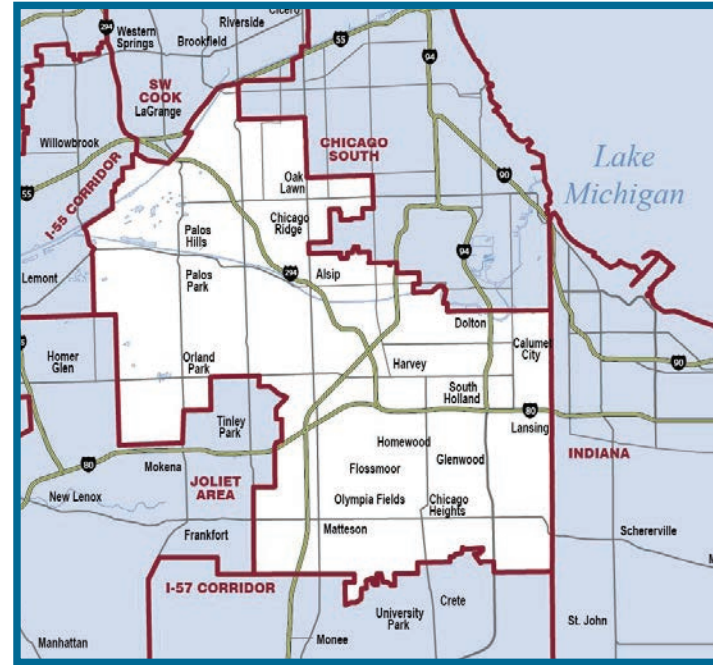


South Cook Submarket

Outside of the O'Hare submarket, the South Cook submarket is one of the largest in terms of industrial base (and in terms of geography) with nearly 85-million square feet in total.



LogistiCenterSM at Sauk Village Warehouse/Distribution Land Available for Sale or Build-to-Suit

Sauk Village, IL 60411

About Dermody Properties

Dermody Properties is a privately owned industrial real estate investment, development and management firm which specializes in acquisitions and development of industrial real estate in strategic locations for e-commerce fulfillment centers, third party logistics and distribution customers. Founded in 1960, Dermody Properties has invested in more than 70 million square feet of industrial space.

LogistiCenterSM is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenterSM facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

With over 1.2 billion square feet of industrial space, the Metro Chicagoland market is the second largest Industrial Real Estate Market in the US – after Inland/LA, California. This, along with its central location, makes it a desirable spot for manufacturing, distribution, and e-commerce companies.

In recent years Sauk Village has seen industrial expansion and has earned several awards. Sauk Village was the recipient of the Governor's Home Town Award and also became recognized as a Certified City, 1 out of 15 in the entire State of Illinois.



