CLARION PARTNERS

For Lease

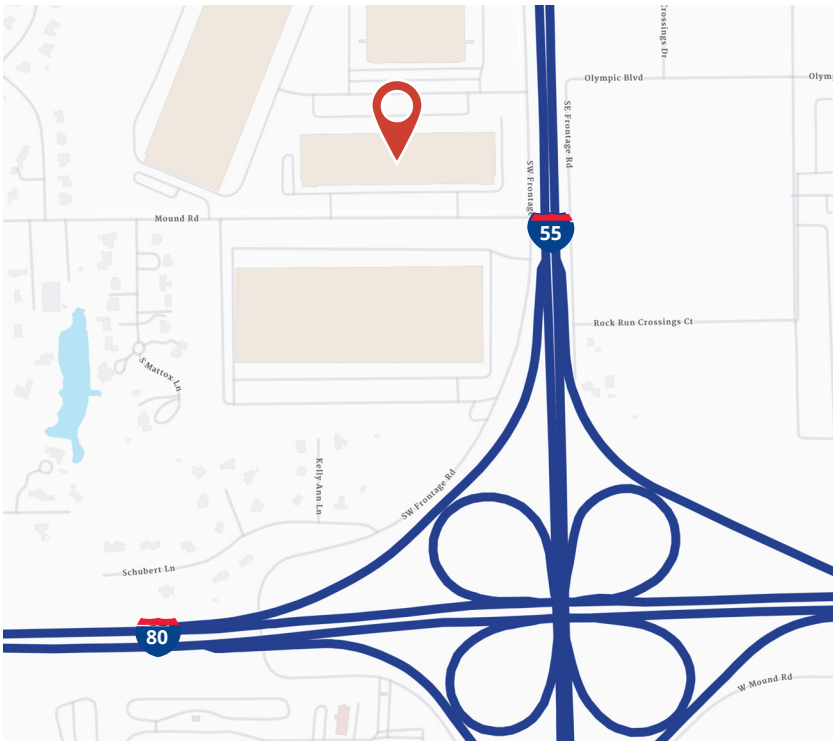
Heartland Corporate Center
21450 SW Frontage Rd.
Shorewood, IL 60404

Built in 2016 State Of The Art 212,135 Square Feet Available



BUILDING HIGHLIGHTS

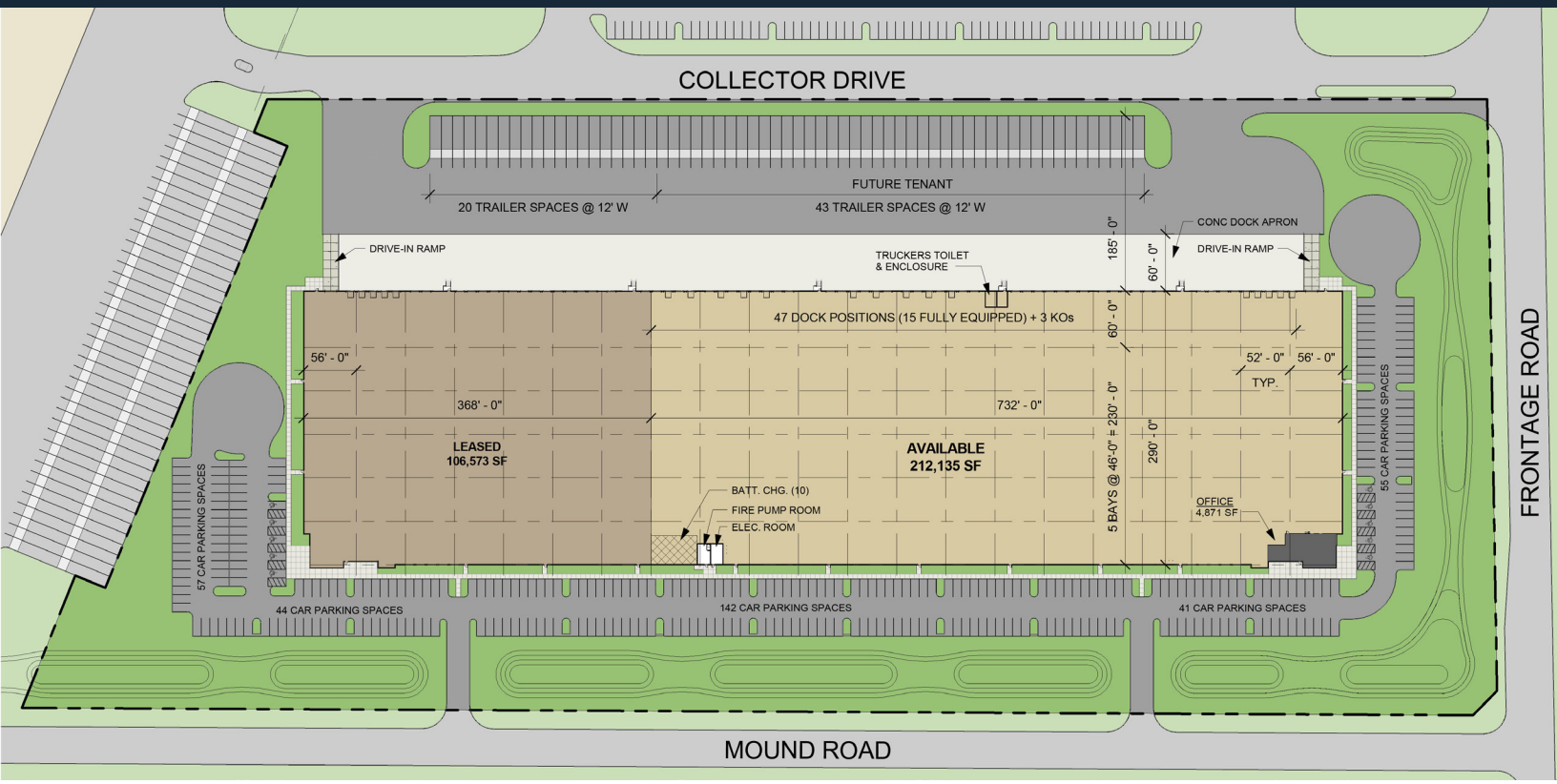
- 212,135 SF available
- 4,871 SF office
- 32’ clear height
- ESFR sprinkler system
- LED lighting
- 47 docks, 1 drive-in door
- 197 car parking
- 43 trailer parking stalls
- Outstanding regional and national distribution location within 1 day’s drive of 85.5 million people
- Easy access to I-55 & I-80
- Low Will County taxes ($1.22/psf)
- CAM: $0.52/psf
- Insurance: $0.07/psf
- Management Fee: $0.15/psf
- Lease Rate: Subject to Offer



