

3 BUILDING NEW CONSTRUCTION DEVELOPMENT ROUTE 47 & BIG TIMBER ROAD | HUNTLEY, ILLINOIS



OVER 1,000,000 SF AVAILABLE FOR SALE / LEASE



CONCEPTUAL RENDERINGS

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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CONCEPTUAL DEVELOPMENT PLAN

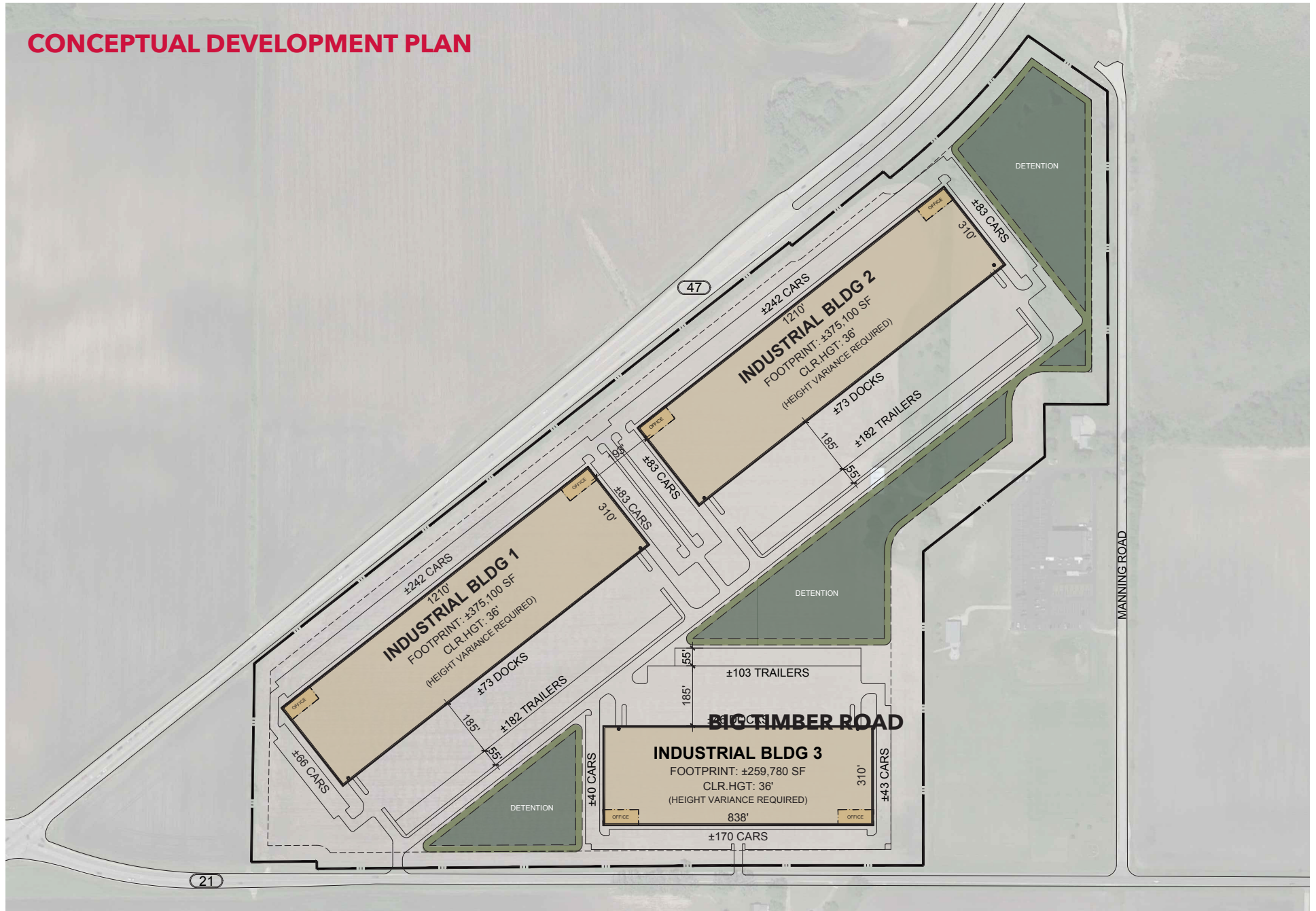
BUILDING 1		BUILDING 2		BUILDING 3	
BUILDING SIZE:	±375,100 SF	SIZE:	±375,100 SF	SIZE:	±259,780 SF
SITE SIZE:	84.23 acres	SITE SIZE:	84.23 acres	SITE SIZE:	84.23 acres
OFFICE:	To suit	OFFICE:	To suit	OFFICE:	To suit
CLEAR HEIGHT:	36'	CLEAR HEIGHT:	36'	CLEAR HEIGHT:	36'
LOADING:	› 73 dock doors › 2 drive-in doors	LOADING:	› 73 dock doors › 2 drive-in doors	LOADING:	› 46 dock doors › 2 drive-in doors
CAR PARKING:	391 spaces	CAR PARKING:	408 spaces	CAR PARKING:	253 spaces
TRAILER PARKING:	182 stalls	TRAILER PARKING:	182 stalls	TRAILER PARKING:	103 stalls
SPRINKLER:	ESFR	SPRINKLER:	ESFR	SPRINKLER:	ESFR
POWER:	4,000 amps	POWER:	4,000 amps	POWER:	4,000 amps
PRICING:	Subject to proposal	PRICING:	Subject to proposal	PRICING:	Subject to proposal

