

MONEE CORPORATE CENTER

MONEE, ILLINOIS



55,000 TO 1 MILLION SF
BUILD-TO-SUITS AVAILABLE FOR SALE OR LEASE

A Development by:

northern
Northern Builders, Inc.

Leasing by:

 **CUSHMAN &
WAKEFIELD**



MONEE CORPORATE CENTER

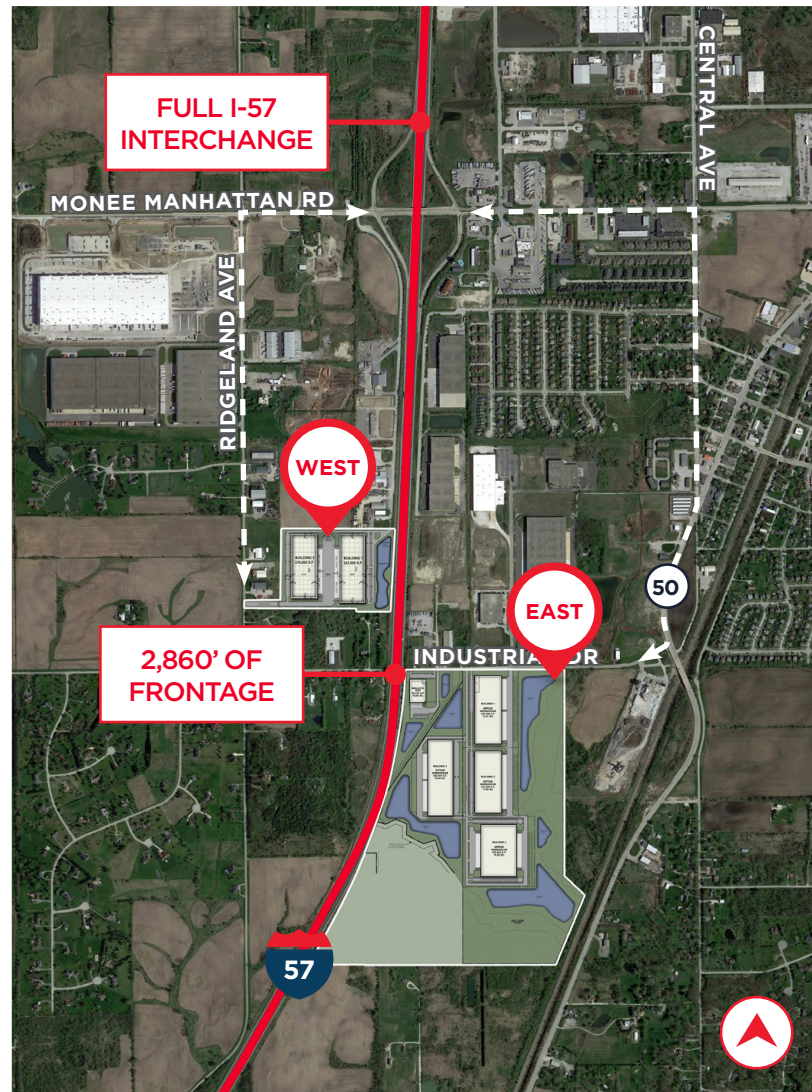
MONEE, ILLINOIS

Property Highlights

- 55,000 to 1,000,000 SF Available
- Offices To Suit
- Precast Construction
- Two Sites Totalling 134 Acres
- 36' Clear Ceiling Height
- Exterior Docks To Suit
- Drive-In Doors To Suit
- Power: 1200 Amps/480 Volts
- Car & Trailer Parking To Suit
- ESFR Sprinkler System
- 7" Floor Slabs
- LED Lighting
- 50' x 50' Bays
- RE Taxes: \$.35 psf (Estimated)
- Lease Rate: Subject to Offer
- Sale Price: Subject to Offer

Location Overview

- Immediate access to Full Interchange at Monee/Manhattan Road and I-57
- Lowest Per Square Foot Property Taxes in the Chicago Metro area
- Tax Increment Financing Resulting in a 80% Real Estate Tax Abatement in Monee
- 12 minute drive to the I-57 and I-80 Interchange
- 2,860' of frontage on I-57 with traffic counts of 40,000 cars daily
- Regional Technical Colleges- Training and Job Centers within close proximity to property
- Corporate neighbors include Amazon, Georgia Pacific, Clorox , Solo Cup & XPO
- Large local workforce