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.

CLARION PARTNERS

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.

CLARION PARTNERS

A Franklin Templeton Company

www.clarionpartners.com

For more information on this opportunity, please contact.

Colliers

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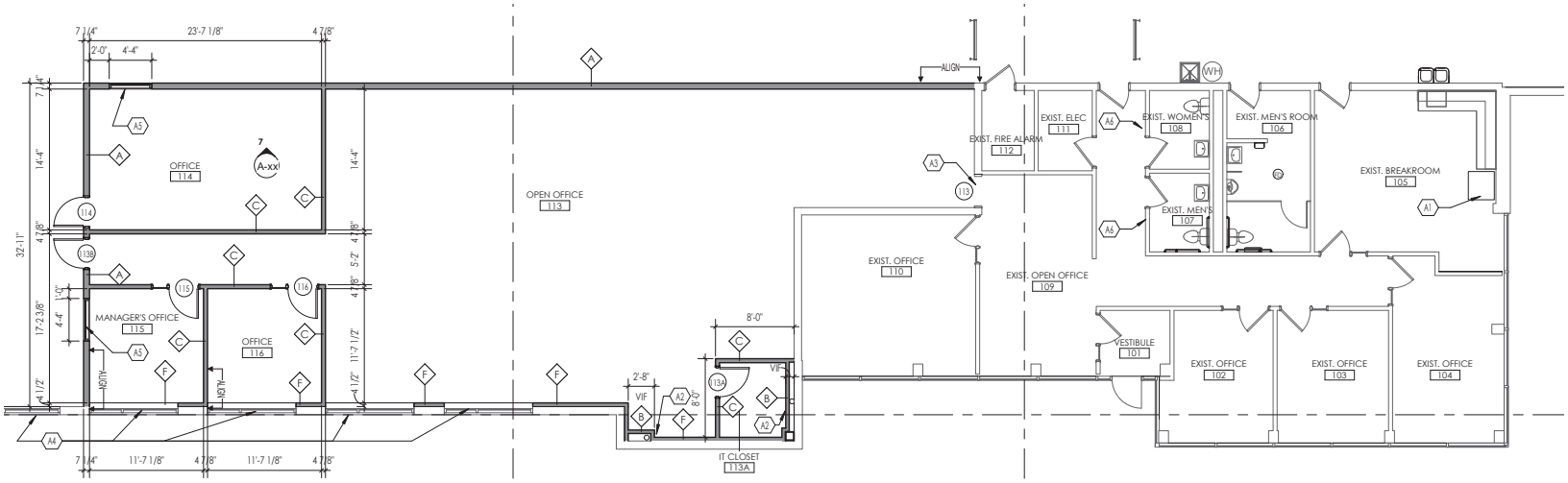
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Heartland Corporate Center

Office



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