



TO-SUIT For Sale or Lease

W Steger Road & Cicero Avenue
University Park, Illinois



20- TO 100-ACRE
Land Sites



100,000 TO 1M SF
BTS Opportunities

VenturePark57.com

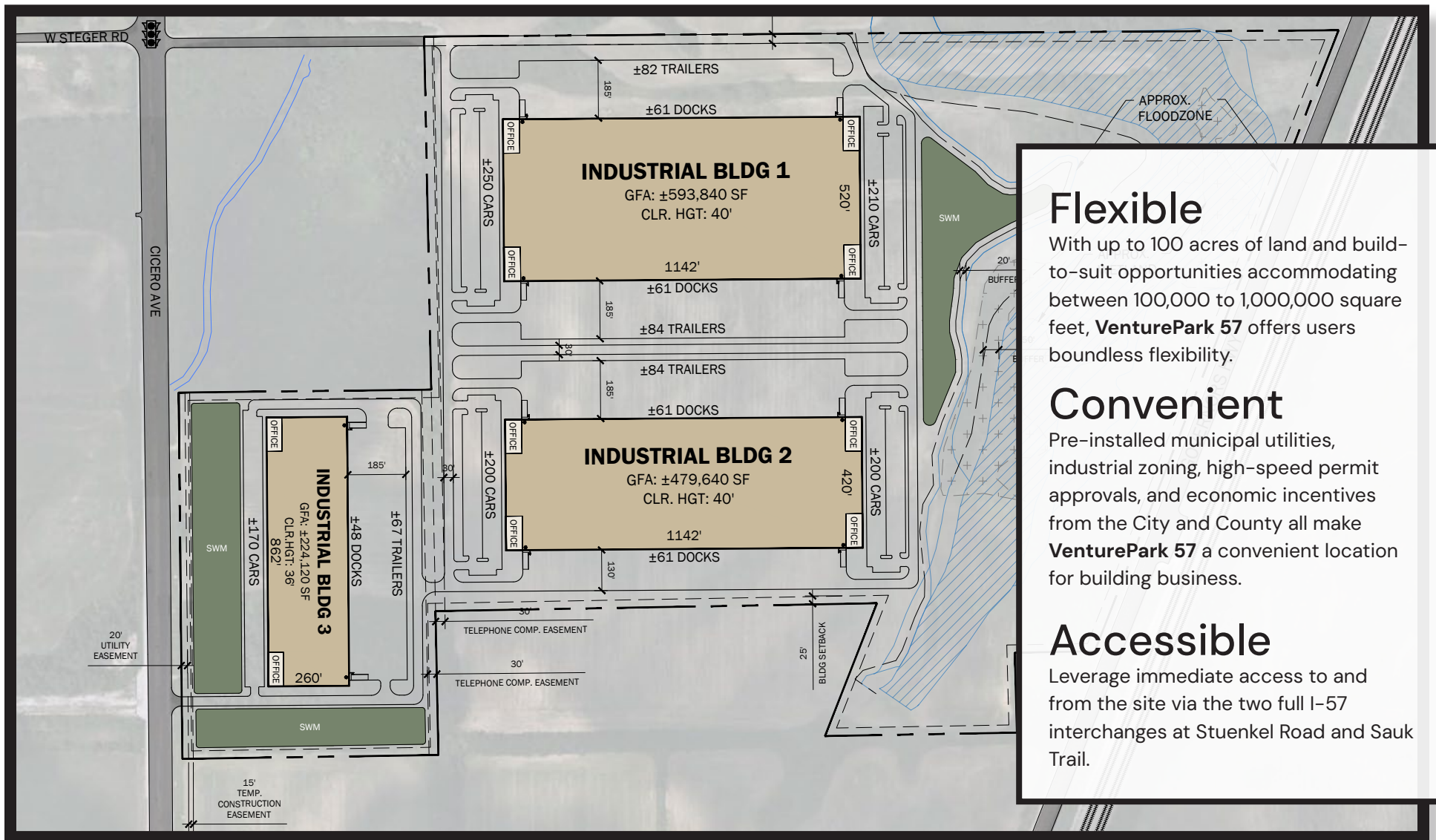
A Development By



Exclusive Agents



SITE PLAN



Flexible

With up to 100 acres of land and build-to-suit opportunities accommodating between 100,000 to 1,000,000 square feet, **VenturePark 57** offers users boundless flexibility.