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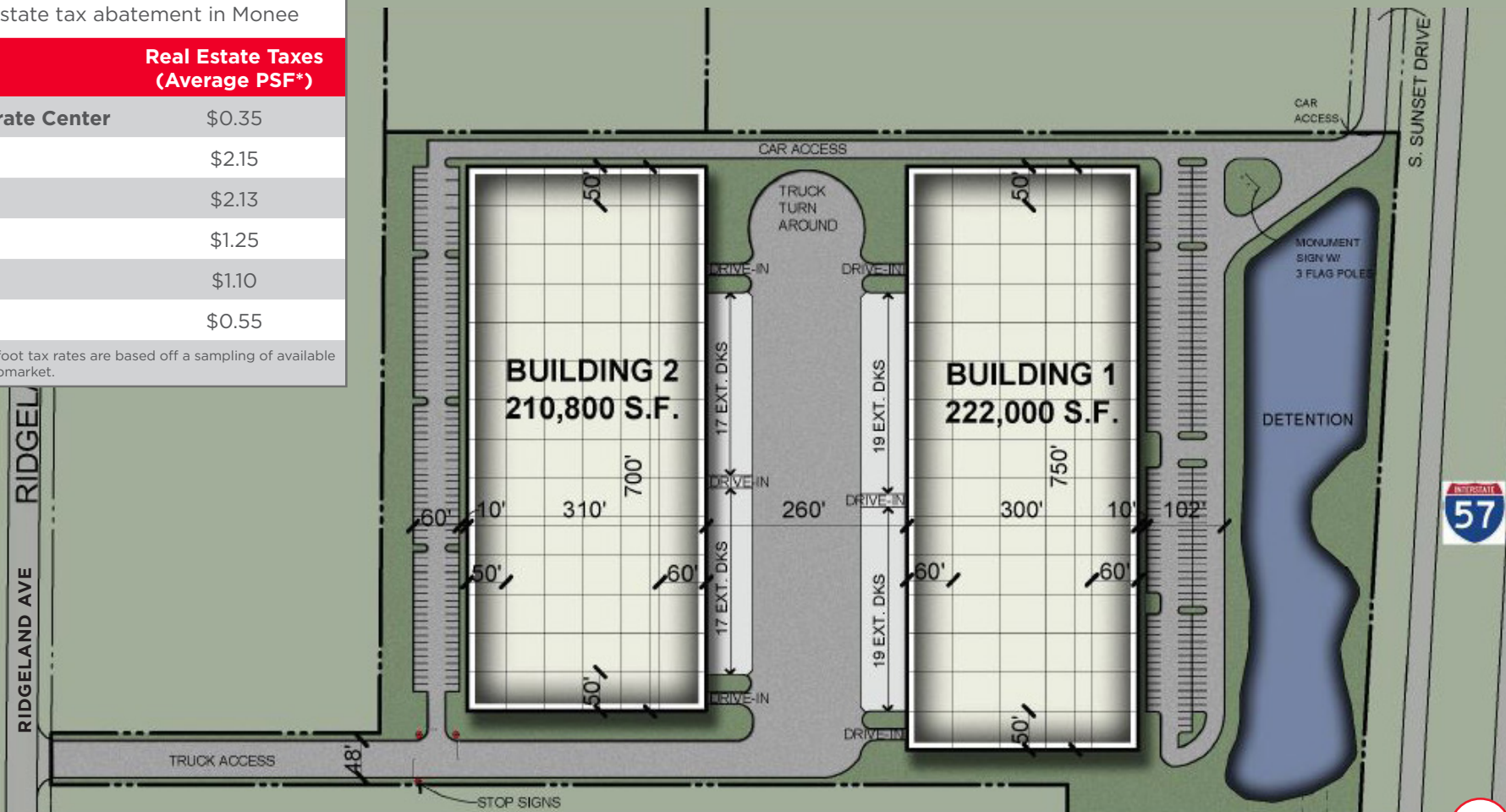
Conceptual Site Plan - Western Property Layout #1 (28 Acres)

Monee Tax Savings Comparison

Tax increment financing resulting in an 80% real estate tax abatement in Monee

Submarket	Real Estate Taxes (Average PSF*)
Monee Corporate Center	\$0.35
South Cook	\$2.15
I-55 North	\$2.13
I-55 South	\$1.25
Joliet/I-80	\$1.10
NW Indiana	\$0.55

*Average per square foot tax rates are based off a sampling of available space within each submarket.

