

# AVAILABLE

## New Construction

PRIME INFILL LOCATION  
1M+ PEOPLE WITHIN 5 MILES



**4300 W. Roosevelt Road  
Chicago, IL**

Contact us:

**MATTHEW STAUBER, SIOR**

Vice Chair  
+1 847 698 8236  
matthew.stauber@colliers.com

**THOMAS RODENO**

Vice Chair  
+1 847 698 8231  
tom.rodено@colliers.com

**PATRICK TURNER**

Executive Vice President  
+1 847 698 8277  
patrick.turner@colliers.com

**CAROLINE ATOUT**

+1 847 698 8297  
caroline.atout@colliers.com

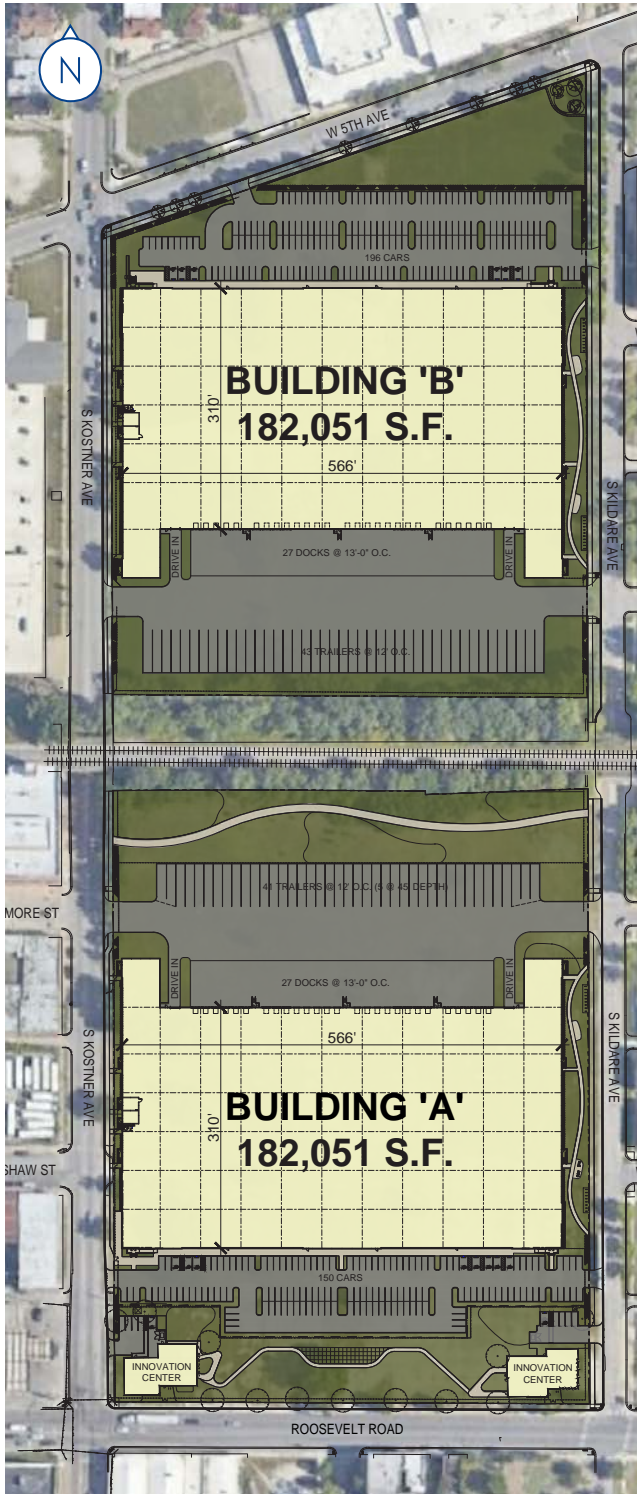


6250 N. River Road, Suite 11-100  
Rosemont, IL 60018  
P: +1 847 698 8444  
colliers.com

## FEATURES

- Site Area: 20.81 acres
- Available Size: Building A: 182,051 SF  
Building B: 182,051 SF
- Office Size: To Suit
- Ceiling Height: 36'
- Loading: 30 exterior docks, 4 drive-in doors
- Sprinklers: ESFR
- Car Parking: 346 spaces
- Trailer Parking: 84 stalls
- Power: 2,500 amps @480v, 3 phase
- Construction: Precast
- Lease Rate: Subject to Offer
- Delivery Date: Q3 2026
- State of the art construction
- Cook County 6B tax Enterprise Zone
- Close proximity to I-290 and major highway systems

