

Q2 2026 Delivery

FOR LEASE OR SALE - BUILD-TO-SUITS

MONEE CORPORATE CENTER

MONEE, ILLINOIS

\$0.35
REAL ESTATE
TAXES



381,250 SF (DIVISIBLE)
FLEXIBLE LAYOUT CONFIGURATIONS

A Development by:

northern
Northern Builders, Inc.

Leasing by:

 **CUSHMAN &
WAKEFIELD**



MONEE CORPORATE CENTER

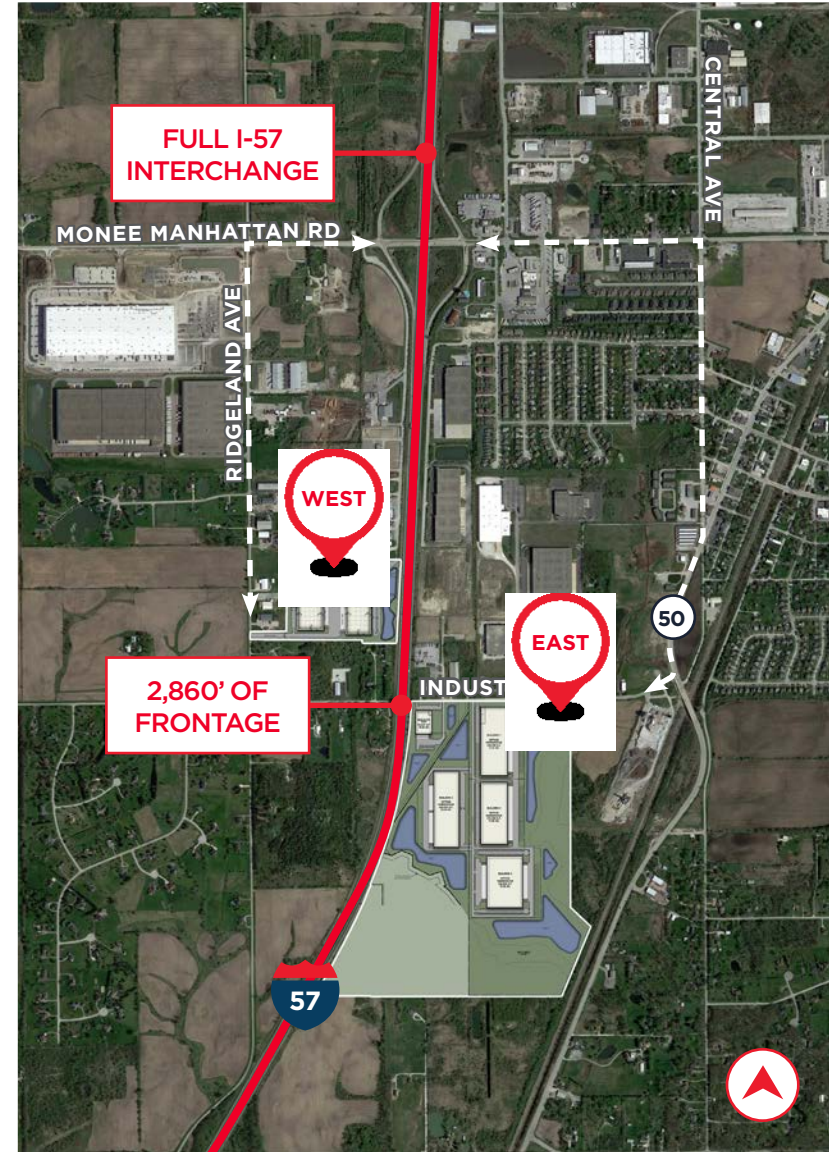
MONEE, ILLINOIS

Property Highlights

- 381,250 SF divisible to 100,000 SF
- Offices To Suit
- Class A Precast Construction
- Two Sites Totaling 144 Acres
- 36' Clear Ceiling Height
- Exterior Docks To Suit
- Drive-In Doors To Suit
- Heavy Power Available
- 55,000 - 480,000 SF Build-to-Suits
- I-57 Frontage Sites Available
- Car & Trailer Parking To Suit
- ESFR Sprinkler System
- 7" Floor Slabs
- LED Lighting
- 50' x 50' Bays with 60' Speed Bays
- RE Taxes: \$0.35 psf
- Lease Rate: Subject to Offer
- Sale Price: Subject to Offer

