

BUILDING 8:

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|----------------------------|--|
| Total Building Size | 485,000 ± SF |
| Divisible To | 121,250 ± SF |
| Site Size | 28.9 ± Acres |
| Office Size | To-Suit |
| Clear Height | 30' |
| Loading Docks | 60 Exterior (expandable) |
| Drive-In Doors | 4 (12' x 14') |
| Automobile Parking | 327 Stalls |
| Trailer Parking | 40 Stalls (expandable) |
| Construction | Pre-Cast Concrete |
| Bay Size | 50' x 47'6" |
| Flooring | 7" thick, unreinforced 4,000 psi concrete slabs |
| Lighting | T5 Florescent Fixtures |
| Sprinkler System | ESFR |
| HVAC | Gas Fired Units |
| Power | 3,000 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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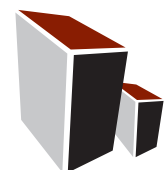
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Heritage Crossing Corporate Center is the only true business park development along the new I-355 (Veterans Memorial Tollway) southern extension. Located in Lockport, Illinois, this 228-acre premier business park development offers an ideal location, 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:



ML REALTY
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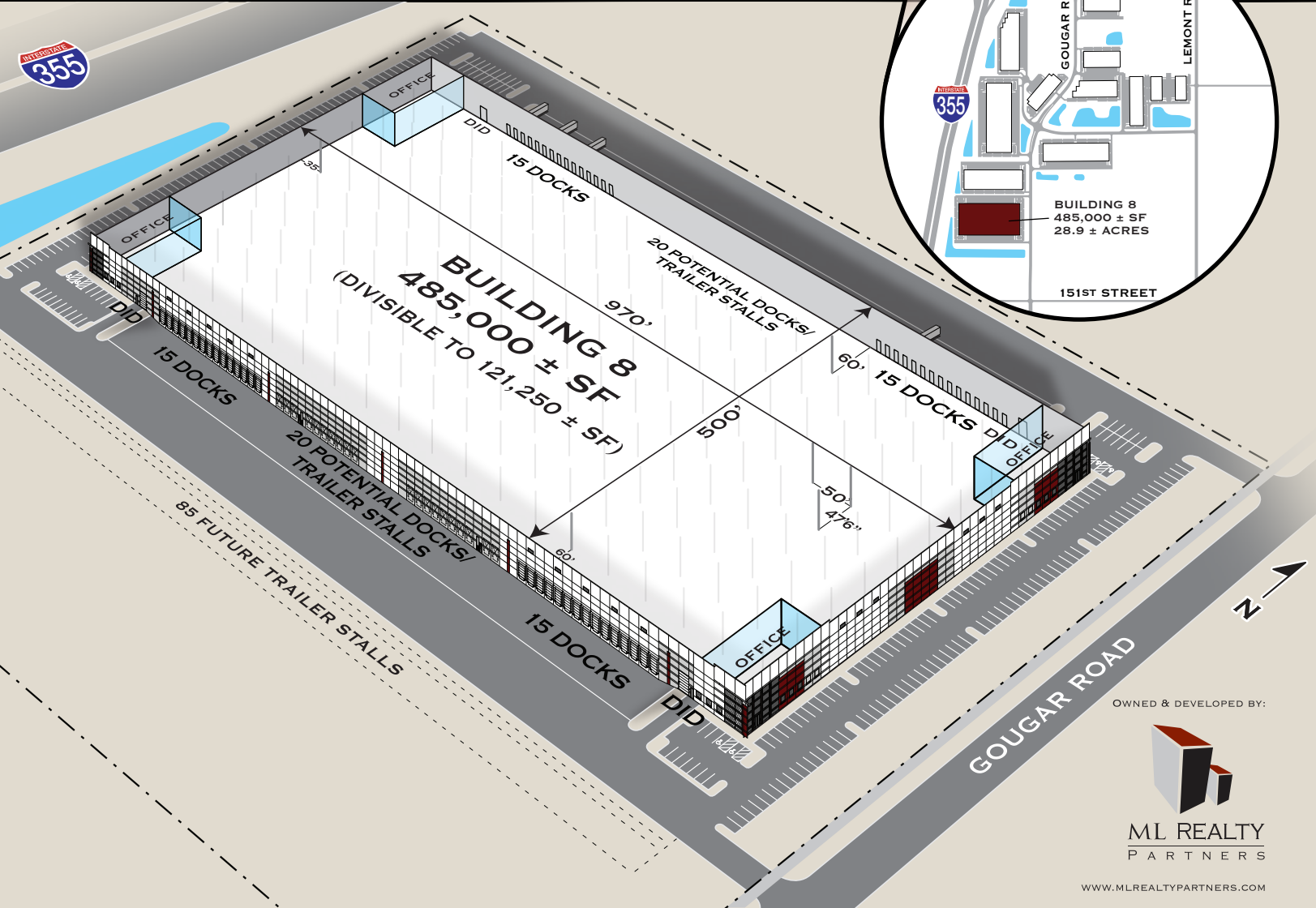
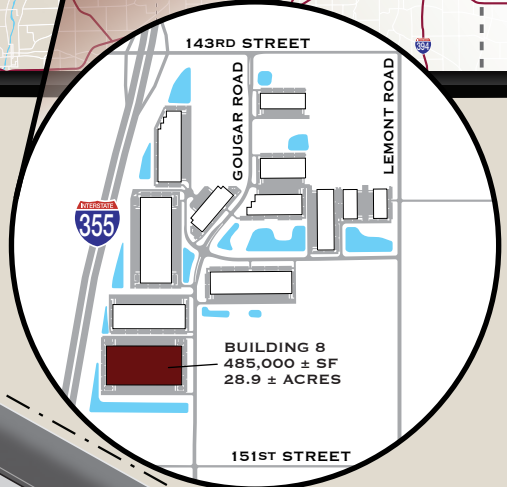
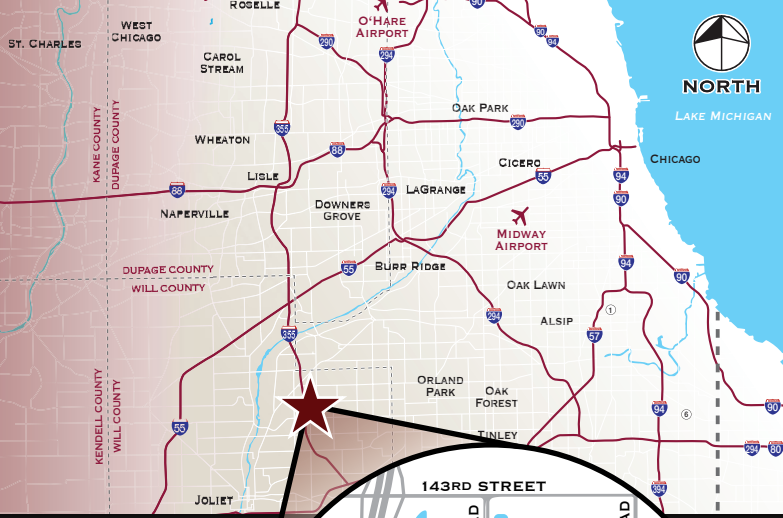
NORTH

LAKE MICHIGAN

CHICAGO

HERITAGE CROSSING

CORPORATE CENTER



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