# SITE PLAN BUILDING A & B



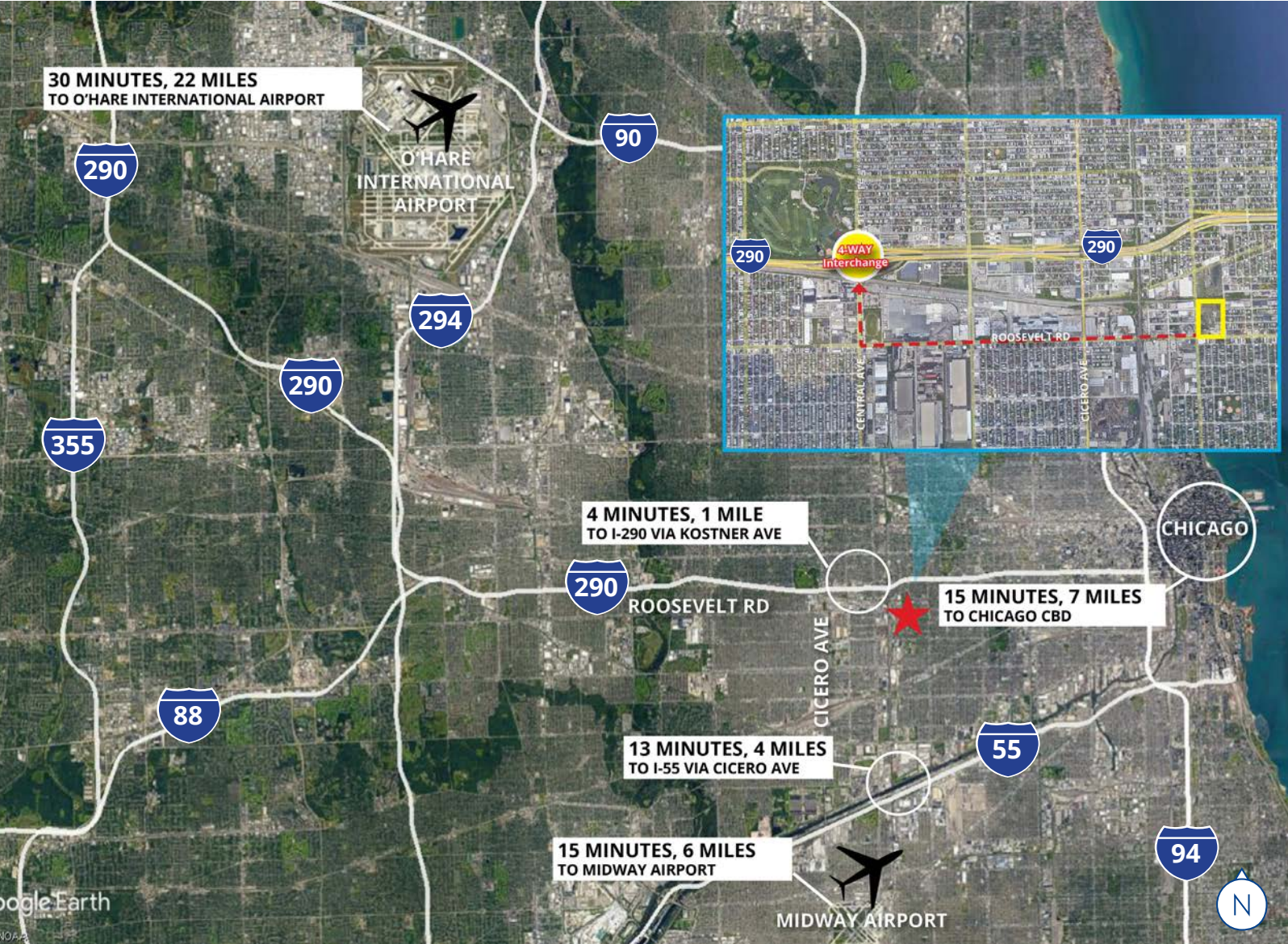
## **BUILDING B: 182,051 SF**

- Clear Height: 36'
- Car Parking: 196 stalls
- Dock Doors: 27 docks
- Grade Level Doors: 2
- Trailer Stalls: 43 stalls
- Power: 2,500 amps @480V, 3-phase

