



COMMERCE PARK CHICAGO

A NorthPoint Development

3300 E 122nd Street

Chicago, IL

FINAL UNIT REMAINING! 58,290 SF AVAILABLE

BUILDING B

Built to Lead

**OFFERING ±1.5M
SQ FT OF MODERN
INDUSTRIAL SPACE**

As Chicago's largest master planned industrial development, Commerce Park Chicago is paving the way for a bold new era of City of Chicago industrial parks. Building A is complete & fully leased, Building B is complete & partially leased and Building E is available for build to suit. Commerce Park Chicago offers users a front row seat to Chicago's vast and diverse marketplace.

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CBRE

CommerceParkChicago.com



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THE MARKET ACCESS YOU'VE BEEN LOOKING FOR



- NOTABLE NEIGHBORS**
- 1 WESTROCK
 - 2 MWD LOGISTICS
 - 3 BERKSHIRE REFRIGERATED
 - 4 CHICAGO TRANSIT AUTHORITY
 - 5 AMAZON
 - 6 NORFOLK SOUTHERN RAIL YARD
 - 7 FOODLINER
 - 8 ARRON CORPORATION
 - 9 GOTHAM GREENS
 - 10 WHOLE FOODS DISTRIBUTION CENTER
 - 11 DUTCH FARMS
 - 12 METHOD HOME PRODUCTS
 - 13 KELLOGG COMPANY
 - 14 WALSH CONSTRUCTION
 - 15 OZINGA MATERIALS & LOGISTICS
 - 16 ATLAS TUBE
 - 17 CARGILL
 - 18 BIAGI BROTHERS
 - 19 FLEX-N-GATE
 - 20 PECO PALLET
 - 21 DAKOTA INTEGRATED SYSTEMS
 - 22 ZF CHASSIS SYSTEMS
 - 23 FORD MOTOR COMPANY
 - 24 UNITED ROAD SERVICES
- AMENITIES - RESTAURANTS**
- 1 BURGER KING
 - 2 MCDONALD'S
 - 3 LEON'S BARBECUE
 - 4 CALUMET BAKERY
 - 5 POTBELLY
 - 6 MCDONALD'S
 - 7 WENDY'S
- AMENITIES - SHOPPING**
- 8 ALDI
 - 9 7-ELEVEN
 - 10 WALMART SUPERCENTER
 - 11 PETE'S FRESH MARKET
 - 12 WALGREEN'S