Location Overview

- Immediate access to Full Interchange at Monee/Manhattan Road and I-57
- Lowest Per Square Foot Property Taxes in the Chicago Metro area
- Tax Increment Financing Resulting in a 80% Real Estate Tax Abatement in Monee
- 12 minute drive to the I-57 and I-80 Interchange
- 2,860' of frontage on I-57 with traffic counts of 40,000 cars daily
- Regional Technical Colleges- Training and Job Centers within close proximity to property
- Corporate neighbors include Amazon, Georgia Pacific, Clorox , Solo Cup & XPO
- Large local workforce





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MONEE, ILLINOIS

Conceptual Site Plan - East Property Layout (106 Acres)

Monee Tax Savings Comparison

Tax increment financing resulting in an 80% real estate tax abatement in Monee

Submarket	Real Estate Taxes (Average PSF*)
Monee Corporate Center	\$0.35
South Cook	\$2.15
I-55 North	\$2.13
I-55 South	\$1.25
Joliet/I-80	\$1.10
NW Indiana	\$0.55

*Average per square foot tax rates are based off a sampling of available space within each submarket.





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MONEE, ILLINOIS

Conceptual Site Plan - East Property (106 Acres)

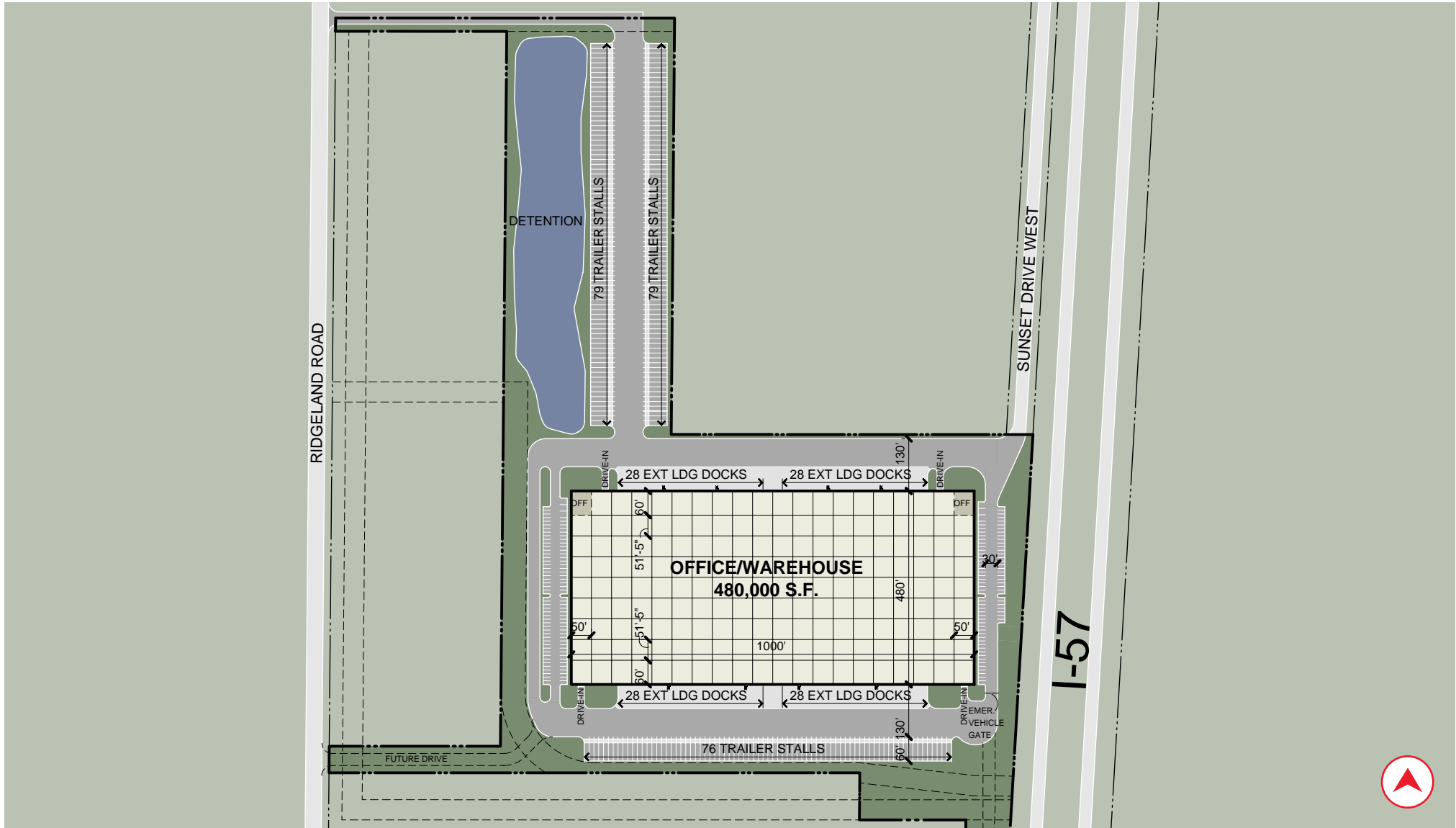




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Conceptual Site Plan - West Property Layout #1 (38 Acres)



