



17 Miles



4 Miles

4 way



4 way

[CSX]

I-80 Logistics Park

Up to
7,119,420 SF

- Building 1 | READY FOR IMMEDIATE CONSTRUCTION
- Flexible build-to-suit options available
- 2,002,600 SF (under one roof)
- +/-416 acre site
- Potential CSX rail-served logistics park
- Superior access to Union Pacific & BNSF intermodals

I-80 Logistics Park

Minooka, IL

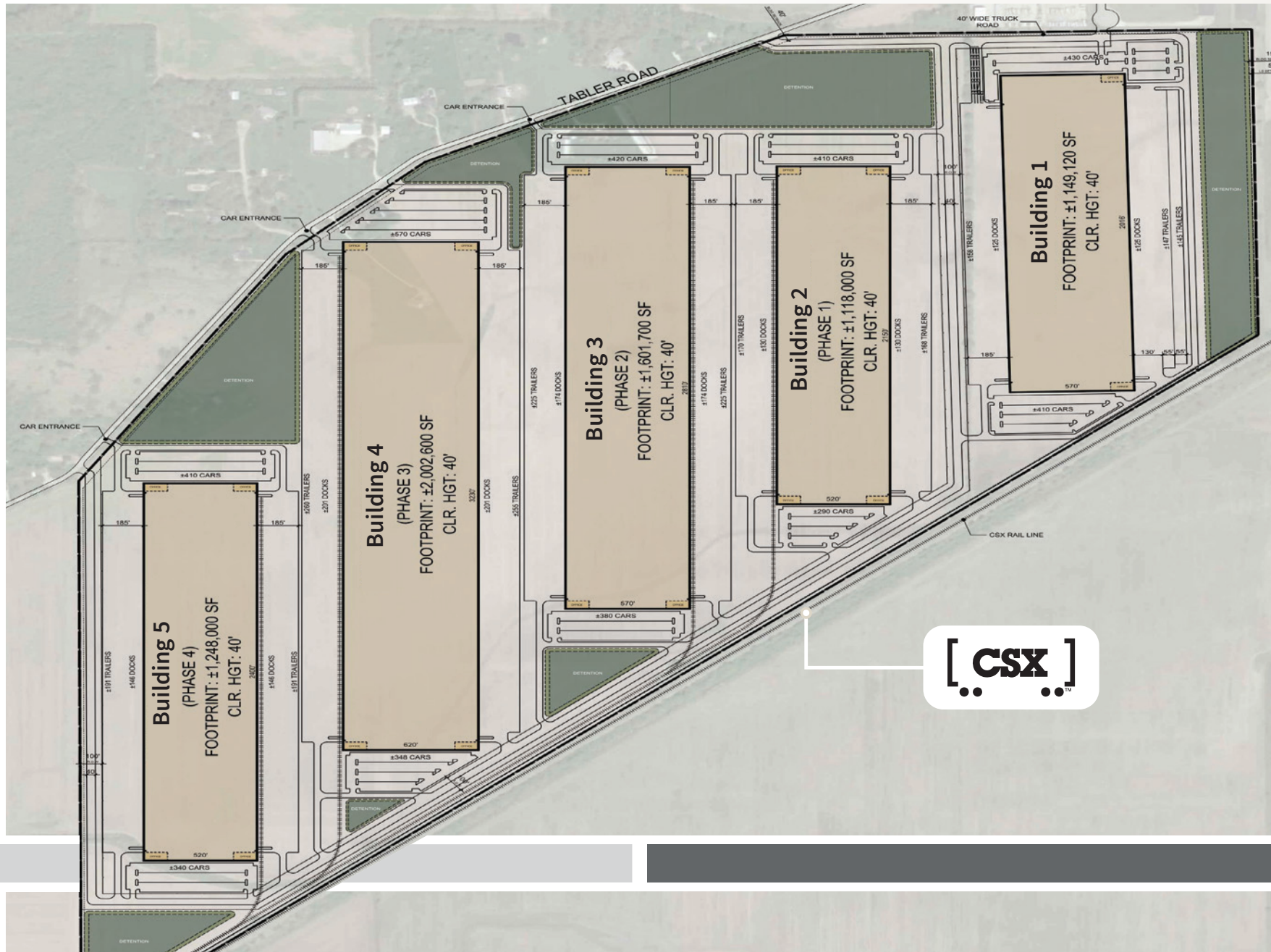
