

SE Corner of Roosevelt Road
& Technology Boulevard

DuPage Business Center

West Chicago, Illinois

MIDWEST
INDUSTRIAL FUNDS
REAL ESTATE INVESTMENT & DEVELOPMENT

Available - 400,088 SF Divisible - Planned 4th Quarter 2021 Delivery



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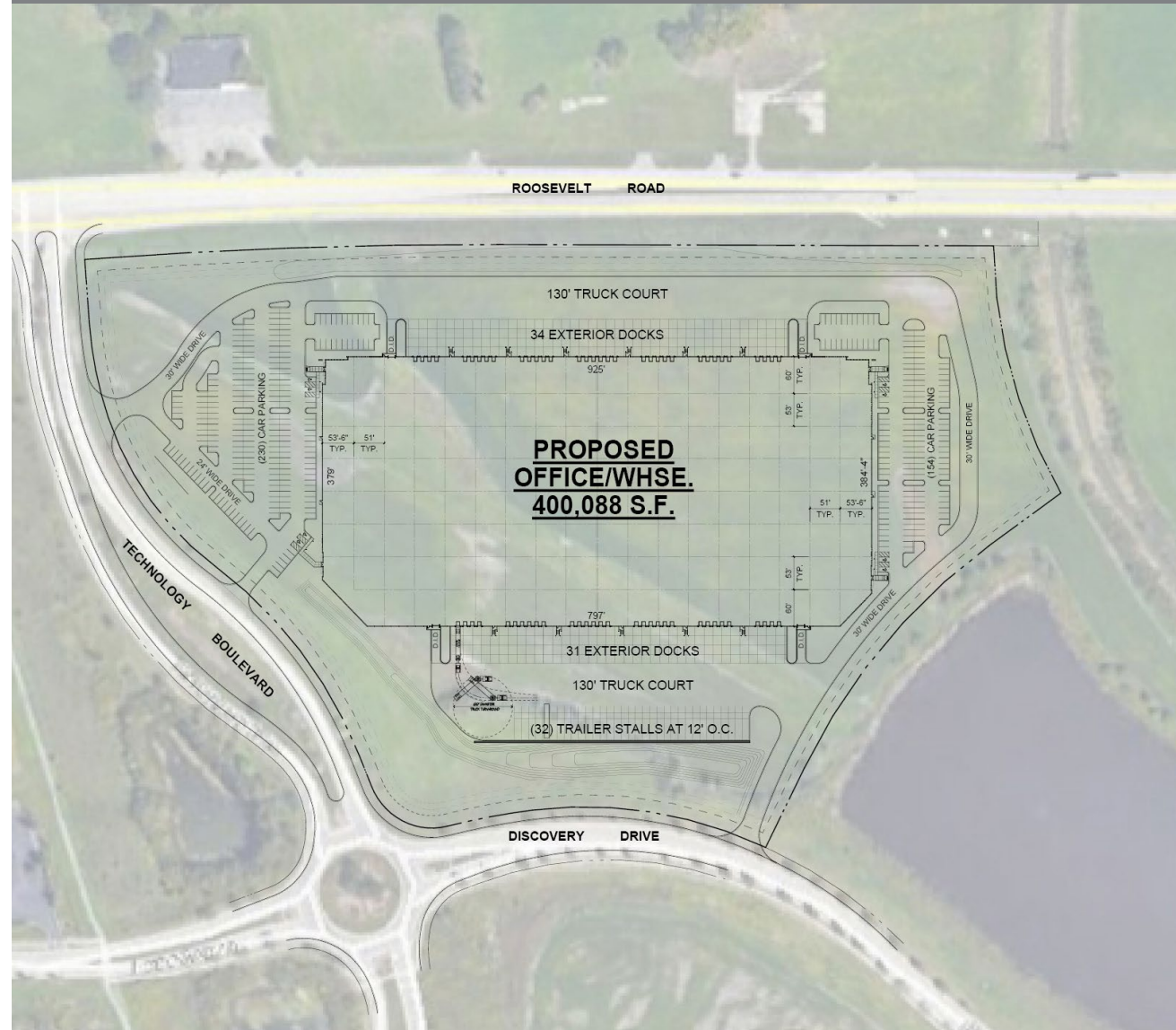
Midwest Industrial Funds | 1301 W. 22nd Street, Suite 711, Oak Brook, IL 60523 | www.midwestindustrialfunds.com

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 omission.

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PROPERTY FEATURES

Total Building Size: 400,088 SF (Divisible)

Site Size: +/- 23 Acres

Office: To Suit

Ceiling Height: 36' Clear

Bay Spacing: 53' x 51'

Parking: 384 Car Parking (Expandable)

Trailer Parking: 32 Spaces (Expandable)

Loading:

- 40 Exterior Docks (Expandable to 65)
- Four 12' x 14' Drive-in Doors

Fire Suppression: ESFR

- High Image Precast Concrete and Glass Construction
- Cross Dock Facility
- Potential Secured Truck Court
- Low DuPage County Taxes

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Location



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LOCATION HIGHLIGHTS

Established 640-Acre Business Park

Strong Labor Demographics

Great Central Access to I-88 and North Avenue

2.5 Miles to the DuPage Airport



Midwest Industrial Funds is a vertically-integrated industrial real estate investment, development, asset management and advisory company that has acquired, developed and sold over six million square feet of industrial buildings and over 290 acres of land valued in excess of \$300 million. Midwest Industrial's executive team collectively has 100+ years of experience in national real estate acquisitions, dispositions, development, construction, financing, leasing, asset and property management, note purchases, property tax engineering, market research and institutional investor reporting. **Midwest Industrial Funds continues to actively pursue the acquisition of single and multi-tenant industrial real estate assets as well as land for development.**

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