BUILDING PLANS & SIZE CAN BE MODIFIED TO SUIT YOUR EXACT REQUIREMENTS

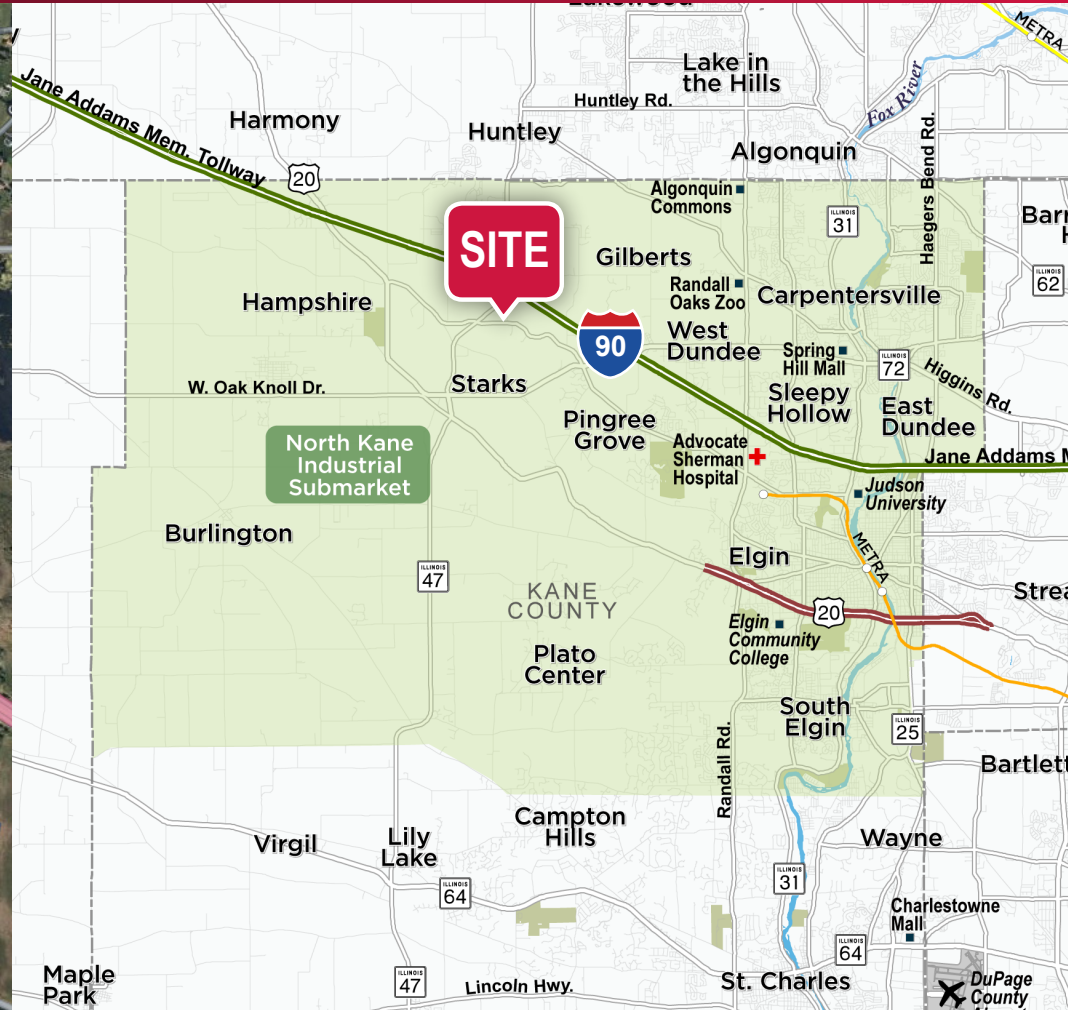
PROPERTY & LOCATION HIGHLIGHTS

- Three building development with off-site detention
- Turn-key facilities for lease or sale
- Hyper-efficient – sites are all fully usable with no loss area
- Fully improved and ready to build
- Transportation friendly municipality
- Immediate access to I-90
- Nearby neighbors include Amazon, Cargo Equipment Corp., Hiwin Corp., LDI Industries, Rohrer Corp., and Weber Grill Products

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