



SHERIDAN CROSSING

NORTH CHICAGO, IL

FOR LEASE
±138,000 SF
DELIVERING Q3 2021



**PREMIER INDUSTRIAL SITE AT THE
INTERSECTION OF MARTIN LUTHER
KING JR DRIVE & SHERIDAN ROAD**



**90% PROPERTY TAX REDUCTION
AVAILABLE WITH CURRENT
ABATEMENT PROGRAM**

A Development by:

STRUCTURED

DEVELOPMENT

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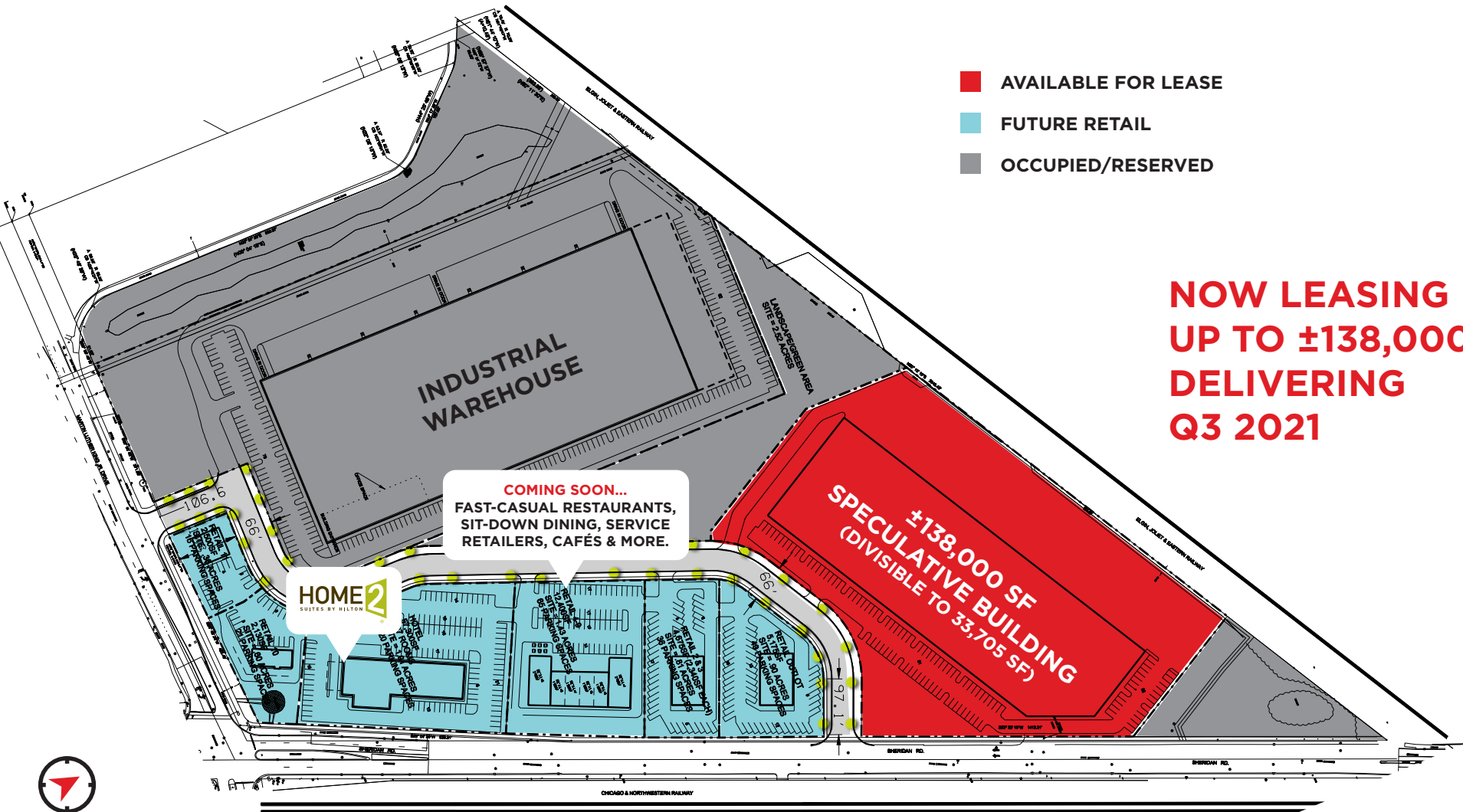
STEVE STONE
Director

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MASTER SITE PLAN

SHERIDAN CROSSING OFFERS USERS
UP TO $\pm 138,000$ SF OF INDUSTRIAL SPACE
FOR LEASE AT THE CENTER OF
NORTH CHICAGO, IL.



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BUILDING SPECS

AVAILABLE SPACE: ±138,000 SF (Divisible to 33,705 SF)

BUILDING SIZE: ±138,000 SF

OFFICE: To Suit

CLEAR HEIGHT: TBD

EXTERIOR DOCKS: 12 (Expandable)

