

SHERIDAN CROSSING **138,000 SF**DELIVERING Q3 2021

NORTH CHICAGO, IL



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:



DEVELOPMENT

FRIC FISCHER

Managing Director

+1 847 720 1369 eric.fischer@cushwake.com **MARC SAMUELS**

Senior Associate

+1 847 720 1368 marc.samuels@cushwake.com KEITH PURITZ

Executive Director

+1 847 720 1366 keith.puritz@cushwake.com BRETT KRONE

Executive Director

+1 847 720 1367 brett.kroner@cushwake.com **STEVE STONE**

Director



MASTER SHERIDAN CROSSING OFFERS USERS UP TO ±138,000 SF OF INDUSTRIAL SPACE FOR LEASE AT THE CENTER OF **NORTH CHICAGO, IL.** SITE PLAN **AVAILABLE FOR LEASE FUTURE RETAIL** OCCUPIED/RESERVED **NOW LEASING UP TO ±138,000 SF DELIVERING** Q3 2021 COMING SOON... **FAST-CASUAL RESTAURANTS,** SIT-DOWN DINING, SERVICE RETAILERS, CAFÉS & MORE. HOME 🕖



+1 847 720 1369 eric.fischer@cushwake.com Senior Associate

Director



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:

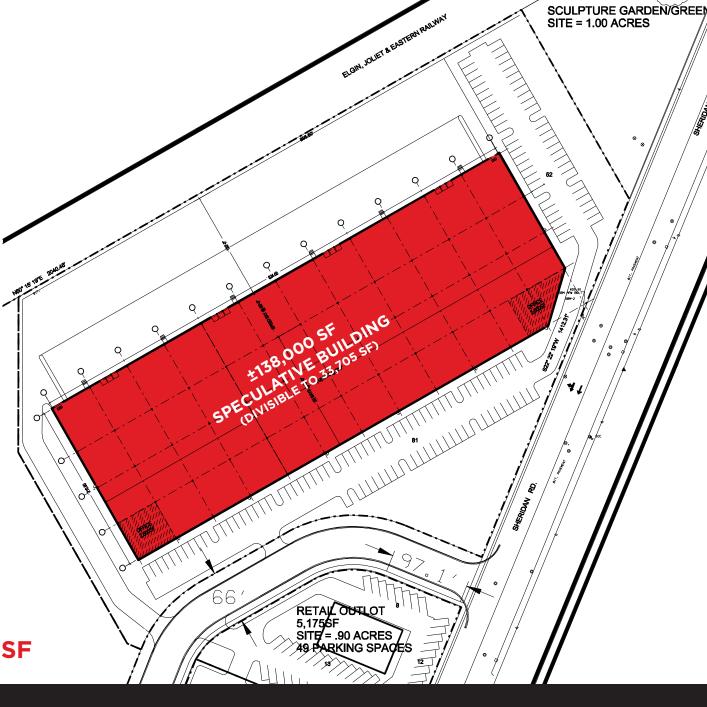
133 Spaces

LEASE RATE:

Subject to Offer



FLEXIBLE UNITS STARTING AT 33,705 SF



Managing Director

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+1 847 720 1368 marc.samuels@cushwake.com

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Executive Director

+1 847 720 1367 brett.kroner@cushwake.com

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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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STEVE STONE

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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.



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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READY TO LEARN MORE?

CONTACT US TODAY.

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Managing Director

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KEITH PURITZ

Executive Director

+1 847 720 1366 keith.puritz@cushwake.com

STEVE STONE

Director

+1 847 720 1364 steve.stone@cushwake.com

MARC SAMUELS

Senior Associate

+1 847 720 1368 marc.samuels@cushwake.com

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Executive Director

+1 847 720 1367 brett.kroner@cushwake.com



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