

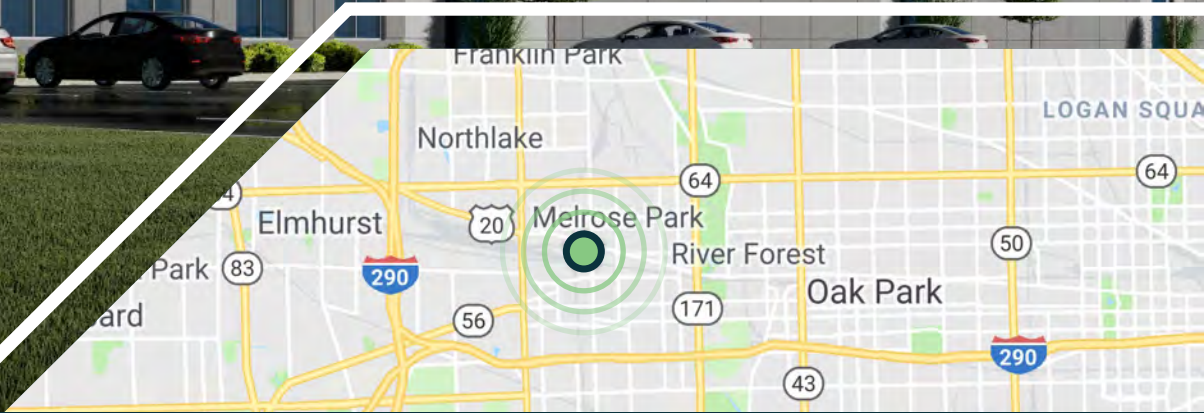
110 N. 25TH AVE BELLWOOD, IL 60104

**DELIVERY
DECEMBER
2021**

**VIEW
DRONE
VIDEO**

CBRE

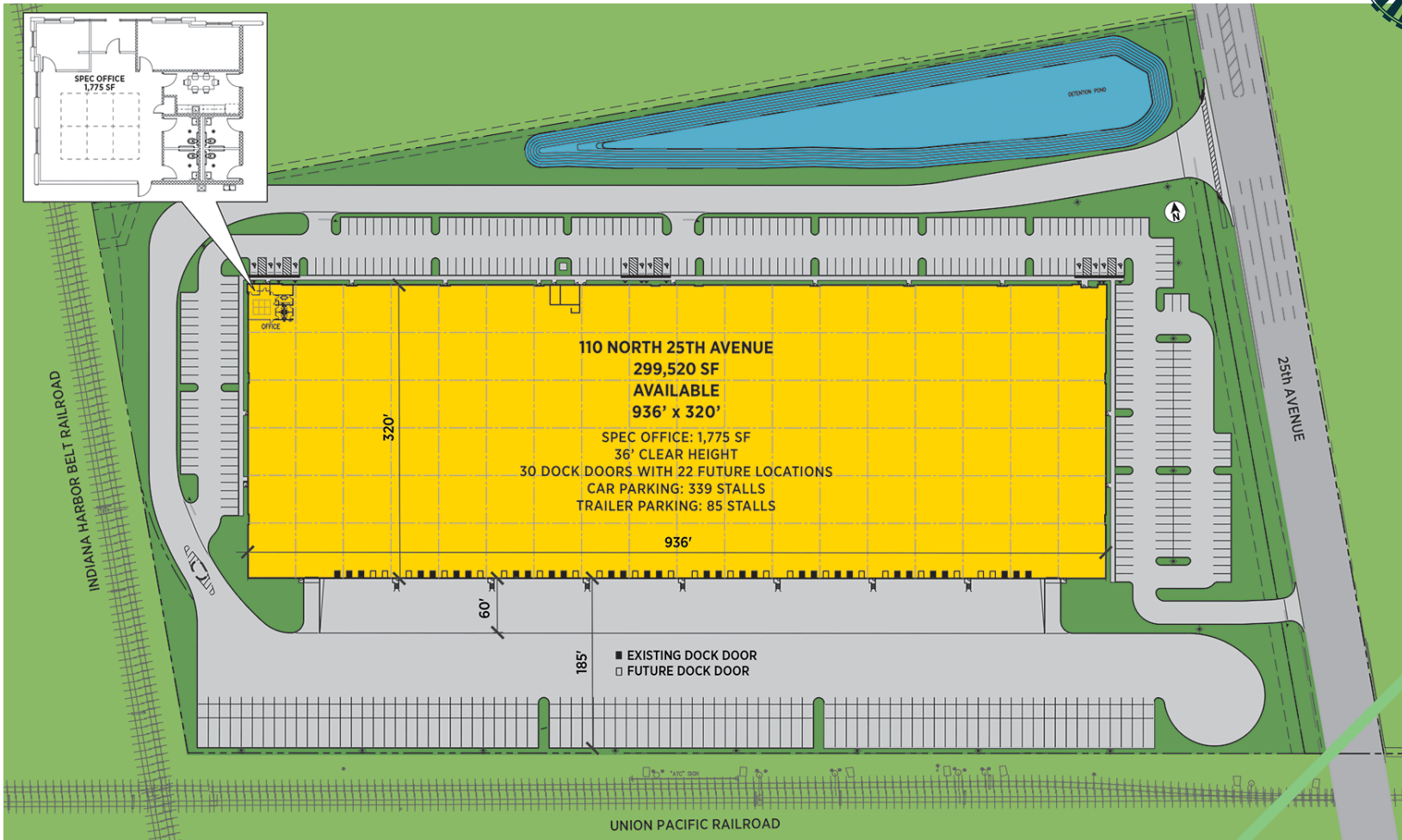
DukeREALTY



SITE PLAN

19.14 ACRES
 LAND SITE CLASS
 6B TAX STATUS
 APPROVED &
 ENTERPRISE
 ZONE
 INCENTIVES
 AVAILABLE

ZONING: I-1
 REDEVELOPMENT
 OVERLAY
 DISTRICT



TOTAL BUILDING SIZE	299,520 SF	TRUCK DOCKS	30 expandable up to 52
PARKING SPACES	339	CLEAR HEIGHT	36'
TRAILER SPACES	85	ASKING LEASE RATE	Subject to Offer



