

# I-55 SOUTH LOGISTICS CENTER

±47 ACRES  
Available for Lease



## SPECIFICATIONS:

- Size:** Approximately 47 Acres
- Location:** Unincorporated Lemont, 2 miles from the I-355 & 127th Street full interchange at Cico Road & New Avenue.
- Prior Use:** Trailer/Container Storage up to 1,500 plus units
- Potential Use:**
- › Trailer/Container Storage
  - › Steel Production
  - › Truck Terminal
  - › Waste Transfer Station
  - › Asphalt & Concrete Production
  - › Transload Facility
- Zoning:**
- › I-3 in Will County
  - › I-2 in Cook County
- Rail:** BNSF rail spur is to the west in the neighboring property. CN Rail runs along the south side of the property.
- Barge Access:** The Chicago Sanitary Ship Canal to the north is accessed by Cico Road.
- Lease Price:** Subject to Offer



Owned & Managed by



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## CONCEPT DEVELOPMENT SCHEMES



### PROJECT DATA

<b>SITE AREA (GROSS)</b>	<b>50.14 AC</b> (2,183,988 SF)
<b>DETENTION (11%)</b>	<b>5.50 AC</b> (239,723 SF)
<b>SITE AREA (NET)</b>	<b>44.64 AC</b> (1,944,265 SF)
<b>BUILDING AREA</b>	<b>680,888 SF</b>
BUILDING 1	171,136 SF
BUILDING 2	131,136 SF
BUILDING 3	157,778 SF
BUILDING 4	220,838 SF
<b>COVERAGE (NET)</b>	<b>35 %</b>
OFFICE AREA (est.)	60,000 SF
WAREHOUSE AREA	620,888 SF
<b>CAR PARKING REQUIRED</b>	<b>9 x 18' STALLS</b>
OFFICE	240 (4.0 : 1,000 SF)
WAREHOUSE	310 (0.5 : 1,000 SF)
<b>CAR PARKING PROVIDED</b>	
BUILDING 1	299 (1.7 : 1,000 SF)
BUILDING 2	214 (1.6 : 1,000 SF)
BUILDING 3	194 (1.2 : 1,000 SF)
BUILDING 4	233 (1.1 : 1,000 SF)
<b>TOTAL</b>	<b>940 (1.4 : 1,000 SF)</b>
<b>TRAILER PARKING</b>	<b>(129) 12' x 60'</b> (1.0 : 5,278 SF)
<b>DOCK POSITIONS</b>	<b>(177) 9' x 10'</b> (1.0 : 3,847 SF)

### SITE LEGEND:

- ◀ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR

NOTE:  
THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW OF  
LOCAL ZONING REGULATIONS AND IS NOT A GUARANTEE OF ANYTHING. IT IS  
INTENDED TO BE INFORMATIONAL AND IS NOT TO BE USED AS A BASIS FOR  
DECISIONS UNLESS THE SITE IS FULLY DEVELOPED.



### PROJECT DATA

<b>SITE AREA (GROSS)</b>	<b>50.14 AC</b> (2,183,988 SF)
<b>DETENTION (11%)</b>	<b>5.50 AC</b> (239,723 SF)
<b>SITE AREA (NET)</b>	<b>44.64 AC</b> (1,944,265 SF)
<b>BUILDING AREA</b>	<b>146,400 SF</b>
OFFICE AREA	7,200 SF
WAREHOUSE AREA	139,200 SF
<b>CAR PARKING REQUIRED</b>	<b>9 x 18' STALLS</b>
OFFICE	29 (4.0 : 1,000 SF)
WAREHOUSE	70 (0.5 : 1,000 SF)
<b>CAR PARKING PROVIDED</b>	
<b>TOTAL</b>	<b>111 (1.3 : 1,000 SF)</b>
<b>TRAILER PARKING</b>	<b>(653) 12' x 60'</b>
<b>DOCK POSITIONS</b>	<b>(270) 9' x 10'</b>

