

BUILDING 12:

Total Building Size	65,975 ± SF
Divisible To	16,494 ± SF
Site Size	8.3 ± Acres
Office Size	To-Suit
Clear Height	24'
Loading Docks	12 Exterior (expandable)
Drive-In Doors	4 (12' x 14')
Automobile Parking	101 Stalls (expandable to 125)
Trailer Parking	6 Stalls
Construction	Pre-Cast Concrete
Bay Size	43'9" x 50'
Flooring	6" thick, 4,000 psi reinforced concrete slabs
Lighting	T5 Florescent Fixtures
Sprinkler System	Wet -Class IV
HVAC	Gas Fired Units
Power	1,000 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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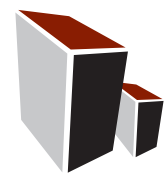
www.hiffman.com

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:



ML REALTY
PARTNERS

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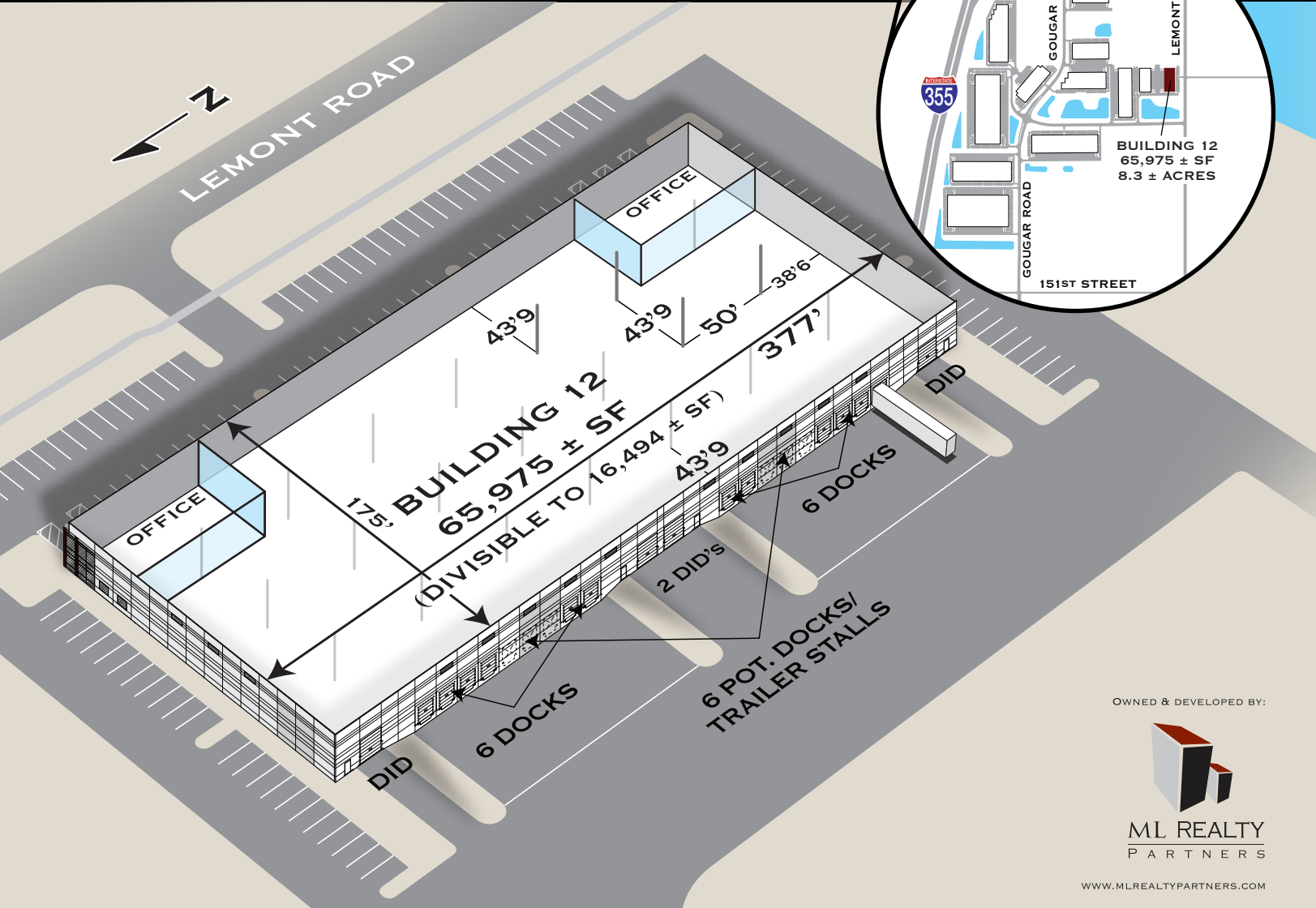
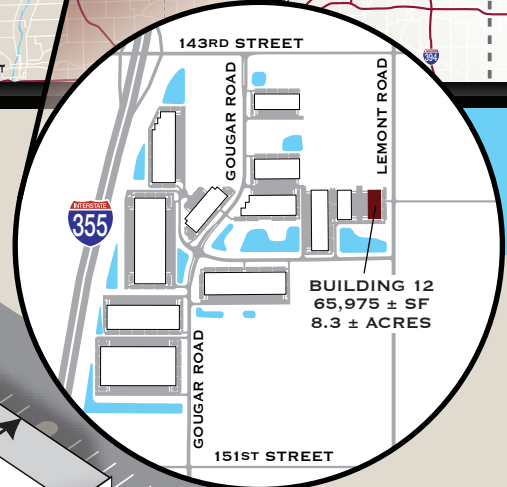
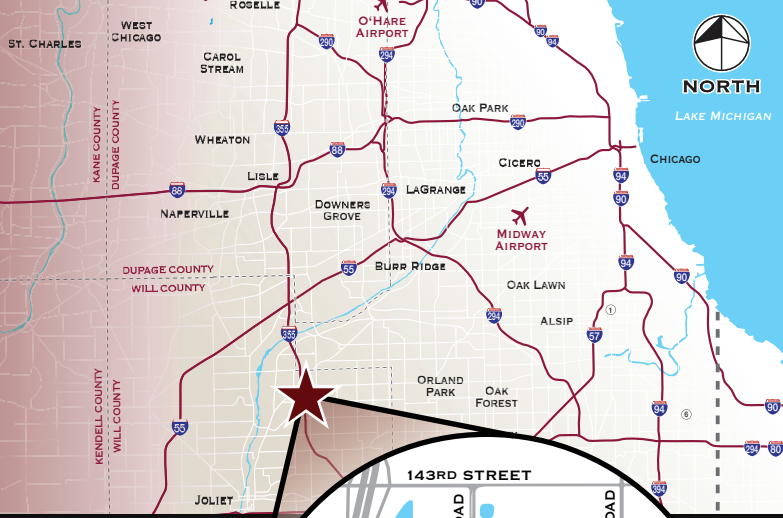
NORTH

LAKE MICHIGAN

CHICAGO

HERITAGE CROSSING

CORPORATE CENTER



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