

# I-57 LOGISTICS CENTER

1100 Glenn Clarida Drive | Marion, ILLINOIS

**100,000 SF AVAILABLE  
FOR LEASE**

**W. DEYOUNG STREET**



**Radley Hendrixson, CCIM**  
Senior Vice President  
615.850.2745 | [radley.hendrixson@colliers.com](mailto:radley.hendrixson@colliers.com)

**Sohaila Wills, CCIM**  
Vice President  
615.850.2757 | [sohaila.willis@colliers.com](mailto:sohaila.willis@colliers.com)

**Dan Lesinski, SIOR**  
Senior Vice President  
314.412.4345 | [dan.lesinski@colliers.com](mailto:dan.lesinski@colliers.com)

# I-57 LOGISTICS CENTER

## PROPERTY OVERVIEW

### AVAILABLE SPACE

- ±100,000 SF end-cap space available for lease
- Landlord will consider demising space down to 50,000 SF
- Available immediately
- 6 dock doors (8' x 10') with levelers
- 35' clear height
- 50' x 48' bay size

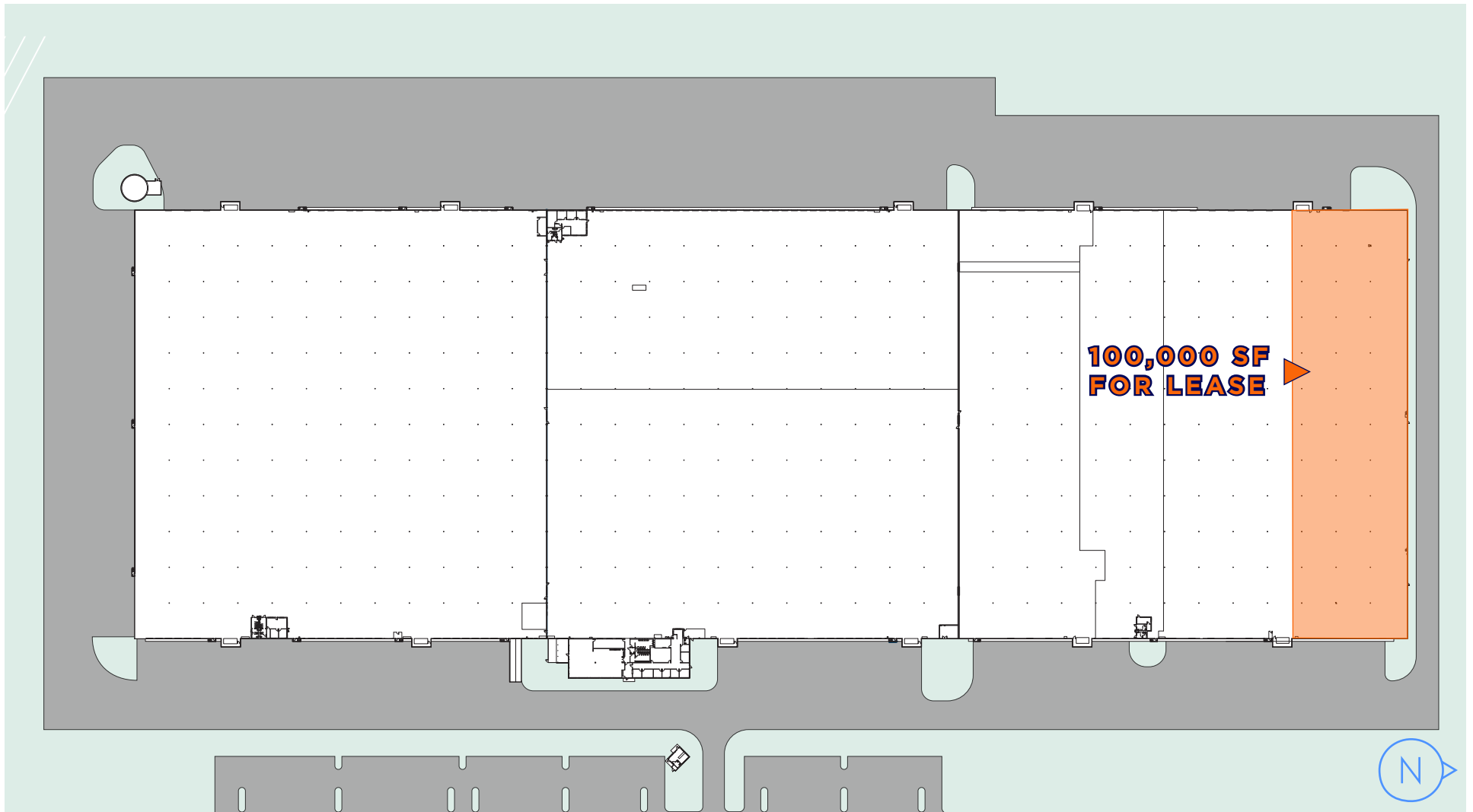
### PROPERTY HIGHLIGHTS

- Total building size: 1,079,000 SF
- ±72.25 acre site
- Built in 2000
- 1,780' x 600' building dimensions
- 340+ car parks
- 200+ trailer parks
- ESFR sprinkler system
- 5,200 amps, 277/480 volts, 3-phase
- T-5 lighting
- Exterior LED lighting
- Fully fenced site with dual entry points and guard house
- Two separate staging areas (15 trucks each)
- Rail service available
- New roof in 2018
- EPDM system roof with skylights



# I-57 LOGISTICS CENTER

## PROPERTY SITE PLAN



# I-57 LOGISTICS CENTER

**EXCEPTIONAL INTERSTATE ACCESS:** Positioned near I-57, I-65, I-24, and I-55 - four major cross-country freight corridors.

**STRONG LABOR MARKET:** Access to a skilled and reliable local workforce supports a wide range of industrial operations.

**PROXIMITY TO KEY METROS:** Conveniently located within reach of several major metropolitan markets, ideal for distribution.

**INCENTIVE -RICH ENVIRONMENT:** Situated within an Enterprise Zone, with attractive state and local incentives available.



**Radley Hendrixson, CCIM**  
Senior Vice President  
615.850.2745 | [radley.hendrixson@colliers.com](mailto:radley.hendrixson@colliers.com)

**Sohaila Willis, CCIM**  
Vice President  
615.850.2757 | [sohaila.willis@colliers.com](mailto:sohaila.willis@colliers.com)

**Dan Lesinski, SIOR**  
Senior Vice President  
314.412.4345 | [dan.lesinski@colliers.com](mailto:dan.lesinski@colliers.com)