

Prologis Park Minooka

Minooka, IL 60447 USA

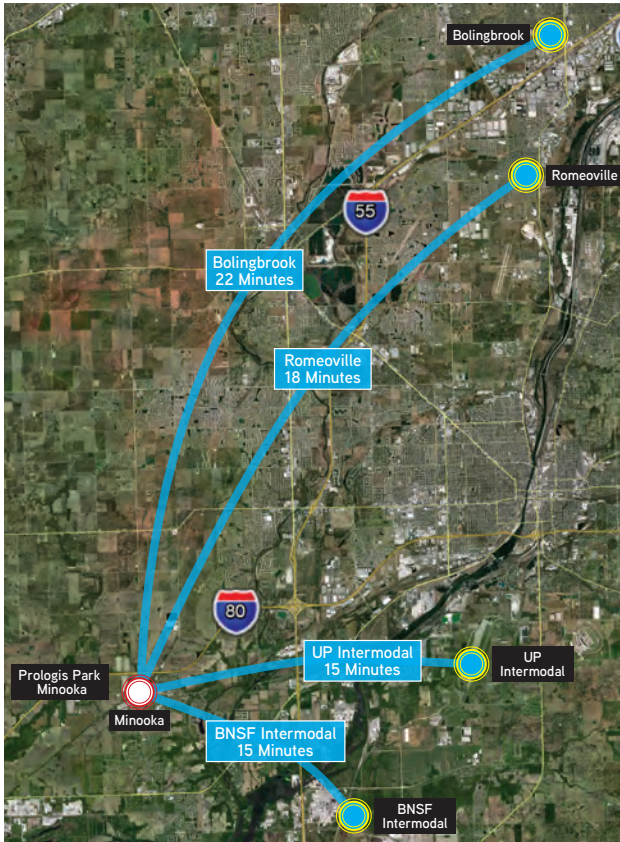
SITE I - ± 18.09 Acres - Cargo Road

291,600 Square Feet Planned Industrial Space



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

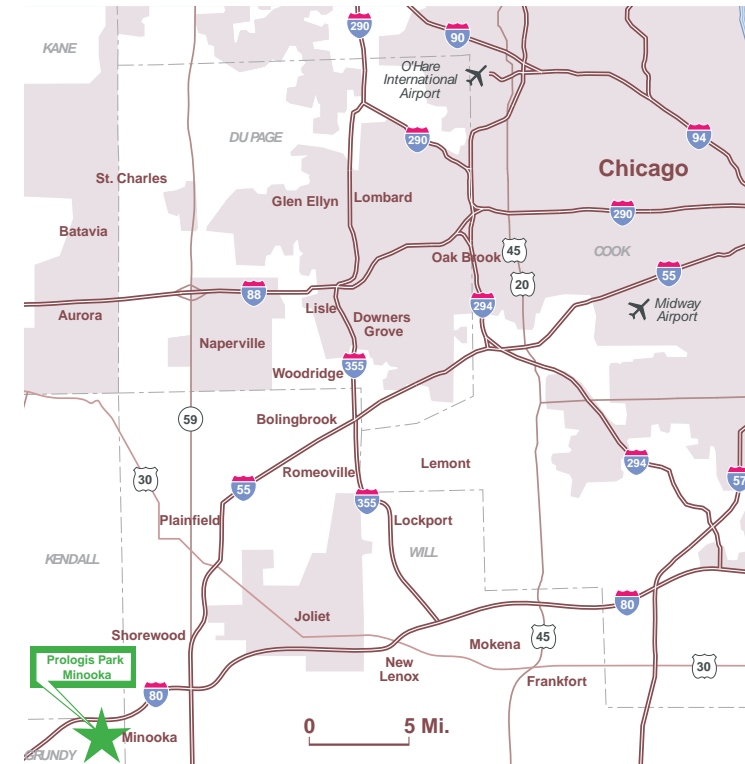


Prologis Park Minooka

Minooka, IL 60447 USA

SITE I - ± 18.09 Acres - Cargo Road

291,600 Square Feet Planned Industrial Space



Lee & Associates of Illinois

Jeffrey A. Galante
 jgalante@lee-associates.com
 ph +1 773.355.3007
 fax +1 773.233.0068
 cell +1 630.363.7605
 9450 Bryn Mawr Ave, Suite 550
 Rosemont, IL 60018 USA



Lee & Associates of Illinois

Terry M. Grapenthin
 tgrape@lee-associates.com
 ph +1 773.355.3042
 fax +1 773.233.0068
 cell +1 708.275.1263
 9450 Bryn Mawr Ave, Suite 550
 Rosemont, IL 60018 USA

Prologis

Jim McGill
 jimcgill@prologis.com
 ph +1 847.292.3921
 fax +1 847.556.0455
 cell +1 847.894.6882
 6250 River Road, Suite 1100
 Rosemont, IL 60018 USA

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

Prologis Park Minooka

Minooka, IL 60447 USA

SITE I - ± 18.09 Acres - Cargo Road

291,600 Square Feet Planned Industrial Space



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 291,600 SF
- ± 18.09 acre site
- 48 loading docks
- 2 drive-in doors
- 128 car parking spaces
- 88 trailer stalls
- 32' clear
- CSX rail potential