

# Prologis Park Minooka

Minooka, IL 60447 USA

**SITE D - ± 21.20 Acres - Minooka Road**

**409,050 Square Feet Planned Industrial Space**



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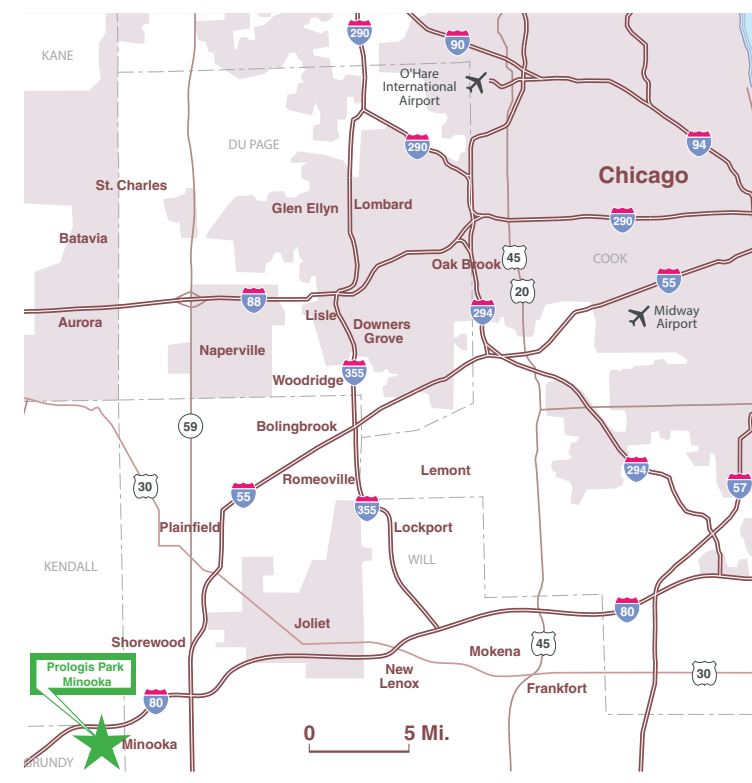
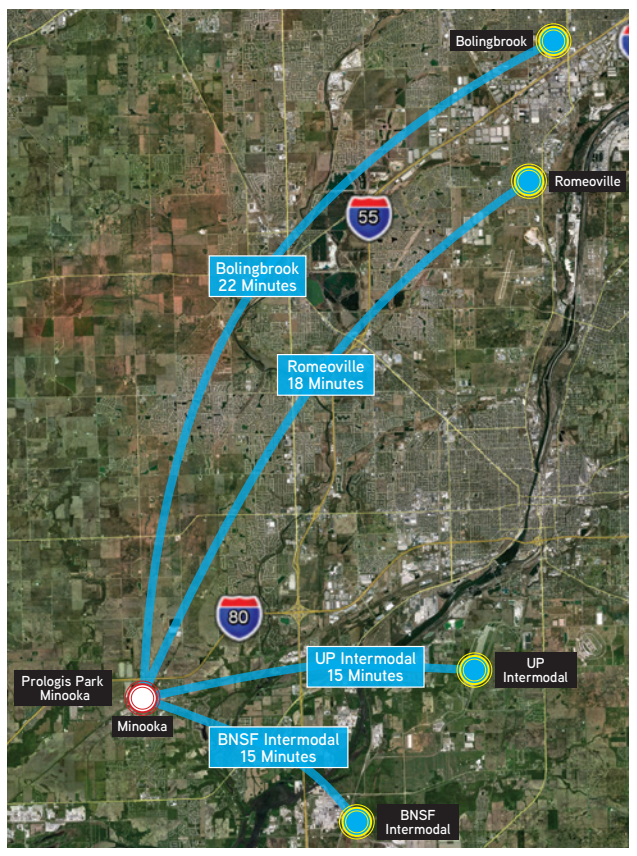
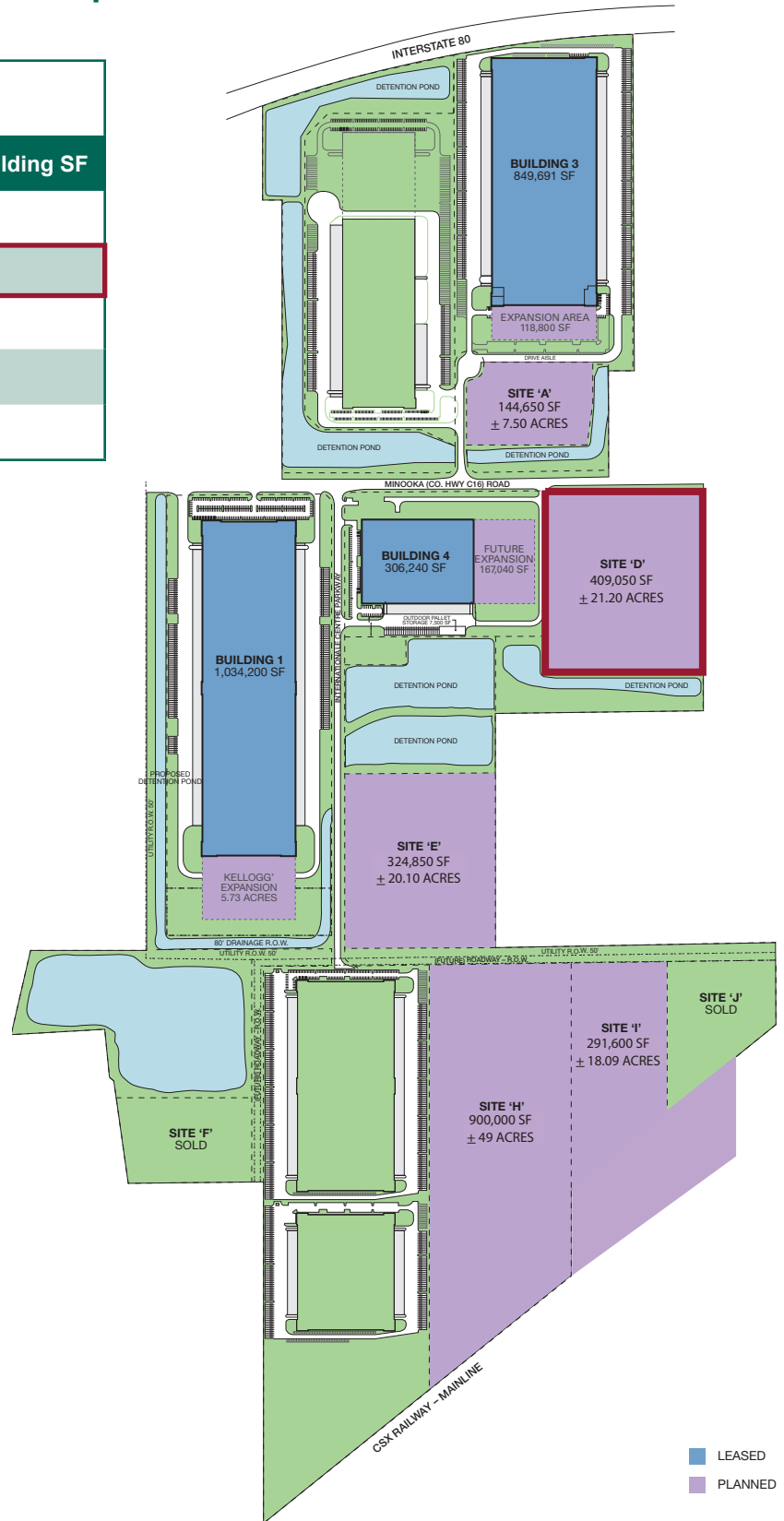
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Parcel Information		
Parcel	Site Size	Planned Building SF
Site A	± 7.50 Acres	144,650 SF
Site D	± 21.20 Acres	409,050 SF
Site E	± 20.10 Acres	324,850 SF
Site H	± 49 Acres	900,000 SF
Site I	± 18.09 Acres	291,600 SF