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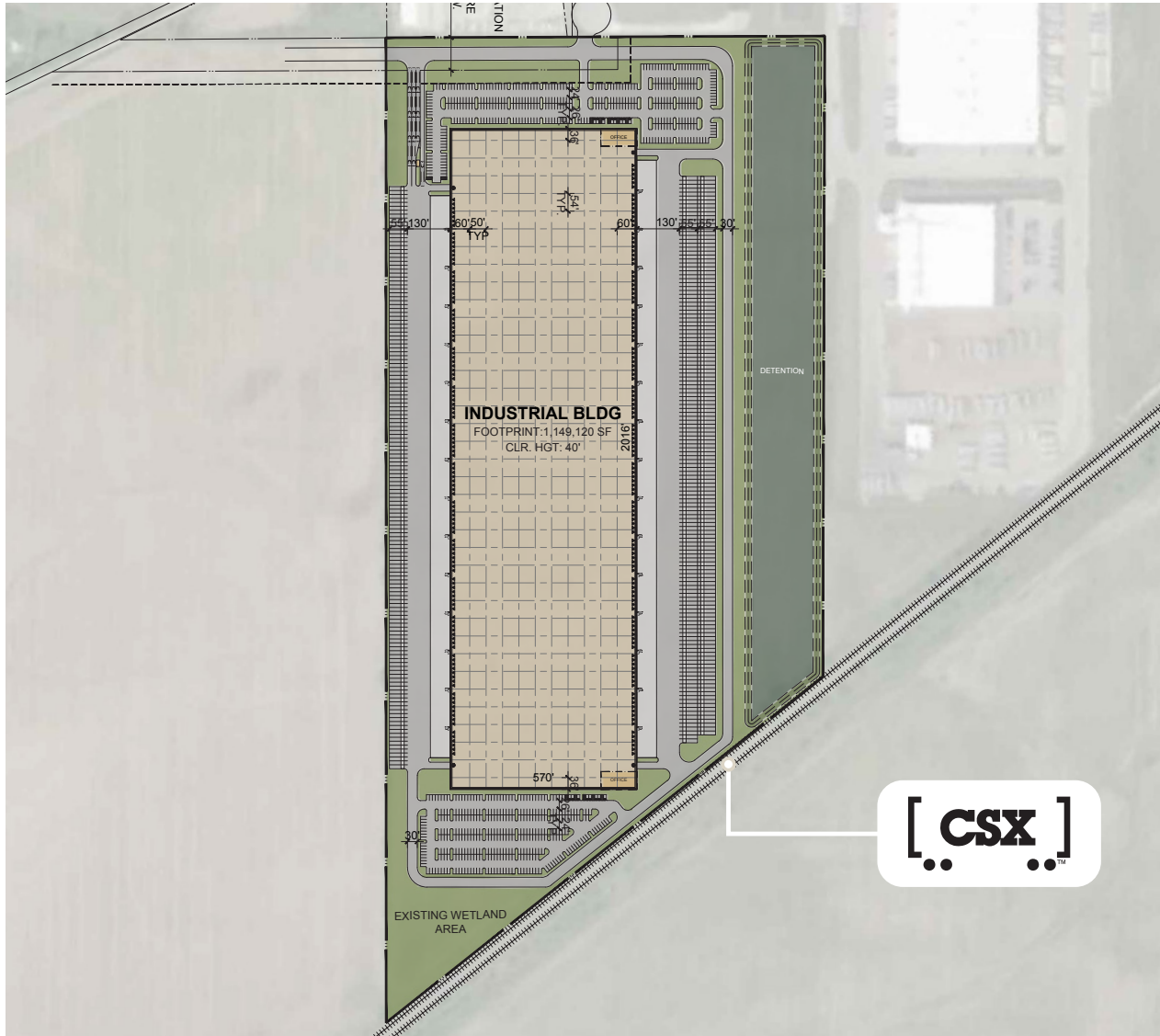
Conceptual Site Plan



Building 1 - Conceptual Site Plan



Ready for Immediate Construction | Land Development Permit Ready



Development Features



Building Size
1,149,120 sf (divisible)



Site Size
76 acres



Office
to suit



Truck Courts
185' & 240' with 60' concrete dock aprons



Car Parking
766 stalls



Trailer Parking
434 trailer stalls (expandable)



