



CLARION PARTNERS

# For Lease

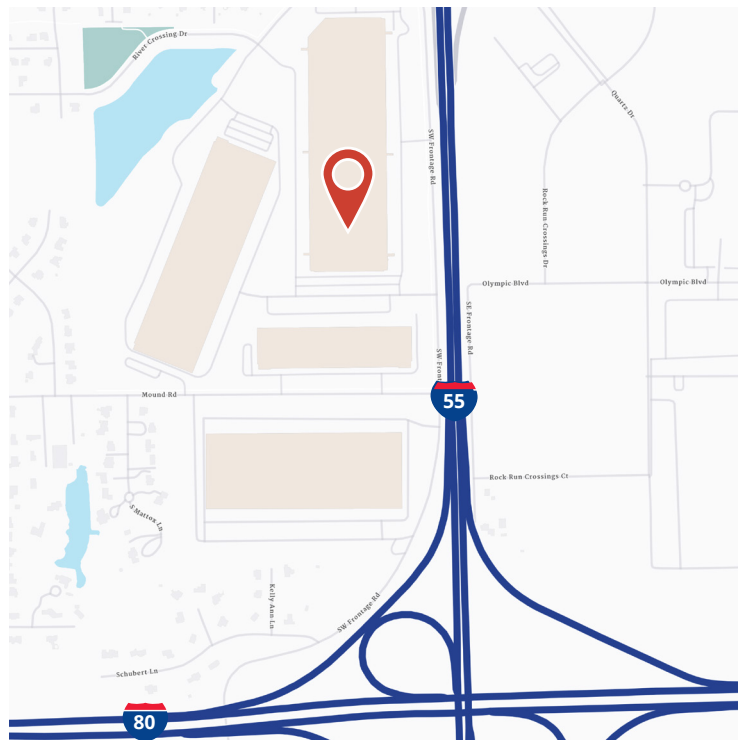
Heartland Corporate Center  
21100-21350 SW Frontage Rd.  
Shorewood, IL 60404

492,866 Square Feet Available - Part of a Larger 1,000,000 SF Building



## BUILDING HIGHLIGHTS

- 492,866 SF available
- Main office 7,883 SF; Shipping offices 650 SF, 531 SF; Data 500 SF
- White Boxed Warehouse
- 32' clear height
- ESFR sprinkler system
- Electrical service: 3000 amp, 277/480v
- LED lighting
- 238 car parking; 124 trailer parking stalls
- 80 Exterior Docks
- Drive in Doors: 2
- Fully fenced and secured truck courts
- Low Will County taxes (\$1.05/psf)
- CAM: \$0.30/psf
- Insurance: \$0.06/psf
- Management Fee: \$0.05/psf

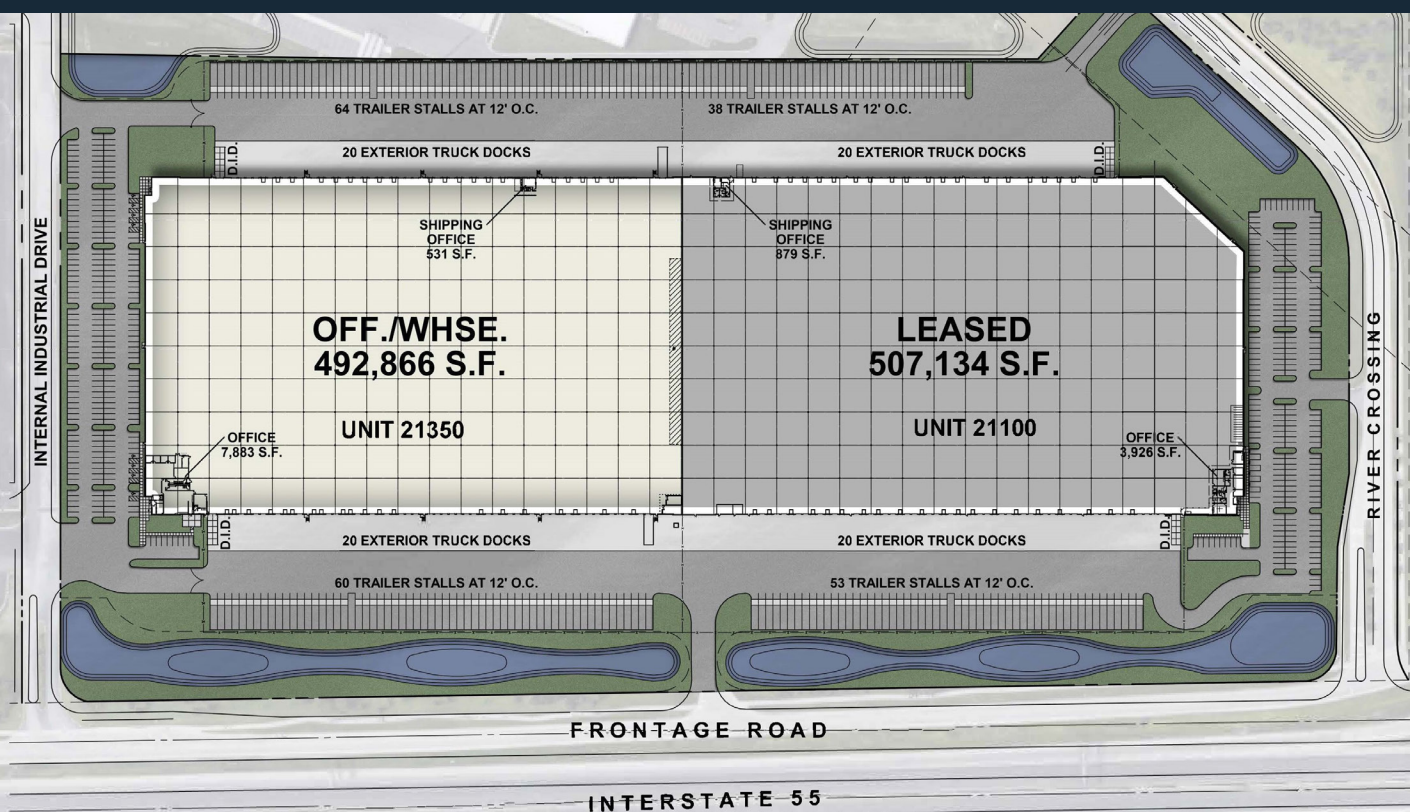


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## Heartland Corporate Center



Heartland Corporate Center is a modern bulk distribution center located in Shorewood with great accessibility to I-55 & I-80, making it well suited for both local and regional distribution.



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A Franklin Templeton Company

[www.clarionpartners.com](http://www.clarionpartners.com)

For more information on this opportunity, please contact.



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