

BUILDING 10:

Total Building Size	167,055 ± SF
Divisible To	41,764 ± SF
Site Size	16.2 ± Acres
Office Size	To-Suit
Clear Height:	30'
Loading Docks	24 Exterior (expandable)
Drive-In Doors	4 (12' x 14')
Automobile Parking	164 Stalls (expandable to 193)
Trailer Parking	24 Stalls
Construction	Pre-Cast Concrete
Bay Size	51'8" x 50'
Flooring	7" thick, unreinforced 4,000 psi concrete slabs
Lighting	T5 Florescent Fixtures
Sprinkler System	ESFR
HVAC	Gas Fired Units
Power	2,400 Amps, 277/480-Volt 3-Phase 4 Wire

Remarks

- Exceptional location at I-355 (Veterans Memorial Tollway) & 143rd Street full interchange with 1/2 mile tollway exposure
- Ideal space for warehousing, distribution, logistics and manufacturing companies
- Easy access to / from major interstates
- Low Will County real estate taxes
- Surrounded by a robust labor force

Exclusively Marketed by:

NAI Hiffman
Commercial Real Estate Services, Worldwide.

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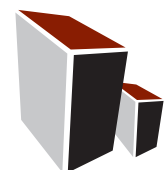
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Heritage Crossing Corporate Center is the only true business park development along the new I-355 (Veterans Memorial Tollway) southern extension. Located in Lockport, Illinois, this 228-acre premier business park development offers an ideal location, exceptional design flexibility and an attractive labor market for multiple users including light industrial and distribution. Heritage Crossing Corporate Center offers in excess of 2.6 million square feet of state-of-the-art development space in one of the nation's largest concentrations of rail, interstate highway and air transportation networks. With its exceptional location at I-355 and the 143rd Street full interchange and close proximity to I-55 and I-80, it is ideally suited for warehousing, distribution / logistics and manufacturing companies.

The park will consist of 12 buildings varying in sizes from 65,000 SF to 485,000 SF.

WWW.HERITAGECROSSINGCC.COM

Owned & Developed by:



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