

FOR LEASE - RAIL SERVED DISTRIBUTION BUILDING

7225 SANTA FE DRIVE

HODGKINS, IL

282,933 SF BUILDING ON +/- 15.39 ACRES



PROPERTY FEATURES

NEW CONSTRUCTION - CLASS A BUILDING

- | | | | |
|--------------------|---------------------------------|---------------------------|--|
| + Total SF: | 282,933 SF | + Rail Docks: | 11 docks at 70' O.C. (BNSF Rail) |
| + Office SF: | To Suit | + Exterior Walls: | Pre-cast |
| + Building Depth: | 302' | + Warehouse Floors: | 7' slab Reinforced |
| + Clear Height: | 32' Minimum | + Warehouse Lighting: | T-5 fluorescent lighting |
| + Column Spacing: | 52' x 48' | + Roof: | Single ply 45 mil EPDM ballasted roof system |
| + Loading Bays: | 52' x 60' | + Warehouse Heating: | Gas fired makeup air units |
| + Auto Parking: | 163 (expandable) | + Fire Protection System: | ESFR |
| + Trailer Parking: | 35 Spaces (expandable to 43) | + Zoning: | Industrial |
| + Truck Court: | 130.5' with 60' concrete aprons | + Power: | 2,000 amp, 277/480 volt |
| + Dock High Doors: | 36, 9' x 10' (expandable to 44) | + Concrete Apron: | 7" - 4,000 PSI, on compacted subgrade, extending 60' from building |
| + Drive-in Doors: | 2, 12' x 14' doors | | |

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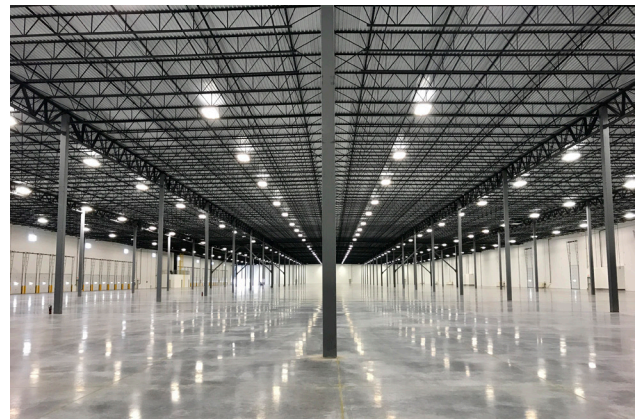
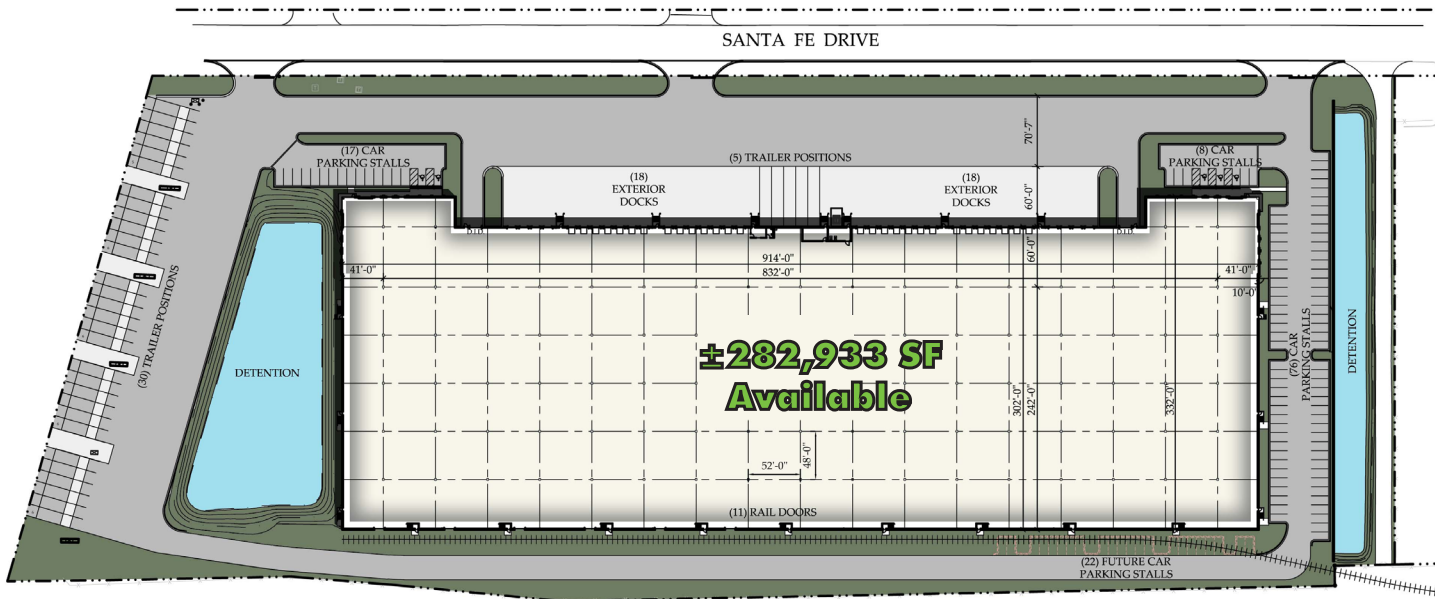
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SITE PLAN