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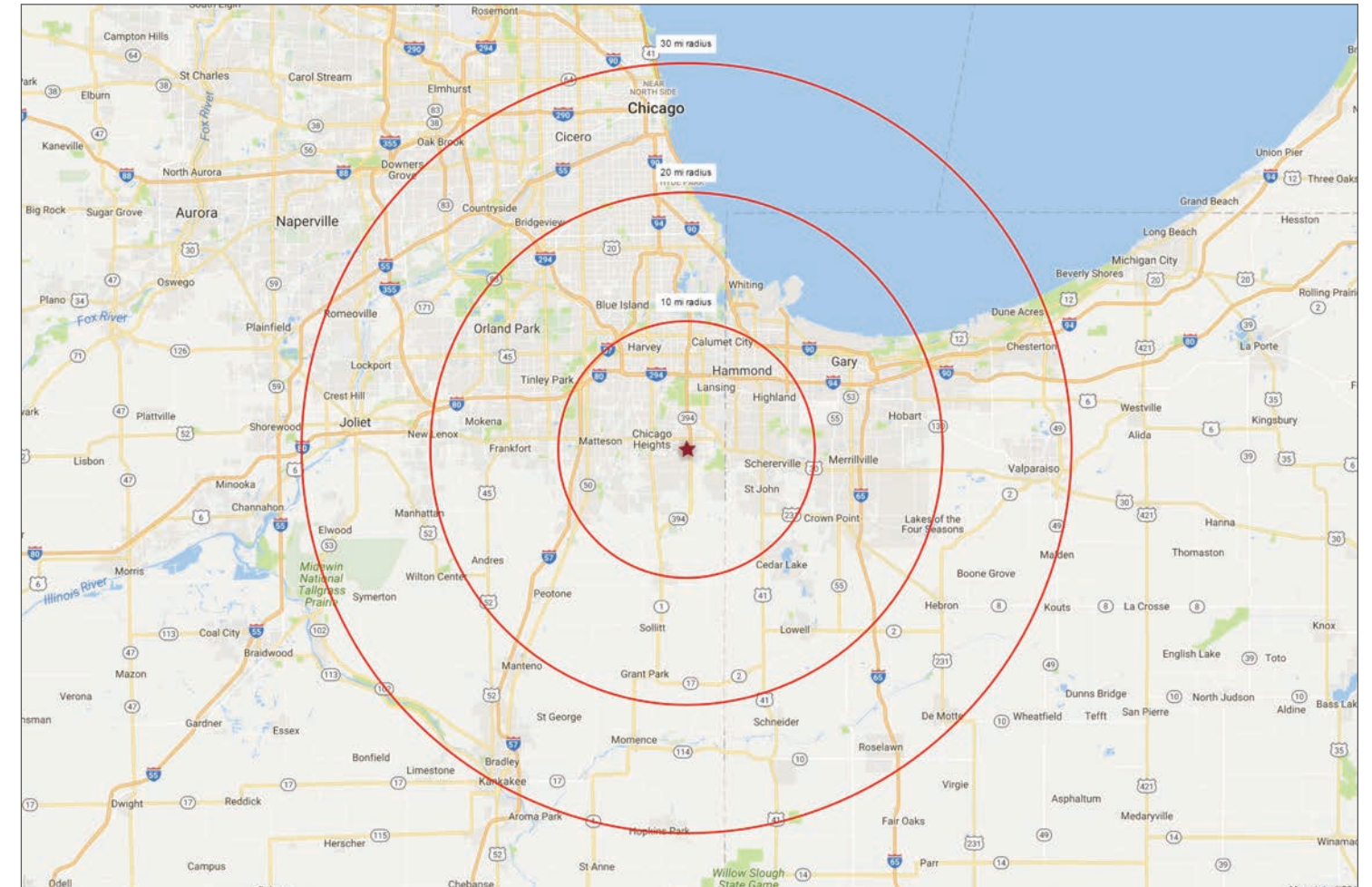
Property Overview

Available Space ±48.19 Acres (Divisible)
For Sale Subject to Offer

Location Highlights

PROPERTY FEATURES

- ±48.19 acres available for Sale or Build to Suit.
- Divisible.
- Zoning: M-2 General Manufacturing District.
- Immense, skilled labor pool: South Cook County; South Will County; Northwest Indiana.
- Improved sites: water, sewer, electric, natural gas, communications infrastructure.
- Low real estate taxes (class 8).
- Enterprise zone status (lowers the cost of new construction, building materials).
- Flexible site plan and building configurations including outside storage.
- Strategically located off I-80 / I-394 close to the Indiana border and City of Chicago.
- Canadian National rail-served park.



DISTANCE (MILES)

- I-394 .5 Miles
- I-80 6 Miles
- I-296 6 Miles
- I-94 6 Miles
- I-57 9 Miles
- I-355 27 Miles
- Port Chicago 14.5 Miles
- Gary Airport 19.5 Miles
- Midway Airport 30.0 Miles
- Chicago (downtown) 30.7 Miles
- Joliet Area 35.0 Miles
- O'Hare Airport 50.8 Miles

INTERMODAL AND RAIL YARDS

- CN Chicago Intermodal 9 Miles
- UP/CSX Yard Center Intermodal 10 Miles
- IHB Blue Island 13.7 Miles
- CSX Blue Island 14.2 Miles
- IAIS Blue Island 24 Miles
- CN Joliet Yard 30 Miles
- UP Global IV Joliet 37 Miles
- BNSF LPC Elwood 42 Miles