Ceiling Height
40' clear



Building Depth
570'



Loading
241 exterior docks
4 drive-in doors



Real Estate Taxes
\$0.50/sf Grundy County
tax abatement



Lease Rate
STO



Access
CSX rail line

Access



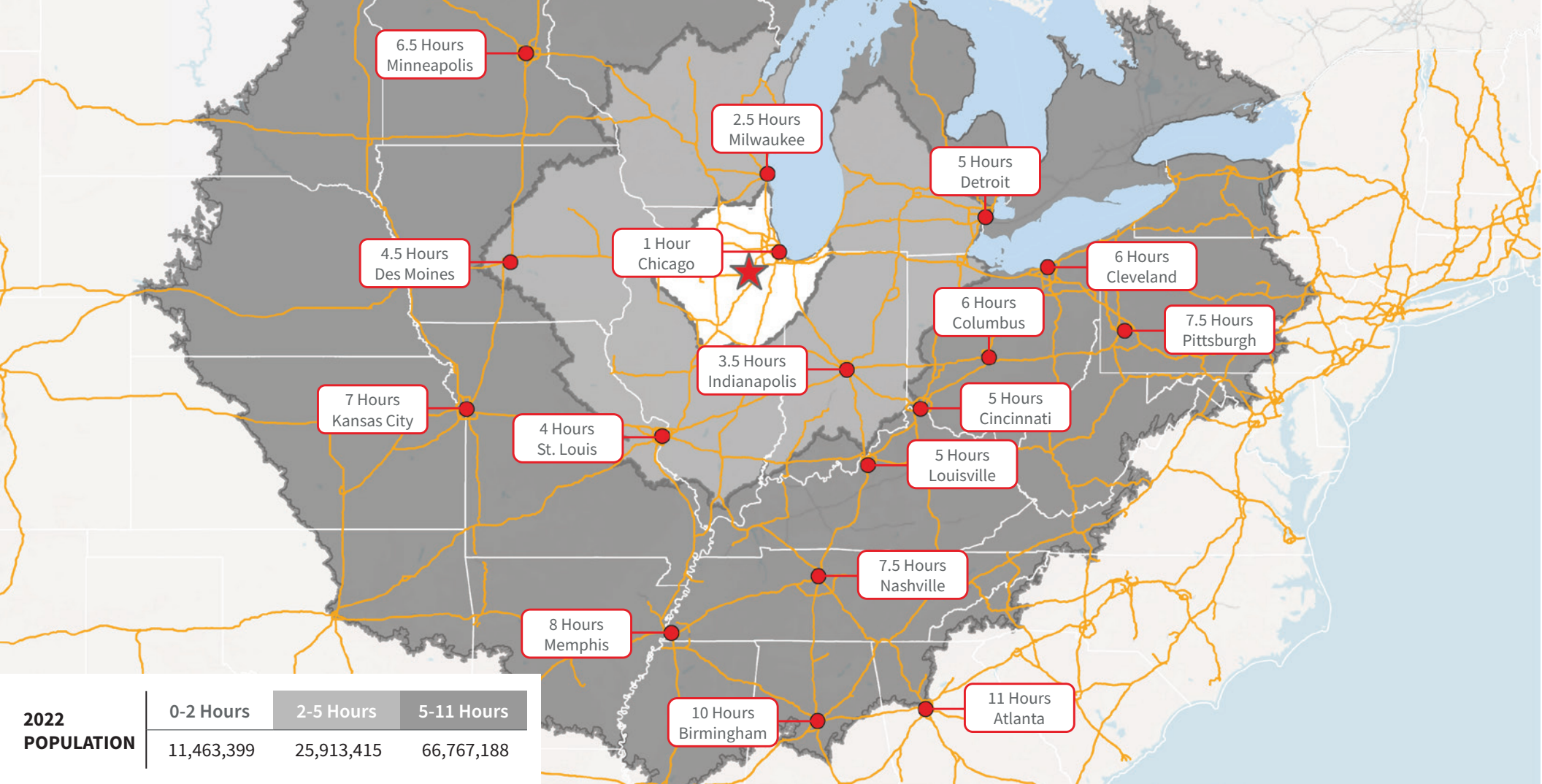
Corporate Neighbors



Regional Reach

Northbound View





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