**7 MILLION
CONSUMERS
WITHIN A
50-MILE
RADIUS**



5 minutes
to I-90, I-94

15 minutes
to I-57

20 minutes
to I-80



37 minutes to
ORD Airport

20 minutes to
MDW Airport

10 miles to
Gary/Chicago
Int. Airport



30 minutes to
to the CBD



Norfolk
Southern Rail
Service
available



5 miles to
Illinois Int.
Port District



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MASTER SITE PLAN



**Building E - 580,587 SF or
Available for Build to Suit**

**Building B - 602,445 SF
58,290 SF Remaining for Lease**

KEY SITE ADVANTAGES TO GET YOU AHEAD OF THE COMPETITION



Workforce of 96,590
within a 5-mile radius



Class 6B tax
abatement



High-image new
construction



Ability to accommodate
users up to 1.5 million SF



Heavy trailer parking
available



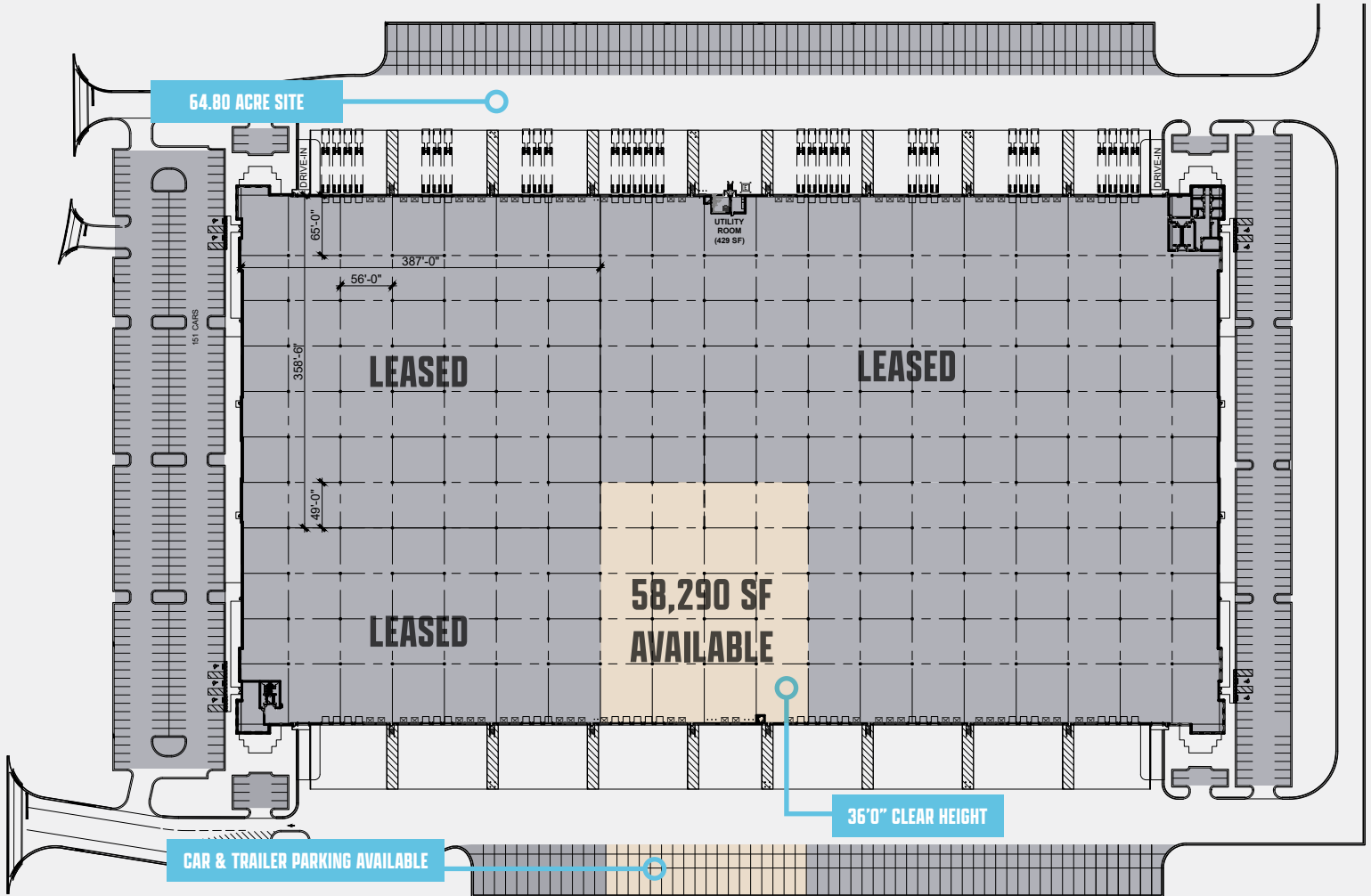
Rail service available



COMMERCE PARK CHICAGO
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BUILDING B PLAN & SPECS

3300 E 122ND ST



**602,445 SF
BUILDING
174,419 SF
REMAINING
FOR LEASE**

BUILDING SIZE ±602,445 SF

AVAILABLE SF ±58,290 SF

BUILDING DIMENSIONS 570' x 1054'

OFFICE SIZE To suit

COLUMN SPACING 56' x 50' w/
65' speed bay

DOCK DOORS 6
(expandable to 13)

CLEAR HEIGHT 36'0"

CAR PARKING Up to 30 spaces

TRAILER PARKING Up to 18 spaces

LIGHTING LED with motion sensors

CONSTRUCTION Precast concrete

SPRINKLER SYSTEM ESFR

LEASE RATE PSF Subject to offer

ESTIMATED OPEX PSF \$2.27/PSF



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NorthPoint[™]
DEVELOPMENT

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ARE YOU READY TO LEAD?