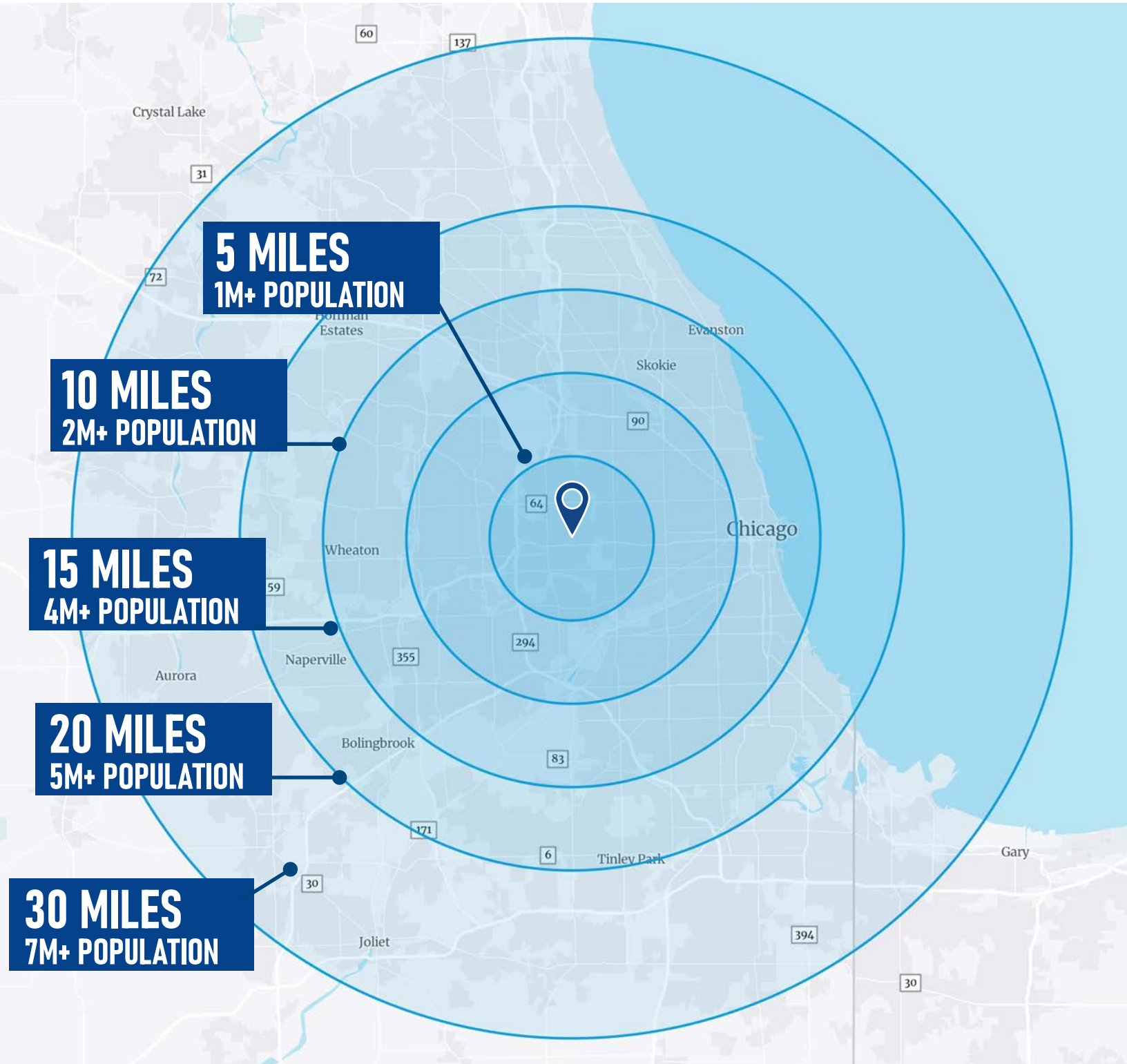
## **BUILDING A: 182,051 SF**

- Clear Height: 36'
- Car Parking: 150 stalls
- Dock Doors: 27 docks
- Grade Level Doors: 2
- Trailer Stalls: 41 stalls
- Power: 2,500 amps @480V, 3-phase

# LOCATION MAP



# AREA POPULATION



# INCENTIVES & PROGRAMS



Manufacturing Illinois  
Chips for Real  
Opportunity Act  
(MICRO)

Reimaging Energy  
and Vehicles Program

Illinois Angel  
Investment Credit  
Program

Economic  
Development for a  
Growing Economy  
Tax Credit Program  
(EDGE)

Illinois Enterprise  
Zones Program

Data Centers  
Investment Program

Film Production Tax  
Credit

High Impact Business  
Program

Illinois Opportunity  
Zones

Prime Sites Capital  
Grant Program

Blue Collar Jobs Act  
Tax Credit Program

Illinois Apprenticeship  
Education  
Expense Tax  
Credit Program

Illinois New Market  
Development  
Program



Contact us:

**MATTHEW STAUBER, SIOR**

Vice Chair  
+1 847 698 8236  
matthew.stauber@colliers.com

**THOMAS RODENO**

Vice Chair  
+1 847 698 8231  
tom.rodeno@colliers.com

**PATRICK TURNER**

Executive Vice President  
+1 847 698 8277  
patrick.turner@colliers.com

**CAROLINE ATOUT**

+1 847 698 8297  
caroline.atout@colliers.com

6250 N. River Road, Suite 11-100  
Rosemont, IL 60018  
P: +1 847 698 8444  
colliers.com