DRIVE-IN DOORS: 2

BAY SIZE: 52' x 50' with 60' Speed Bays

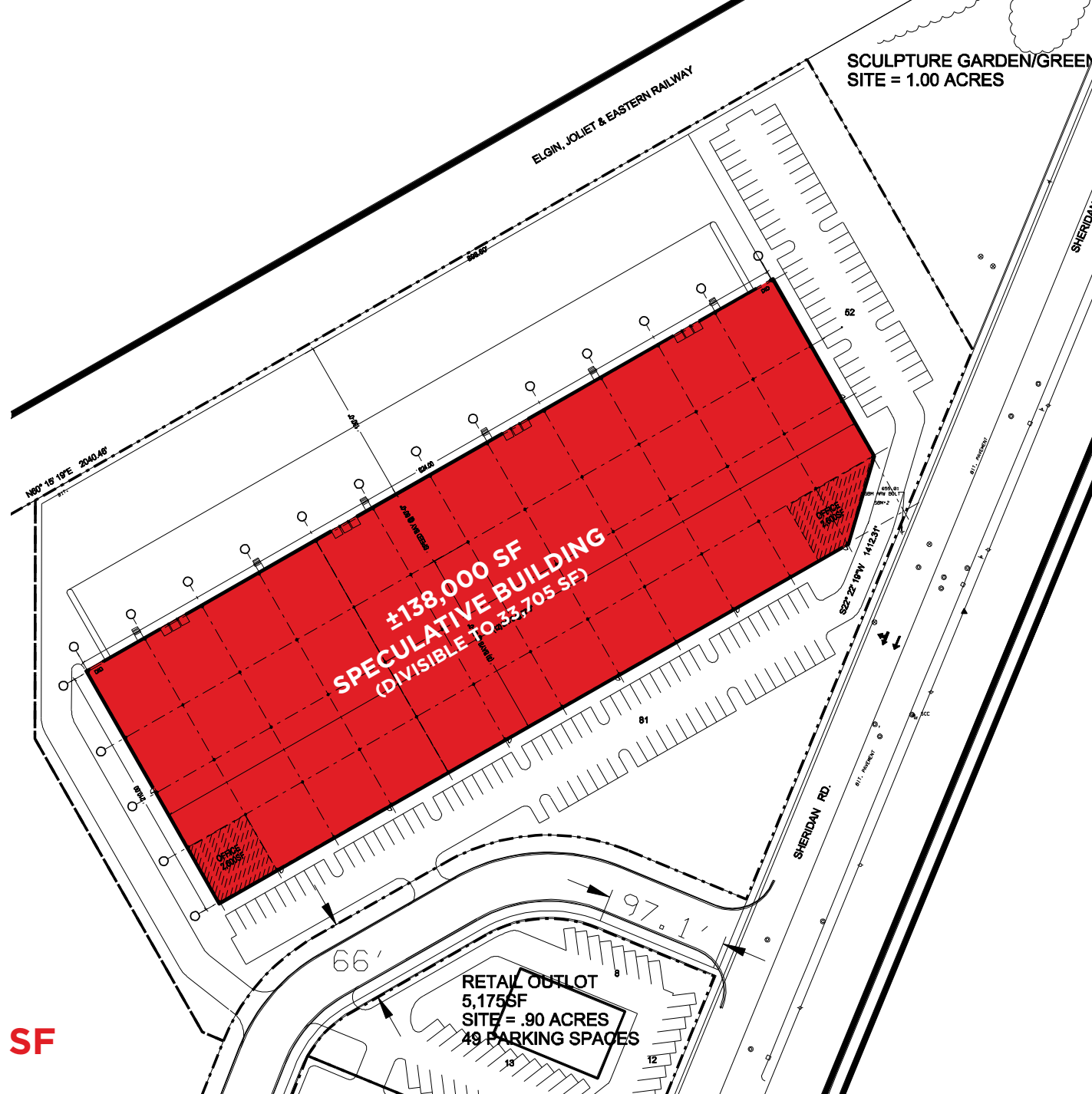
SPRINKLERS: ESFR

CAR PARKING: 133 Spaces

LEASE RATE: Subject to Offer



**FLEXIBLE UNITS
STARTING AT 33,705 SF**



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LOCATION ACCESS



3.8 MILES TO
I-94 FOUR-WAY
INTERCHANGE

**SHERIDAN
CROSSING**
NORTH CHICAGO, IL

North Chicago
UP-N Station

Great Lakes Naval
Academy

Great Lakes
UP-N Station

CORPORATE NEIGHBORS INCLUDE:

 **Abbott**  **abbvie**  **amazon**

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 **CUSHMAN &
WAKEFIELD**

TRANSPORTATION BREAKDOWN

CENTRALLY LOCATED BETWEEN
CHICAGO AND MILWAUKEE, SHERIDAN
CROSSING USERS CAN LEVERAGE
THE DYNAMIC TRANSPORTATION
INFRASTRUCTURE OF BOTH CITIES.



3.8 Miles to
**INTERSTATE 94
INTERCHANGE**



4 Miles to
WAUKEGAN, IL
19.7 Miles to
KENOSHA, WI
38.4 Miles to
CHICAGO, IL
54.9 Miles to
MILWAUKEE, WI



<1 Mile to
**NORTH CHICAGO
METRA STATION**
1 Mile to
**GREAT LAKES
METRA STATION**



9 Miles to
**WAUKEGAN NATIONAL
AIRPORT (UGN)**
30 Miles to
**O'HARE INTERNATIONAL
AIRPORT (ORD)**
48.8 Miles to
**GENERAL MITCHELL
INTERNATIONAL
AIRPORT (MKE)**

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WORKFORCE OVERVIEW

TAP INTO SHERIDAN CROSSING'S VAST,
SKILLED AND DIVERSE LABOR POOL TO
ENHANCE BUSINESS OPERATIONS AND
DELIVER SUPERIOR PRODUCTS AND
SERVICES.

30-MINUTE DRIVE

POPULATION: 682,464
WORKERS: 458,259
BLUE-COLLAR WORKERS: 79,738

45-MINUTE DRIVE

POPULATION: 1,871,309
WORKERS: 1,131,898
BLUE-COLLAR WORKERS: 201,475

60-MINUTE DRIVE

POPULATION: 4,075,531
WORKERS: 2,121,250
BLUE-COLLAR WORKERS: 417,886

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NORTH CHICAGO, IL

READY TO LEARN MORE?

CONTACT US TODAY.

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