

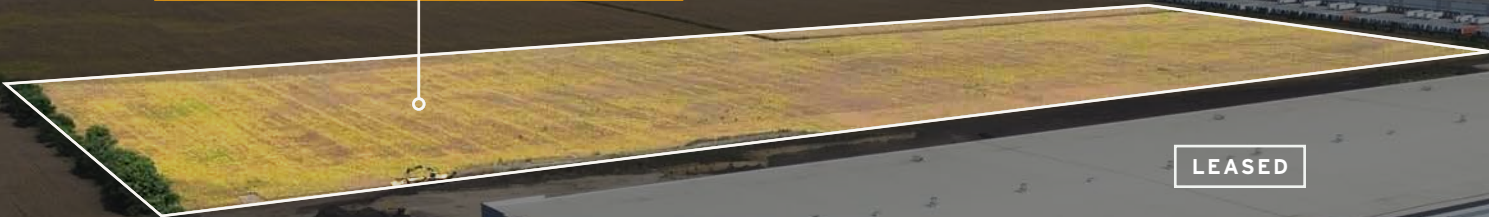
# PLAINFIELD BUSINESS CENTER

26230 W. 143RD STREET  
PLAINFIELD, ILLINOIS

 VIRTUAL TOUR

 VISIT WEBSITE

BUILDING 2  
**788K SF AVAILABLE**  
UNDER CONSTRUCTION



LEASED

W 143RD ST

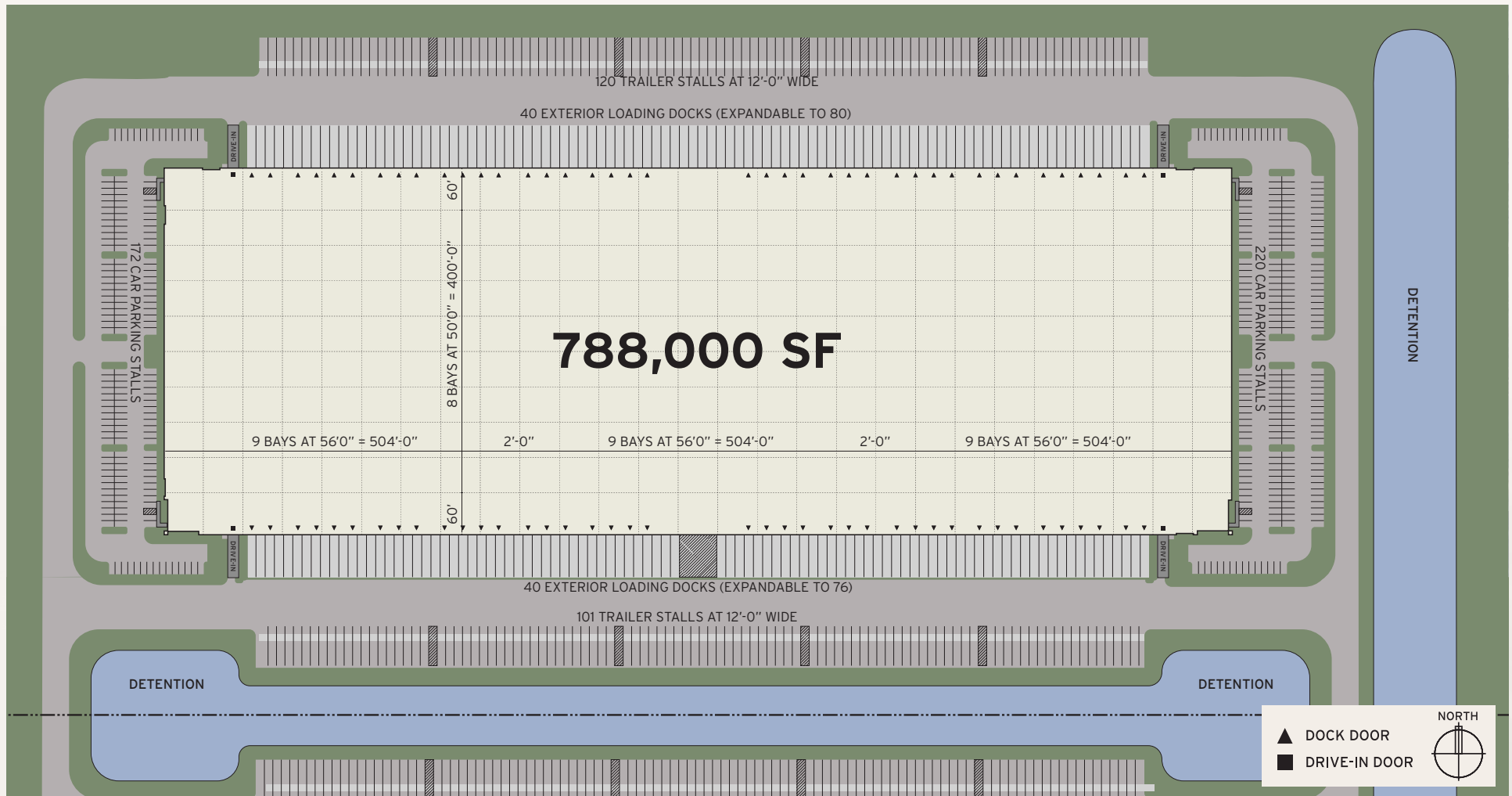
**26230 W. 143RD STREET - BUILDING 2**  
**SPECULATIVE INDUSTRIAL DEVELOPMENT**

788,000 SF (DIVISIBLE) | 40' CLEAR | Q2 2027 DELIVERY

**CBRE**

Trammell Crow Company

# BUILDING 2 SPECS



<b>Building/Available Size</b>	788,000 SF (Divisible)	<b>Drive-In Doors</b>	4	<b>Power</b>	4000a @ 277/480v, 3p 4-Wire
<b>Office Size</b>	To Suit	<b>Trailer Parking</b>	221 Spaces	<b>Column Spacing</b>	56'W x 50'D With 60' Speed Bay
<b>Ceiling Height</b>	40' Clear	<b>Car Parking</b>	392 Spaces	<b>Asking Lease Rate</b>	Subject to Offer
<b>Loading</b>	80 Exterior Docks (Cross-Dock Loading, Expandable to 156)	<b>Building Dimensions</b>	1512'W x 520'D		

# CHICAGOLAND'S NEWEST INDUSTRIAL PARK

with Another 788k SF Speculative Development Underway!


Plainfield Business Center is a **brand new, 600-acre master planned industrial park** strategically located within the bustling I-55 industrial corridor. The site is situated immediately west of W. 143rd Street and S. Steiner Road.


The 143rd Street Extension Project is transforming access to the site by providing direct connectivity to major roadways. The West Extension (completed in December 2024) provides access to a two-way interchange at I-80 via a new signalized intersection at Ridge Road. The East Extension is nearing completion and will provide direct access to I-55 via Route 126.


 LOW WILL COUNTY REAL ESTATE TAXES


 DIRECT CONNECTIVITY TO I-80 VIA RIDGE RD

 DIRECT ACCESS TO I-55 VIA NEW 143RD ST EASTERN EXTENSION

 CORPORATE NEIGHBORS; DIAGEO, DSV, RJW, AND BP CHILL

 ADJUSTABLE SITE PLANS AND LAYOUTS AVAILABLE

 PLANNED ROADWAY AND INFRASTRUCTURE IMPROVEMENTS

 143RD ST EAST EXTENSION PROJECT IS UNDER CONSTRUCTION AND NEARING COMPLETION OFFERING CONVENIENT ACCESS FOR TRUCK DRIVERS