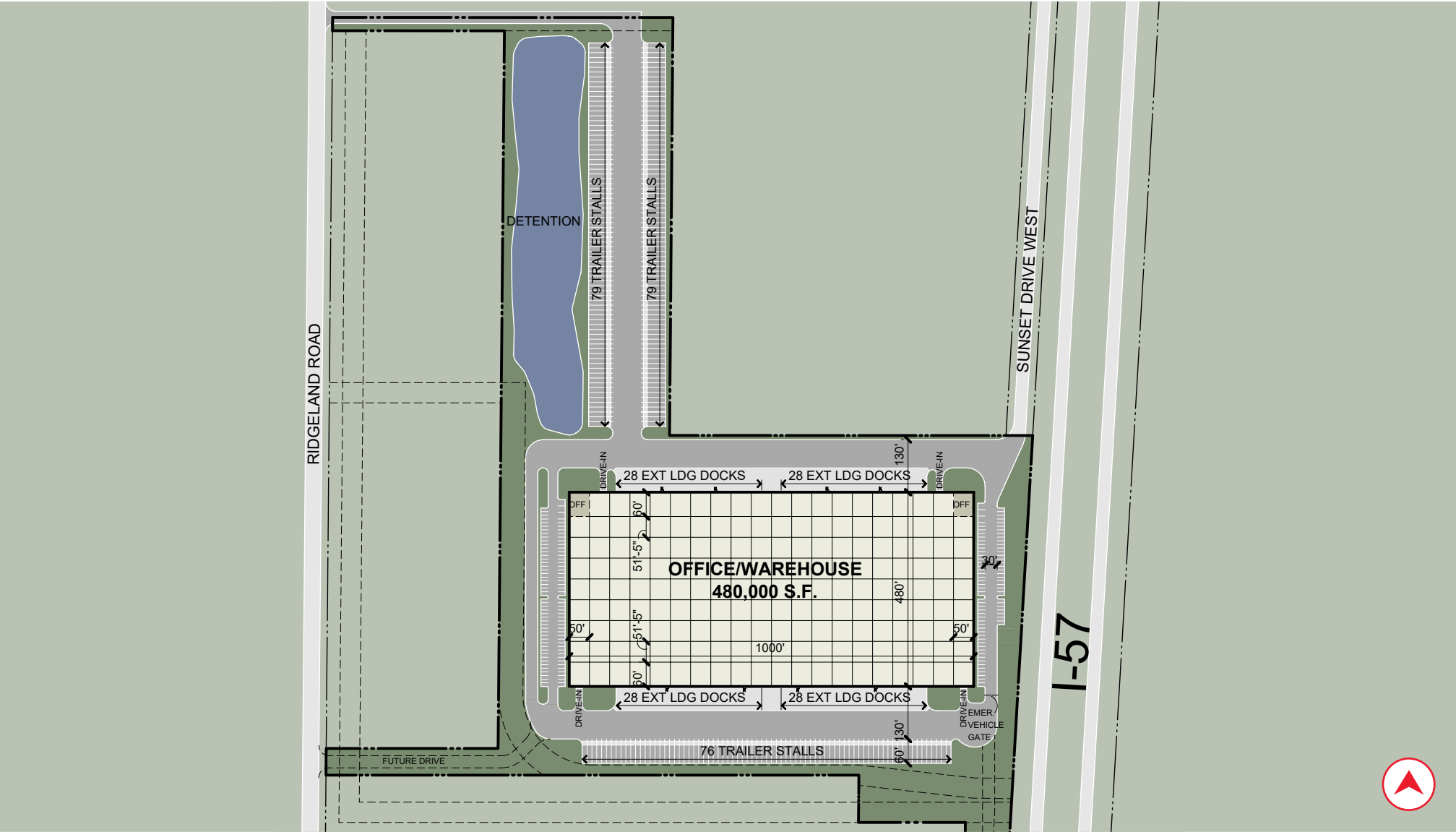




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Conceptual Site Plan - Western Property Layout #2 (28 Acres)