WORKFORCE MAP

30-MINUTE DRIVE-TIME STATS



**POPULATION
OF 2.4 MILLION**

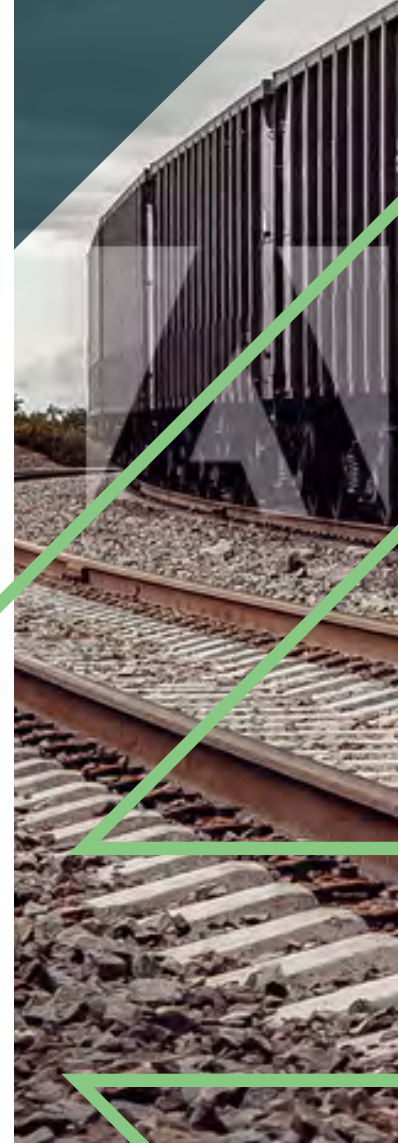
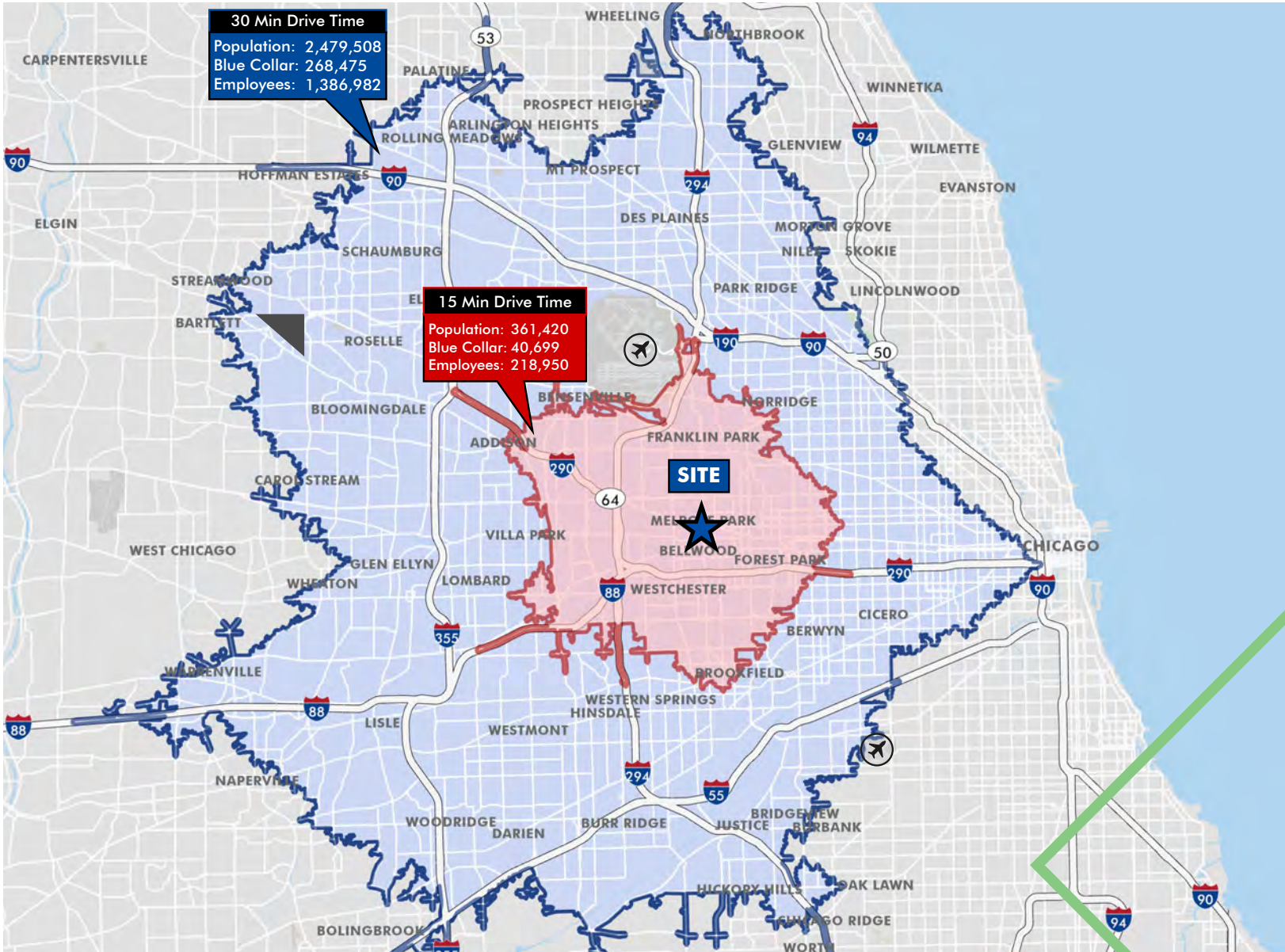


