



CONNECTIONS

Commerce Center

NOW LEASING

141,530 SF Available

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 2 1700-1750 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

\$18.3 BILLION
TOTAL CAPITAL RAISED SINCE INCEPTION

27.1 MM SF
INDUSTRIAL SPACE LEASED IN 2023

87,200 JOBS
OPERATIONAL & CONSTRUCTION JOBS CREATED

35 MM SF
INDUSTRIAL SPACE UNDER DEVELOPMENT

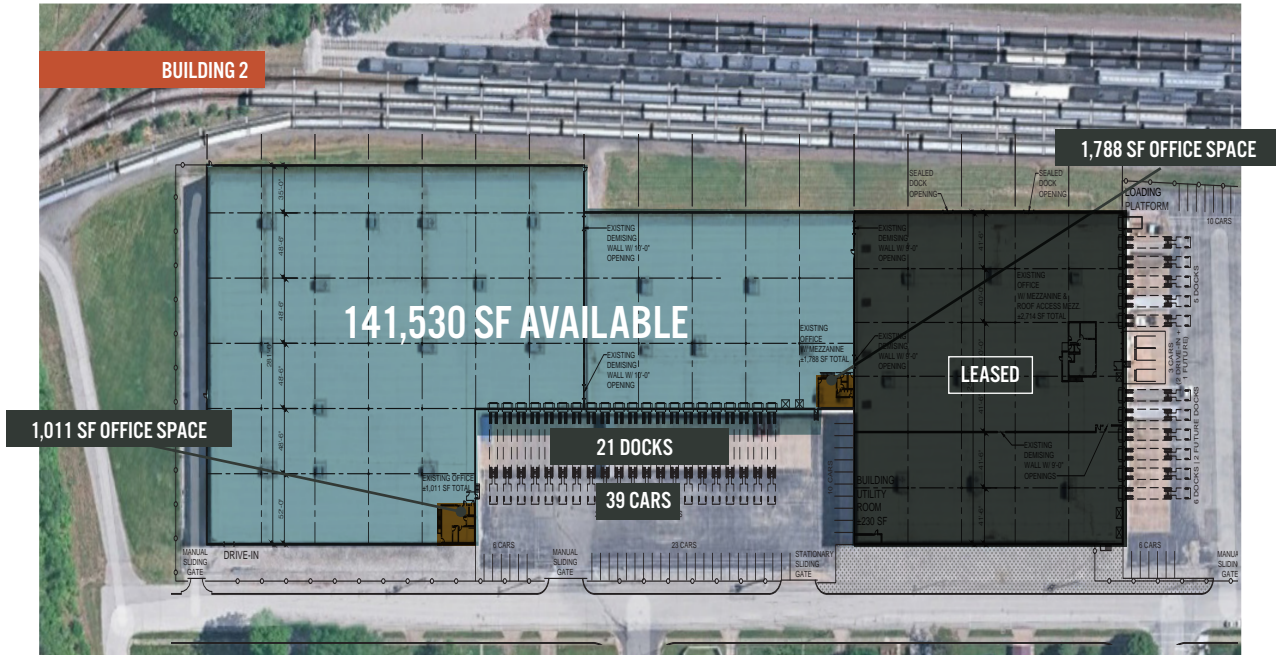
\$12.3 BILLION
CHARITABLE CONTRIBUTIONS SINCE INCEPTION

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	AVAILABLE AREA	141,530 SF	LIGHTING	LED high bay lighting
	OFFICE FINISH	1,788 SF (office pod 1) 1,011 SF (office pod 2)	FIRE SUPPRESSION	Wet Sprinkler
	BUILDING CONFIG.	Front-loaded	DOCK DOORS	21 w/vertical storing levelers
	CONSTRUCTION	Precast concrete	DRIVE-IN DOORS	1 (10'w x 14'h)
	YEAR BUILT	1987/1993	COLUMN SPACING	56' w x 49' d'
	SPECIALIZATIONS	Climate control, food-grade, secured site	CAR PARKING	39 Spaces
	CLEAR HEIGHT	26'	ELECTRICAL SERVICE	Two (2) 800amp/ 480v/ 3-phase

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