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Conceptual Site Plan - Eastern Property (106 Acres)



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Corporate Neighbors

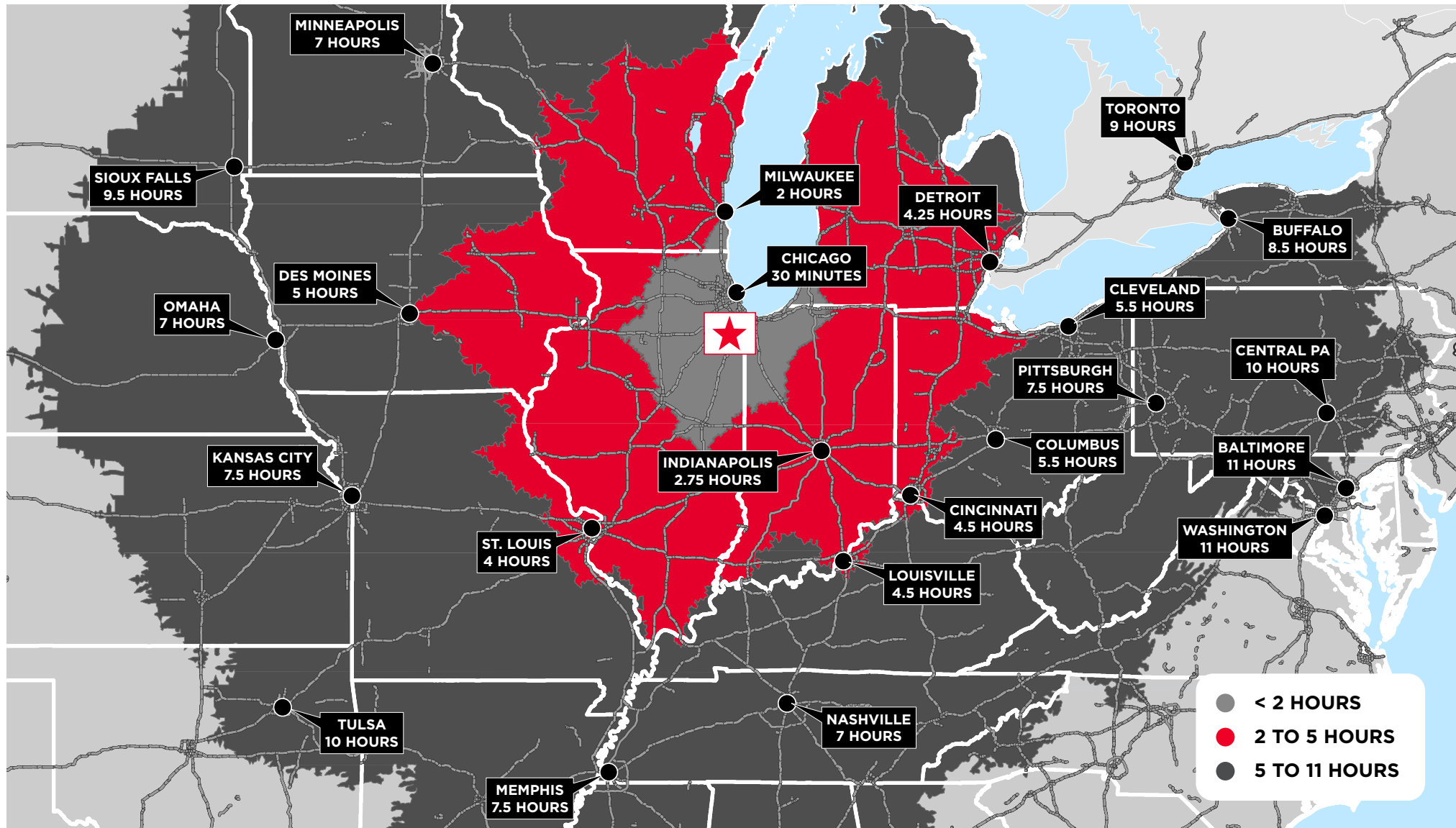




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Truck Drive-Times



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