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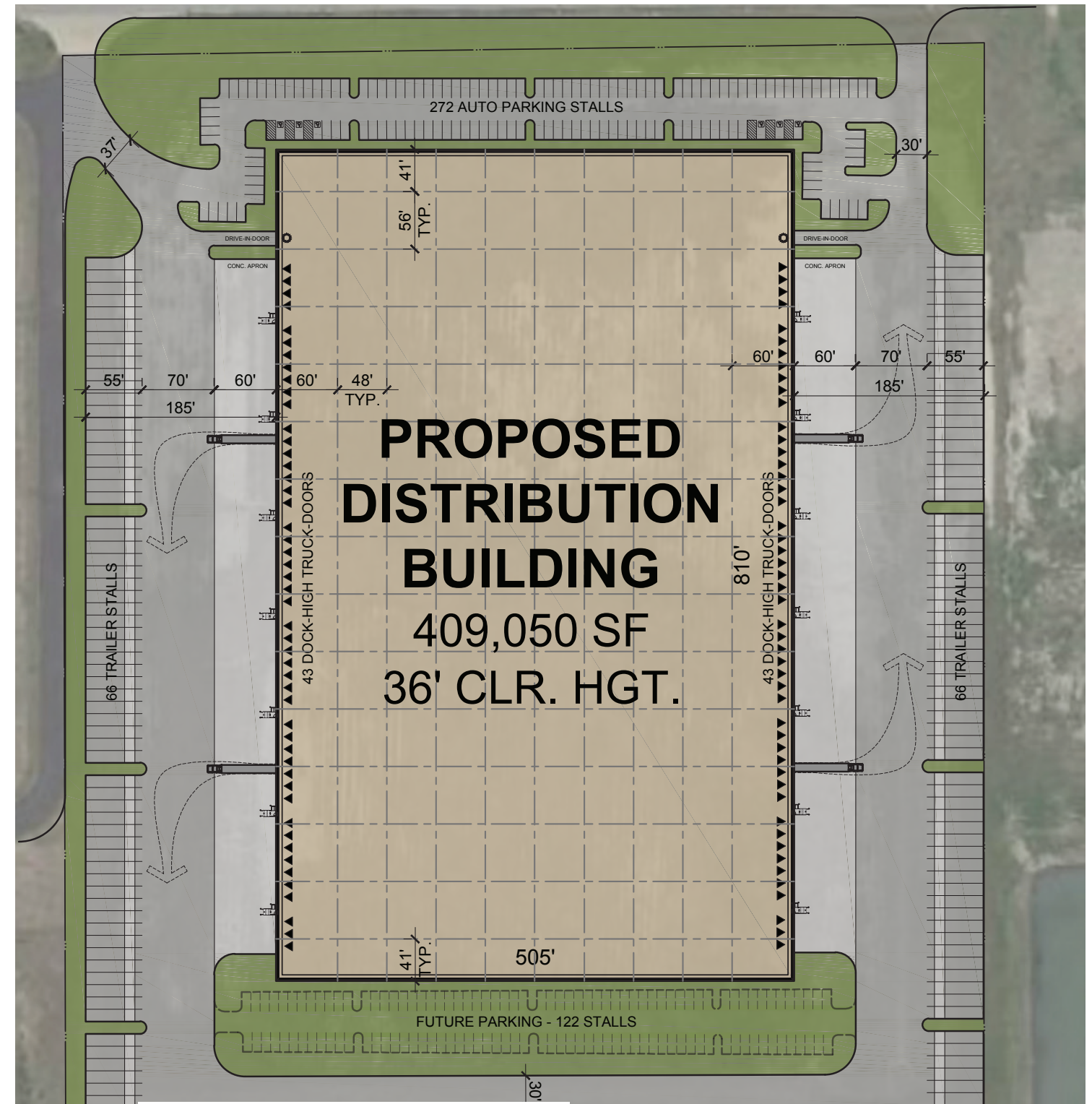
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## Advantages and Amenities