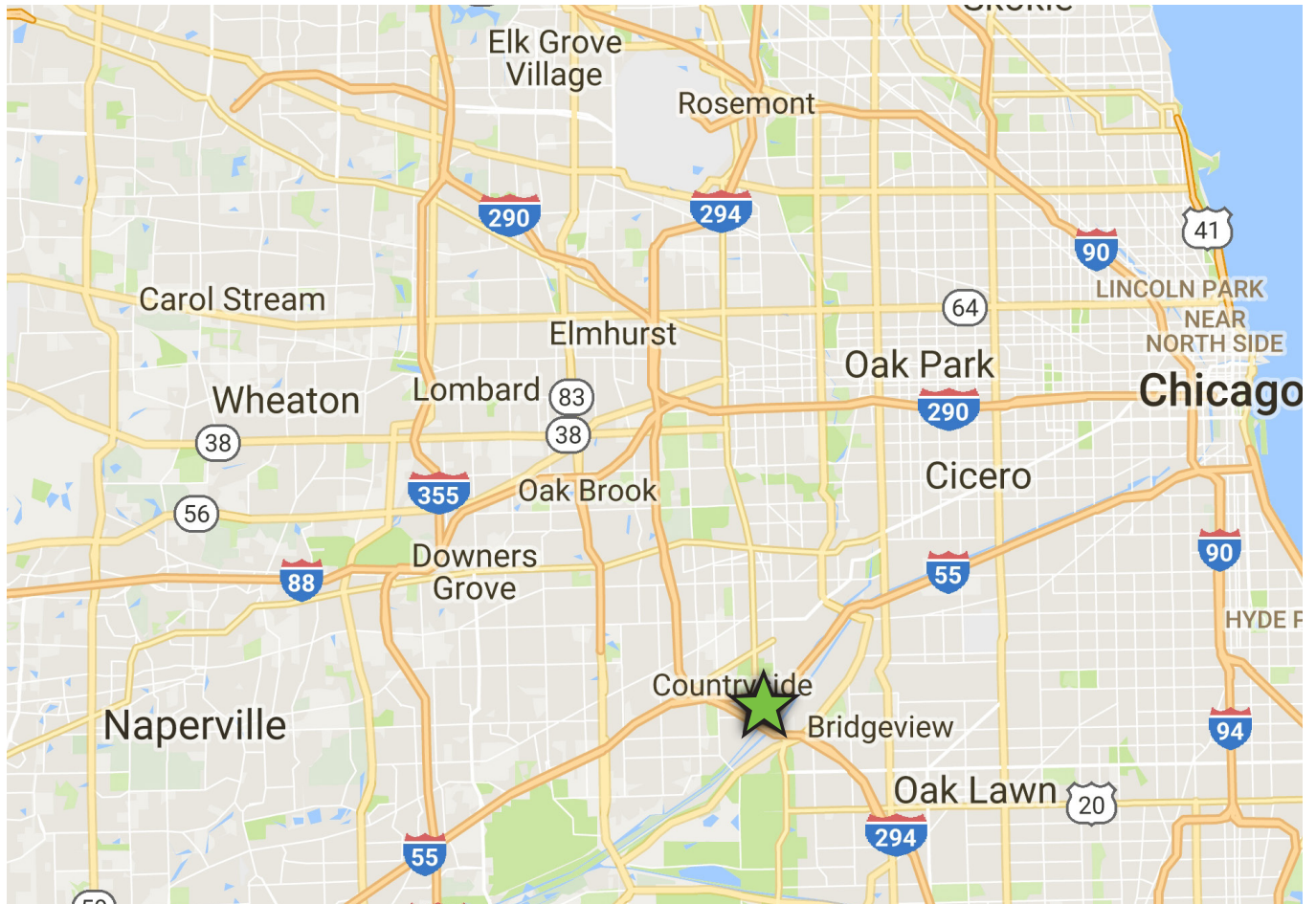
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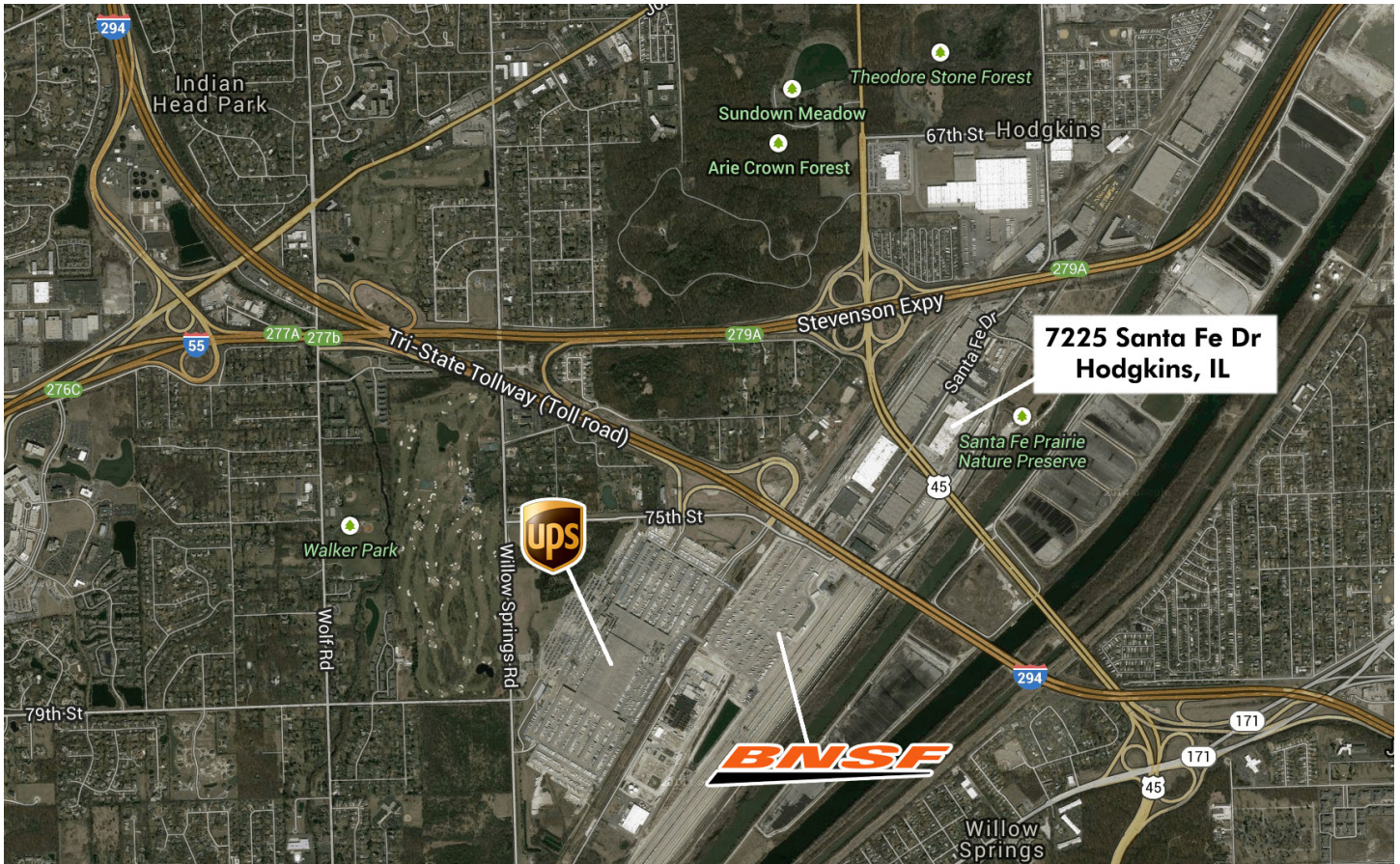
LOCATION HIGHLIGHTS

- + Highway Interchange Access
 - Access to I-294 via 75th Street
 - Access to I-55 via La Grange Road
- + Number of Miles to:
 - O'Hare Airport - 21 miles
 - Midway Airport - 11 miles
 - McCormick Place - 16.2 miles
 - Downtown Chicago - 17.6 miles
- + In Close Proximity to Shipping Hubs
 - BNSF - Willow Springs - 0.6 miles
 - UPS - Hodgkins - 3.1 miles
- + 6B Tax Abatement
- + High Security Potential
- + 5.6 million people within 20 mile radius



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