Convenient

Pre-installed municipal utilities, industrial zoning, high-speed permit approvals, and economic incentives from the City and County all make **VenturePark 57** a convenient location for building business.

Accessible

Leverage immediate access to and from the site via the two full I-57 interchanges at Stuenkel Road and Sauk Trail.



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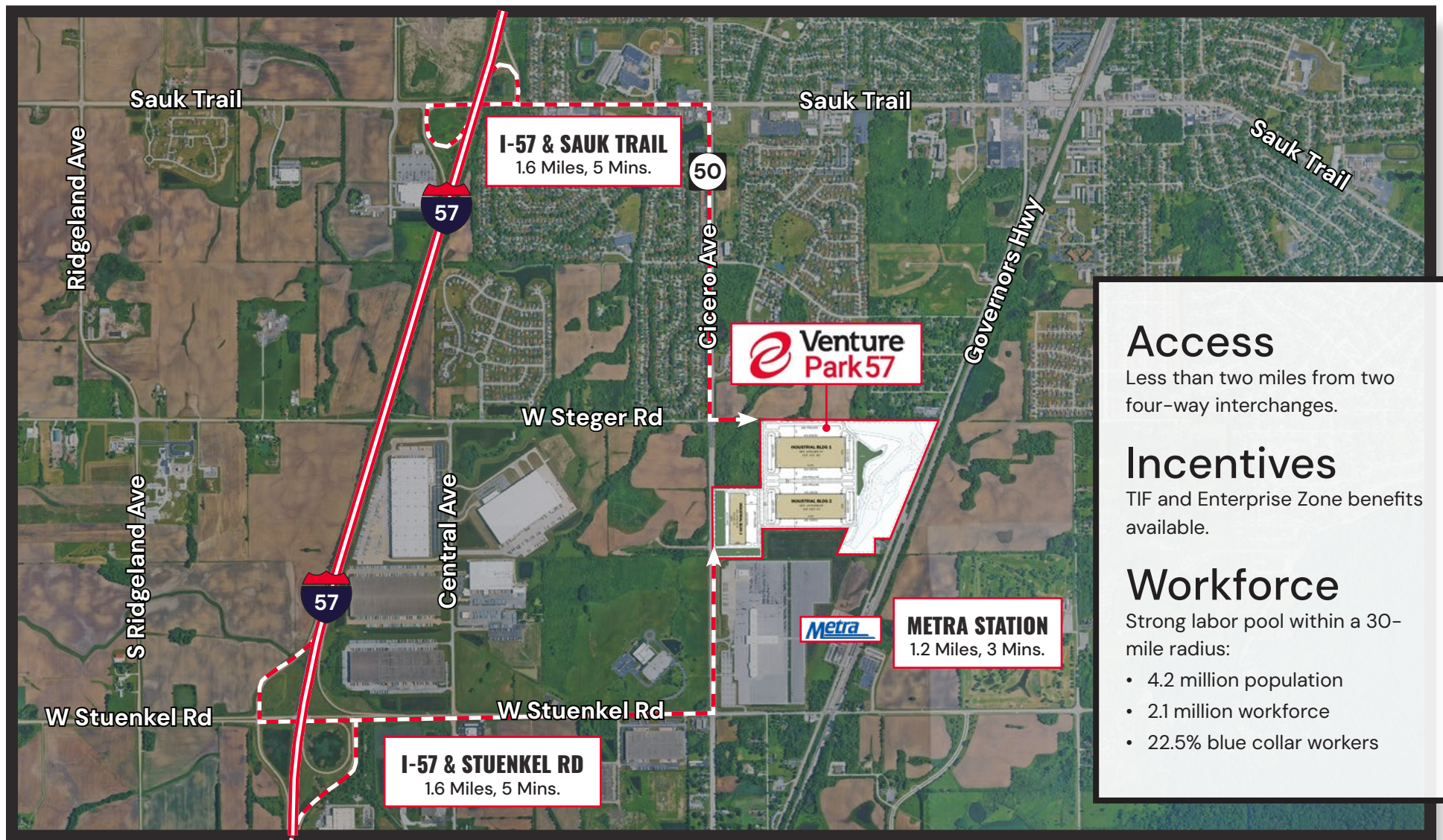