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Corporate Neighbors

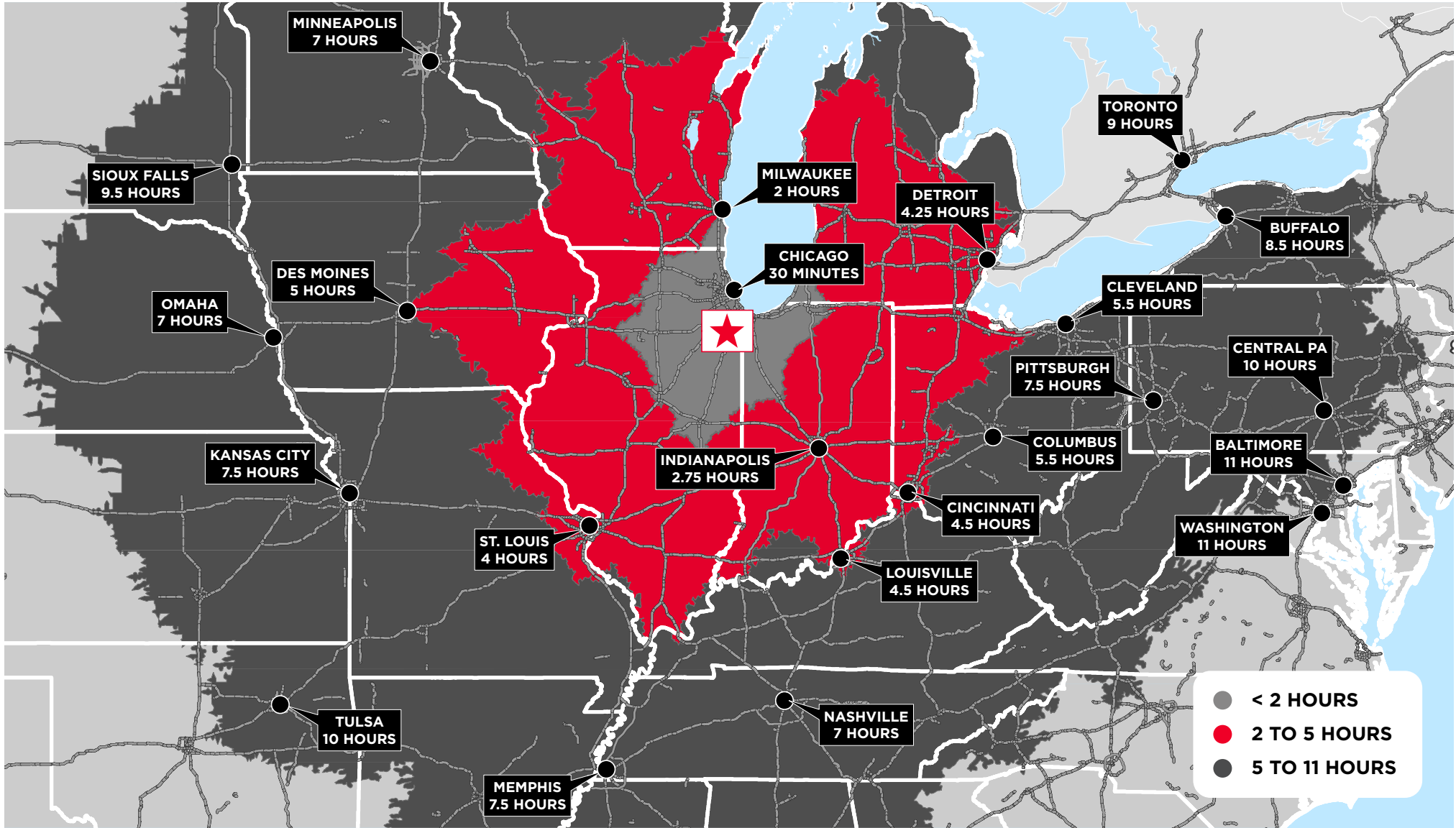