## PARK OVERVIEW

### PHASE I

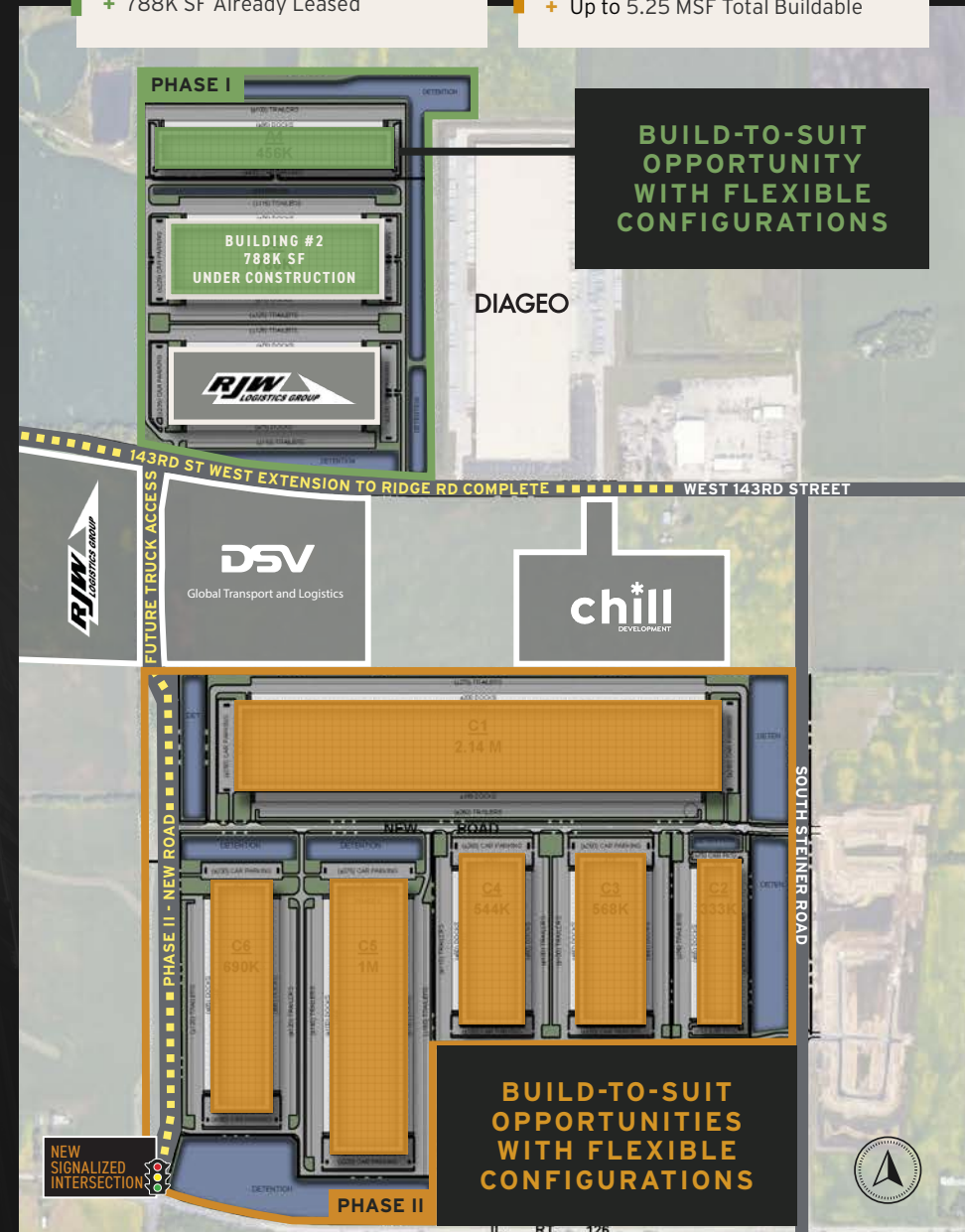
**BUILDING 2 UNDER CONSTRUCTION**

- + North of 143rd Street
- + 46.54-Acres
- + 788K SF Already Leased

### PHASE II

**FULLY ENTITLED AND READY FOR DEVELOPMENT**

- + South of 143rd Street
- + 340-Acres
- + Up to 5.25 MSF Total Buildable



# NEW & IMPROVED SITE ACCESS



## 143RD ST EXTENSION PROJECT



143RD ST EXTENSION  
PROJECT WEBSITE

### INFRASTRUCTURE IMPROVEMENTS UNDER CONSTRUCTION

The Village of Plainfield, surrounding municipalities, and IDOT have funded:

#### 143RD ST EAST EXTENSION TO RT. 126

#### NEARING COMPLETION

Improvements will directly connect 143rd St. east to Route 126 providing immediate access to northbound I-55

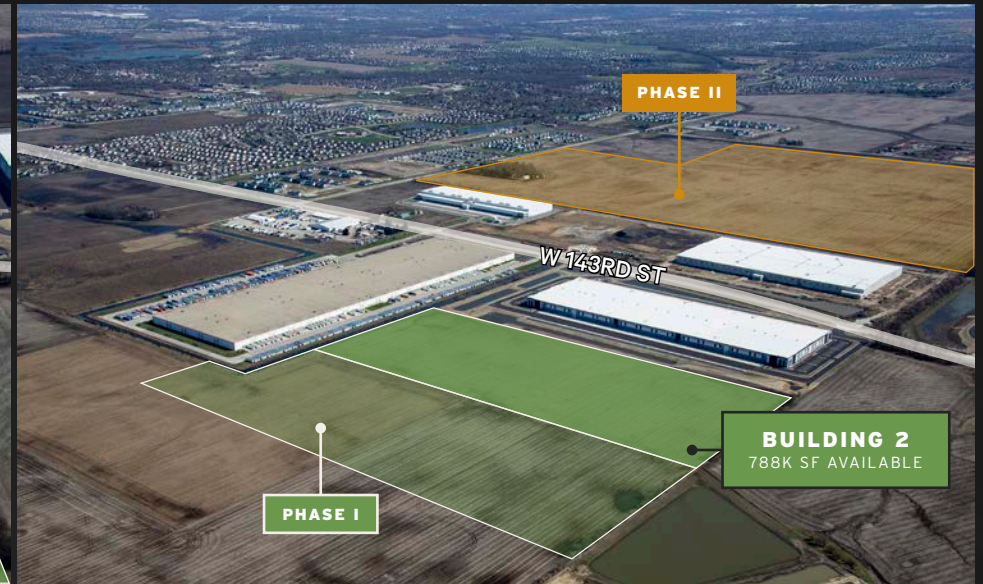
#### 143RD ST WEST EXTENSION TO RIDGE RD.

#### PROJECT COMPLETE!



# PLAINFIELD BUSINESS CENTER CONSTRUCTION PROGRESS

## BUILDING 2 - UNDER CONSTRUCTION



# 143RD STREET EAST EXTENSION PROJECT

 143RD ST EAST  
EXTENSION IMAGERY

NEARING COMPLETION!