LOW RE TAXES
Will County



I-57 & STUENKEL RD
5 Mins. to Interchange

LOCATION



**CORPORATE
NEIGHBORS**

amazon

DHL



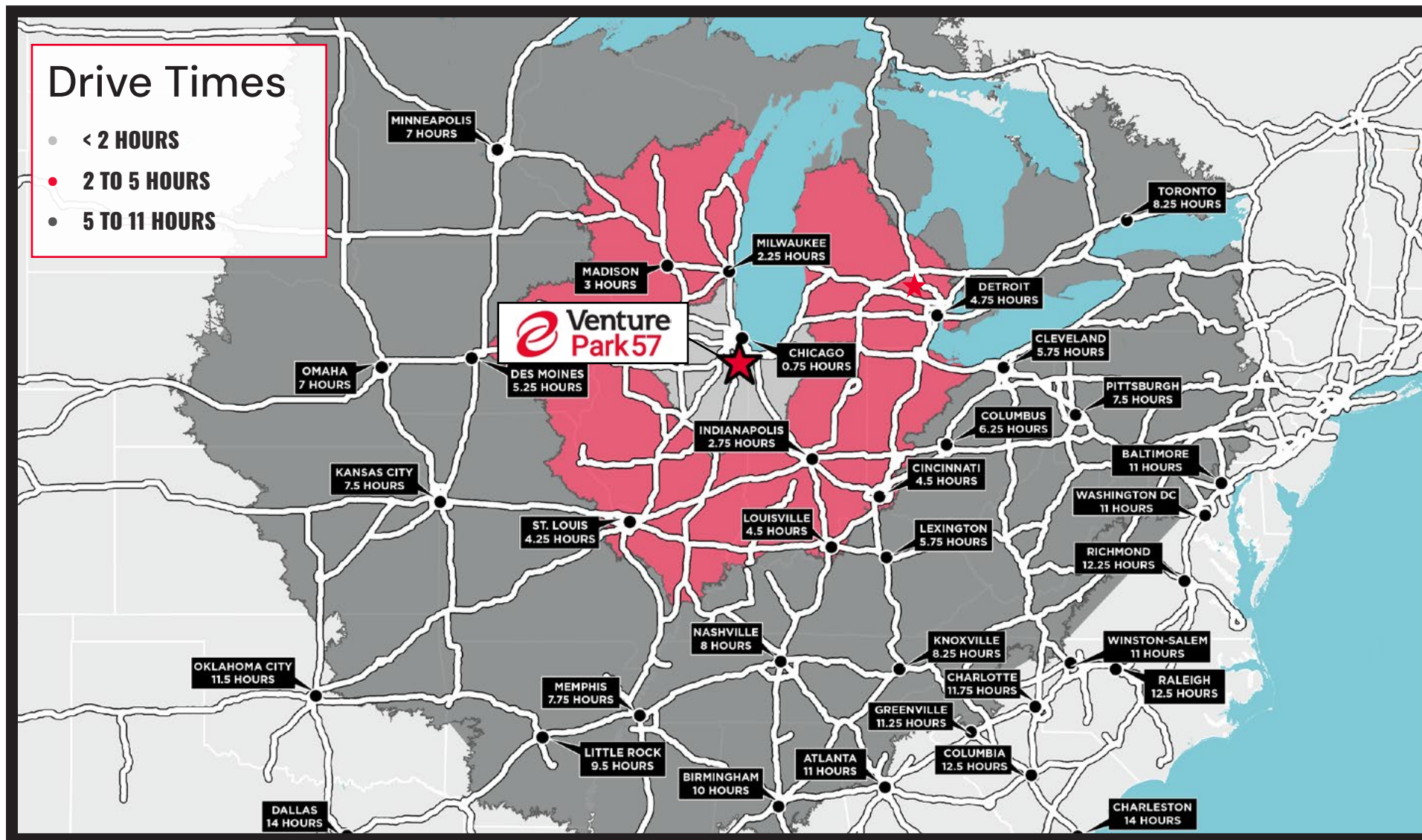
**FEDERAL
SIGNAL**

Georgia-Pacific

TJ-maxx

Walmart

CONNECTED



**SAME-DAY
DELIVERIES**

CHICAGO
34 Miles

MILWAUKEE
123 Miles

INDIANAPOLIS
163 Miles

DETROIT
281 Miles

ST. LOUIS
270 Mile

CINCINNATI
276 Miles

NASHVILLE
481 Miles



 **VenturePark 57**

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