- **Superior Interstate Access:** with immediate access to the Ridge Road/I-80 Full Interchange via dedicated, truck ready roads with signalized intersections.
- **Major Highway Proximity:** Located only four (4) miles from the intersection of two of the country's major freight routes, Interstate 80 and Interstate 55.
- **Competitive Economics:** Lower land costs and low Grundy County property taxes significantly reduce total occupancy costs within the park.
- **Corporate Neighborhood:** Home to prominent corporate neighbors such as Kellogg's, W.W. Grainger, BMW, Trader Joe's, Ikea, Macy's and Electrolux.

- **Tax Abatement:** Grundy County offers a pre-negotiated three year property tax abatement to qualifying companies. Eligible companies with qualifying projects can receive an abatement:
  - 75% during the first fully assessed tax year.
  - 50% the second year
  - 25% the third year
 Grundy County also offers four and five year property tax abatements at 50% each year to qualifying high impact companies.
- **Growing Labor Force:** Within 30-Mile radius, a work force of over 850,000 people offers a wide range of skills and stands ready to serve local companies.



## CONCEPTUAL PLAN

- Proposed 409,050 SF
- ± 21.19 acre site
- 88 loading docks
- 2 drive-in doors
- 147 car parking spaces - expandable to 269
- 132 trailer stalls
- 36' clear