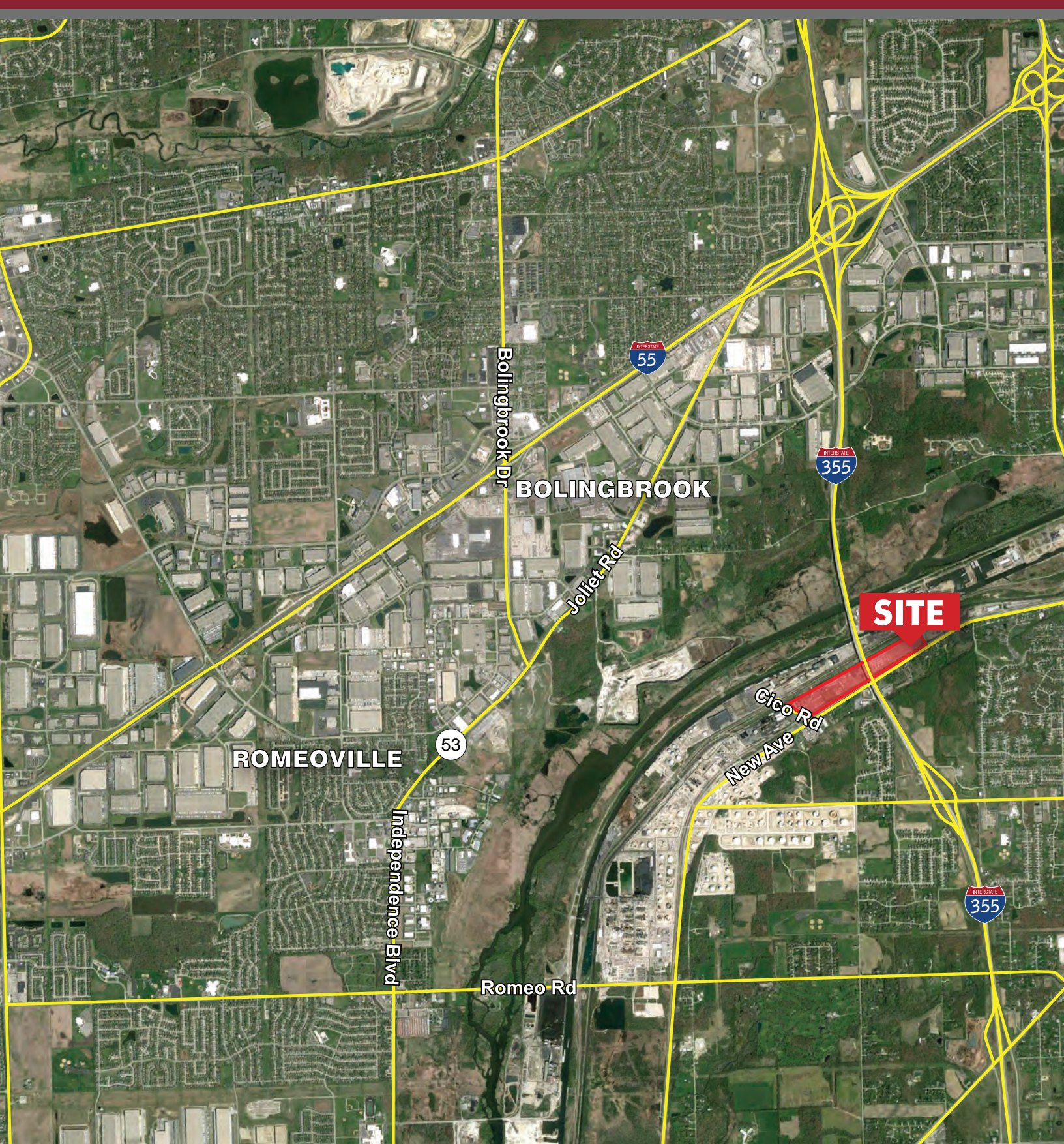
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9450 W. BRYN MAWR AVENUE, SUITE 550  
ROSEMONT, ILLINOIS 60018  
MAIN | (773) 355-3000  
[WWW.LEE-ASSOCIATES.COM](http://WWW.LEE-ASSOCIATES.COM)

FOR MORE INFORMATION:  
**TIMOTHY J. MCCAHERILL**  
Vice President  
(773) 355-3044 direct  
[tmccahill@lee-associates.com](mailto:tmccahill@lee-associates.com)

**BRIAN C. VANOSKY**  
Principal  
(773) 355-3023 direct  
[bvanosky@lee-associates.com](mailto:bvanosky@lee-associates.com)