**1.3 MILLION
EMPLOYEES**



**268,475 BLUE-COLLAR
WORKERS**

**MINUTES AWAY
FROM
UNION PACIFIC
INTERMODAL
YARD**



OPENING THE GATES TO CHICAGO & BEYOND

ACCESS MAP



7 MINUTES TO INTERSTATE 290



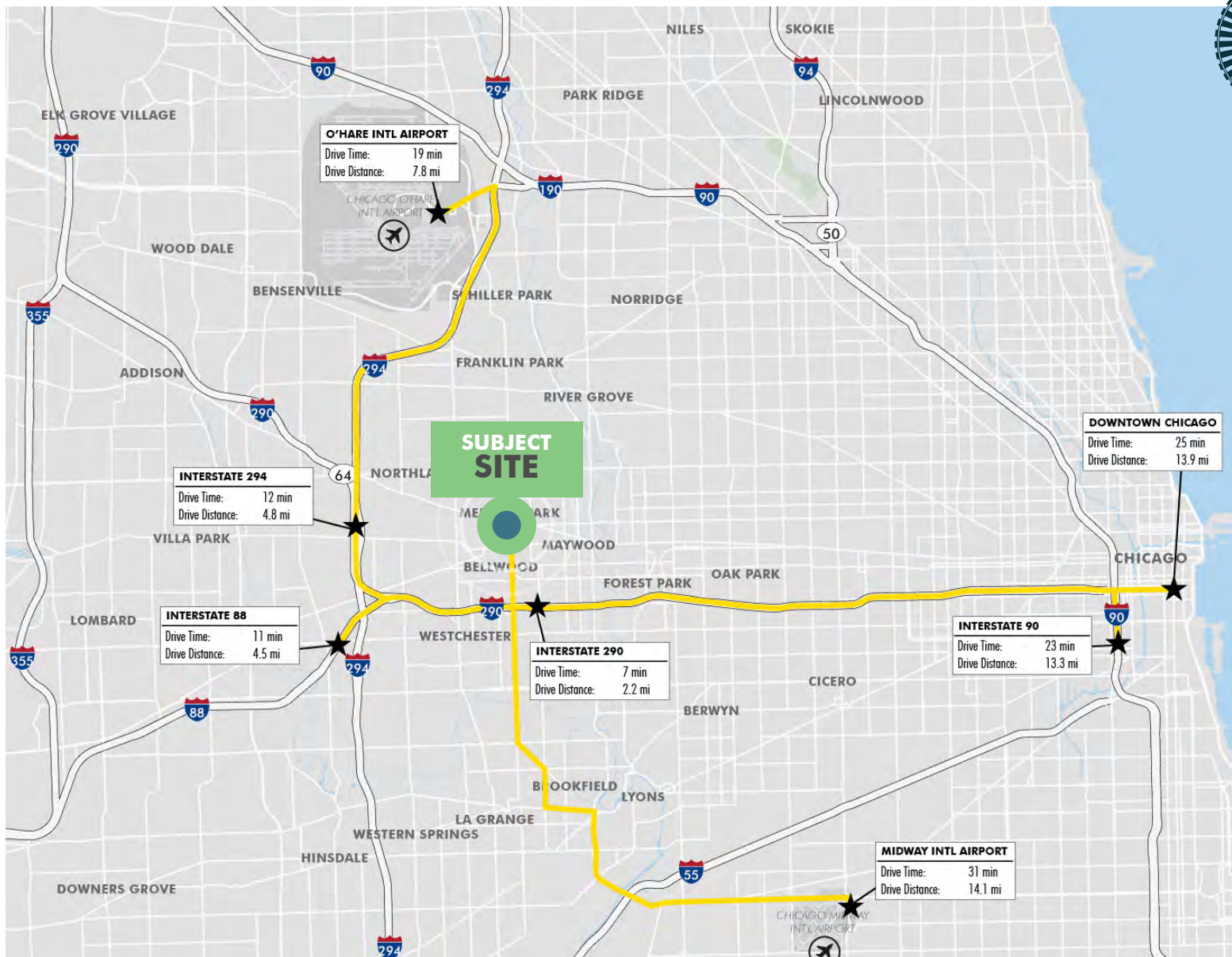
25 MINUTES TO DOWNTOWN CHICAGO



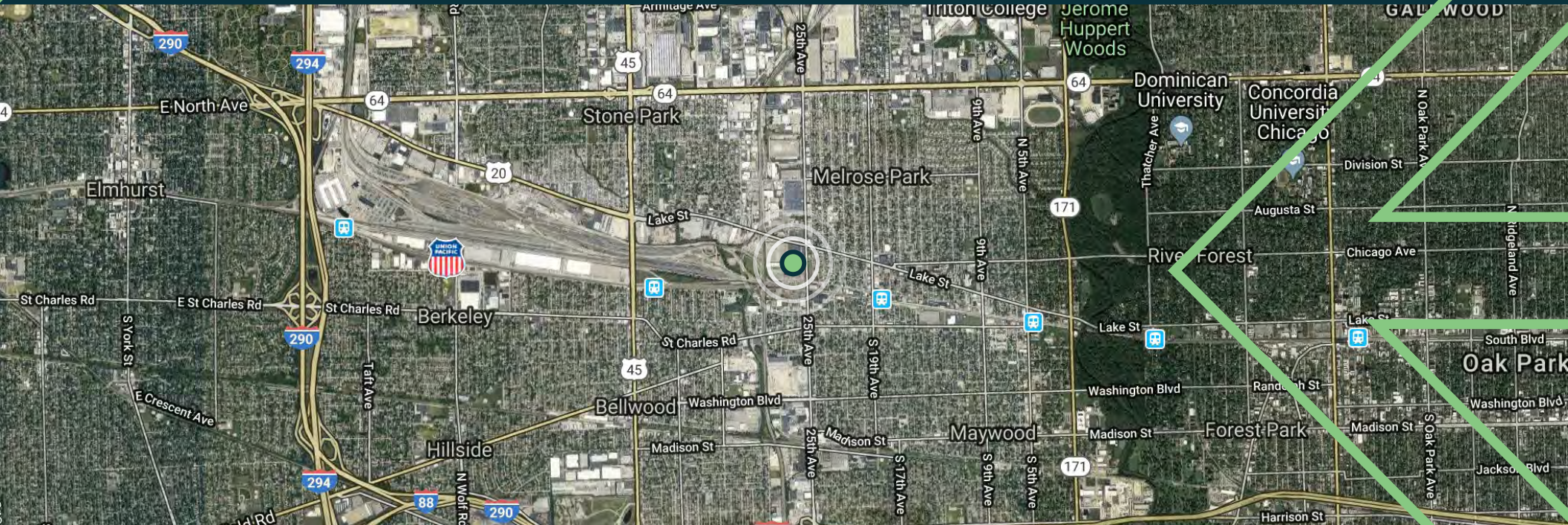
19 MINUTES TO O'HARE AIRPORT

PROXIMITY TO 4 MAJOR HIGHWAYS

RAIL ACCESS AVAILABLE



110 N. 25TH AVE. / BELLWOOD, IL 60104



JASON LEV

SENIOR VICE PRESIDENT

+1 847 706 4044

jason.lev@cbre.com

JOHN SUERTH, SIOR

SENIOR VICE PRESIDENT

+1 847 706 4929

john.suerth@cbre.com

JIMMY KOWALCZYK

SENIOR ASSOCIATE

+1 630 368 5548

jimmy.kowalczyk@cbre.com

SUSAN BERGDOLL

DUKE REALTY - SENIOR VICE PRESIDENT

847-232-5420

susan.bergdoll@dukerealty.com



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