MARINA CROSSINGS
2075 W 43RD ST
CHICAGO, IL
EST. 2018
CHICAGO'S LARGEST INDUSTRIAL SPEC DEVELOPMENT
LABOR. LOCATION. LOGISTICS.
www.marinacrossings.com
633,059 SF WITH IMMEDIATE 301,648-SF AVAILABILITY

PREMIER INFILL DEVELOPMENT IDEAL FOR:

- LAST-MILE FULFILLMENT
- ECOMMERCE
- FOOD AND SERVICE RELATED USERS
**UNBEATABLE LOCATION OFFERS UNBELIEVABLE ADVANTAGES FOR YOUR BUSINESS**

**AVAILABLE UNIT FEATURES**

- **AVAILABLE SF**: 301,648 SF (divisible)
- **RAIL**: Norfolk Southern Railroad
- **SITE AREA**: 35 acres
- **DOCKS**: 33 (expandable)
- **DRIVE-IN DOORS**: 2
- **CAR PARKING**: 53 (expandable to 300+)
- **TRAILER PARKING**: 80 (expandable)
- **CLEAR HEIGHT**: 32’
- **BAY SIZE**: 50’ x 45’ with 70’ speed bay
- **POWER**: 1,500 amps
- **ZONING**: PMD 8A
- **ALDERMANIC WARD**: 12th Ward, Alderman George A Cardenas

**POPULATION**

- **DRIVE TIME**
  - 20 MINUTES (5-7 MILES)
  - 2017: 915,399
  - 2022: 934,522
  - 30 MINUTES (10-15 MILES)
  - 2017: 2,122,603
  - 2022: 2,157,736

**PROPERTY FEATURES**

- **PERFECT INDUSTRIAL DESIGN**
  - Efficient floor plan with ideal specifications including high clear height, cross docking, and expandable car and trailer parking to match tenant needs

- **AVAILABLE INCENTIVES**
  - 6B tax incentive available offering 50% property tax savings to tenants
  - Within Chicago’s Enterprise Zone #2
  - Sales tax exemption for building materials, machinery and equipment
  - Utility tax exemptions
  - Real estate transfer tax exemptions

**LABOR POOL**

- Reach over 2 million qualified employees within a 30 minute drive (10-15 miles)

**UNBEATABLE LOCATION OFFERS UNBELIEVABLE ADVANTAGES FOR YOUR BUSINESS**
UNPARALLELED ACCESS TO CHICAGOLAND AND BEYOND!

Access downtown Chicago via Archer Avenue within 15 minutes.
Access 4 intermodal yards within minutes.
Incredible location within The Stockyards Industrial Corridor, home to over 265 companies and 15,000 jobs.
Access to incredible labor pool.
Neighbors like Pepsi, Vienna Beef, Ardagh Group, Vantage and OSI Group.

NEIGHBORHOOD AMENITIES
- Antique Taco
- Naka
- La Palapa
- Taipei Cafe
- Zaytune
- Tio Luis Tacos
- Phil's Pizza
- BBQ Petio
- Bridgeport Coffee
- The Duck Inn
- Mariano's
- Gordon's Ace Hardware
- Cermak Fresh Market
- Guaranteed Rate Field

HIGHWAY ACCESS
- I-55
- I-90/I-55
- I-290
- I-294

8 Mi to the Loop
5 Mi to Midway
22 Mi to O'Hare

10 mins, 2 miles
12 mins, 4 miles
MARINA CROSSINGS' EXCELLENT LOCATION OFFERS 6X THE AVAILABLE BLUE-COLLAR LABOR WITHIN A 5-MILE DRIVE - AS COMPARED TO WILL COUNTY.