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Truck Drive-Times

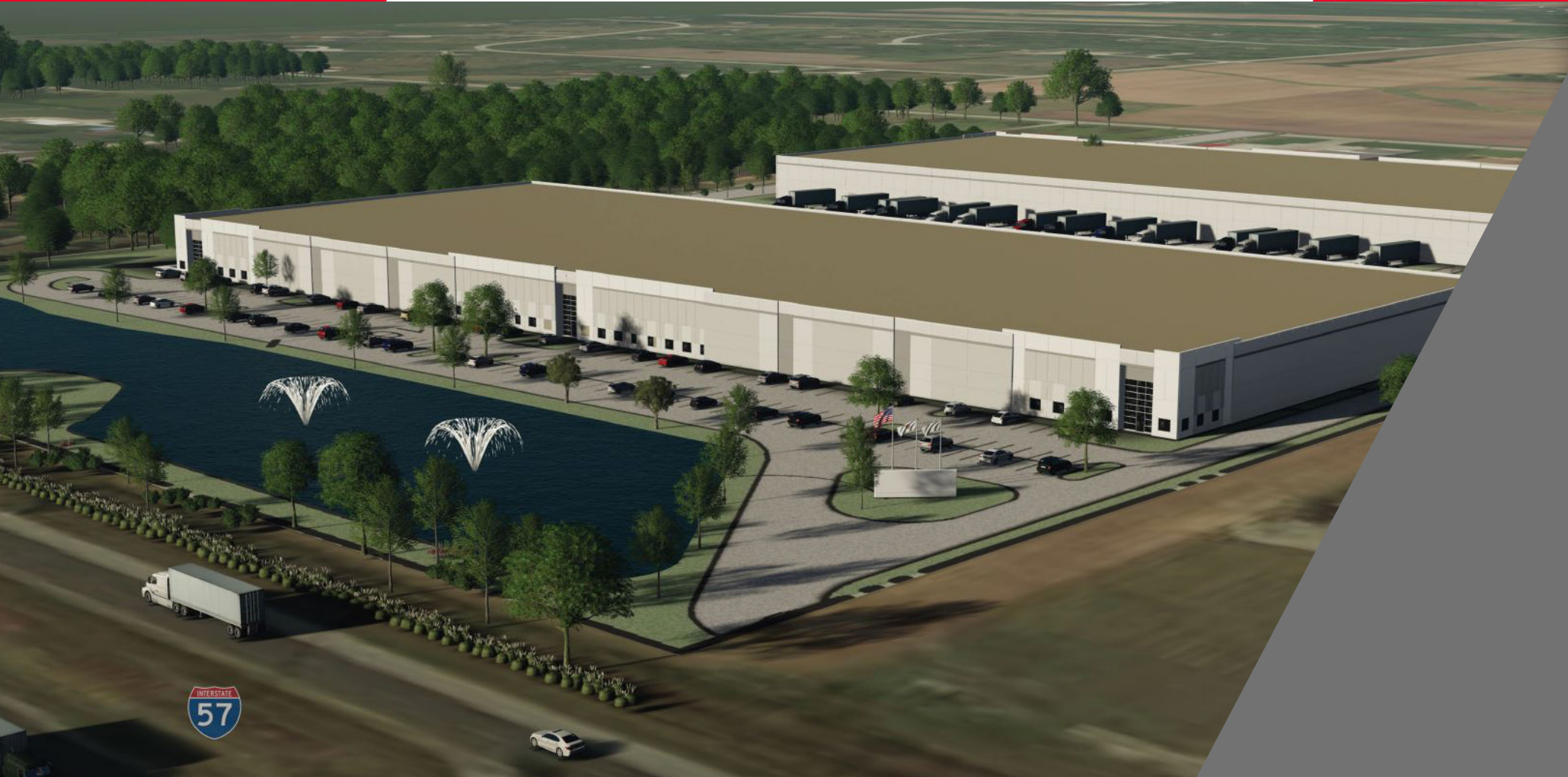


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