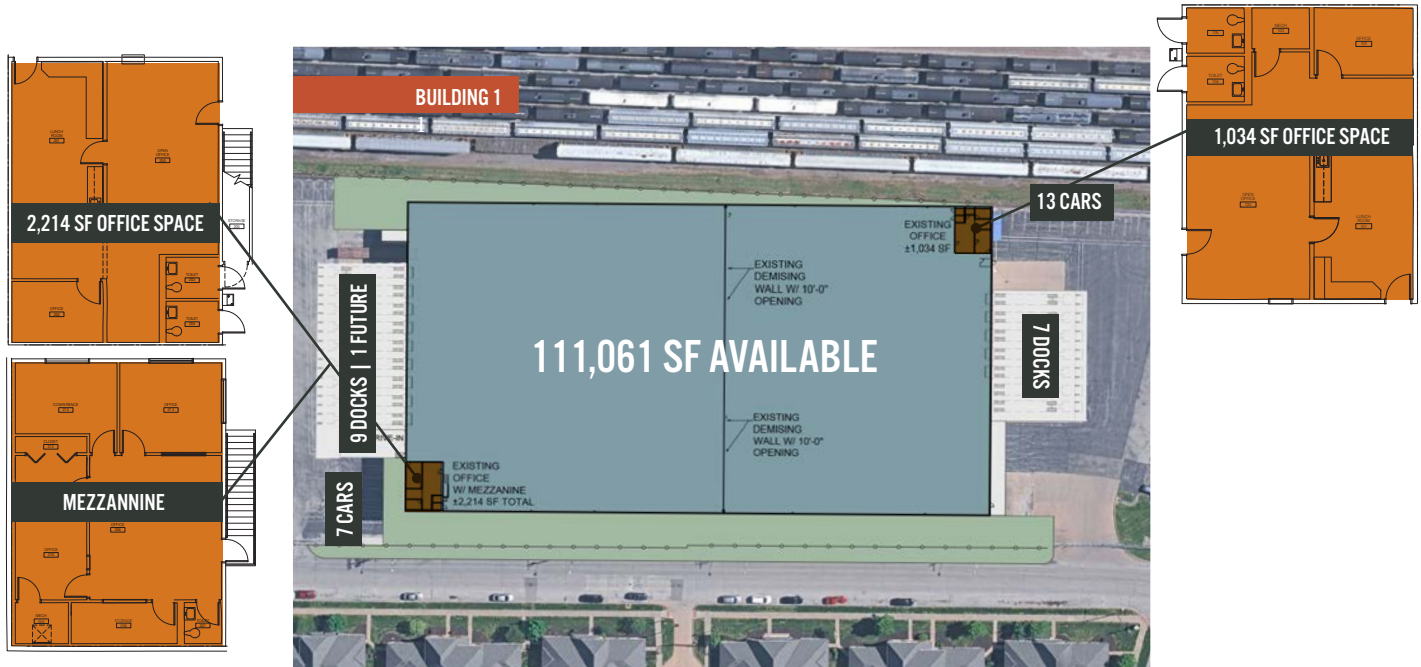
OFFICE LOCATIONS

Corporate HQ:

Kansas City, MO
St Louis, MO
Cincinnati, OH
Chicago, IL
Sacramento, CA
Detroit, MI
Salt Lake City, UT
Charlotte, NC
Philadelphia, PA
Los Angeles, CA

X CONNECTIONS

Commerce Center



BUILDING 1 SPECS

BUILDING SIZE	111,061 SF	LIGHTING	LED high bay lighting w/ motion sensors
OFFICE FINISH	1,034 SF (office pod 1) 2,214 SF (office pod 2)	FIRE SUPPRESSION	Wet Sprinkler
BUILDING CONFIG.	452' deep, cross dock design	DOCK DOORS	18 (14 w/ vertical storing levelers)
CONSTRUCTION	Precast concrete	DRIVE-IN DOORS	1 (10'w x 14'h)
YEAR BUILT	1993	COLUMN SPACING	40' w x ±50 d'
SPECIALIZATIONS	Climate control, food-grade, secured site	CAR PARKING	20 Spaces
CLEAR HEIGHT	26'	ELECTRICAL SERVICE	800 amp/ 480/277 volt/ 3-phase

➤ **DAVID BRANDING**
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