

Ready for Occupancy!

[View Video Here](#)[View Website Here](#)

Five Buildings Totaling 1.3M SF
66,719 SF – 162,553 SF Available
Divisible

The Logistics Campus

Warehouse/Distribution/Light Manufacturing

Phase I



Dermody.com

Building Specifications

Glenview, Illinois



CHICAGO CBD

25 Miles



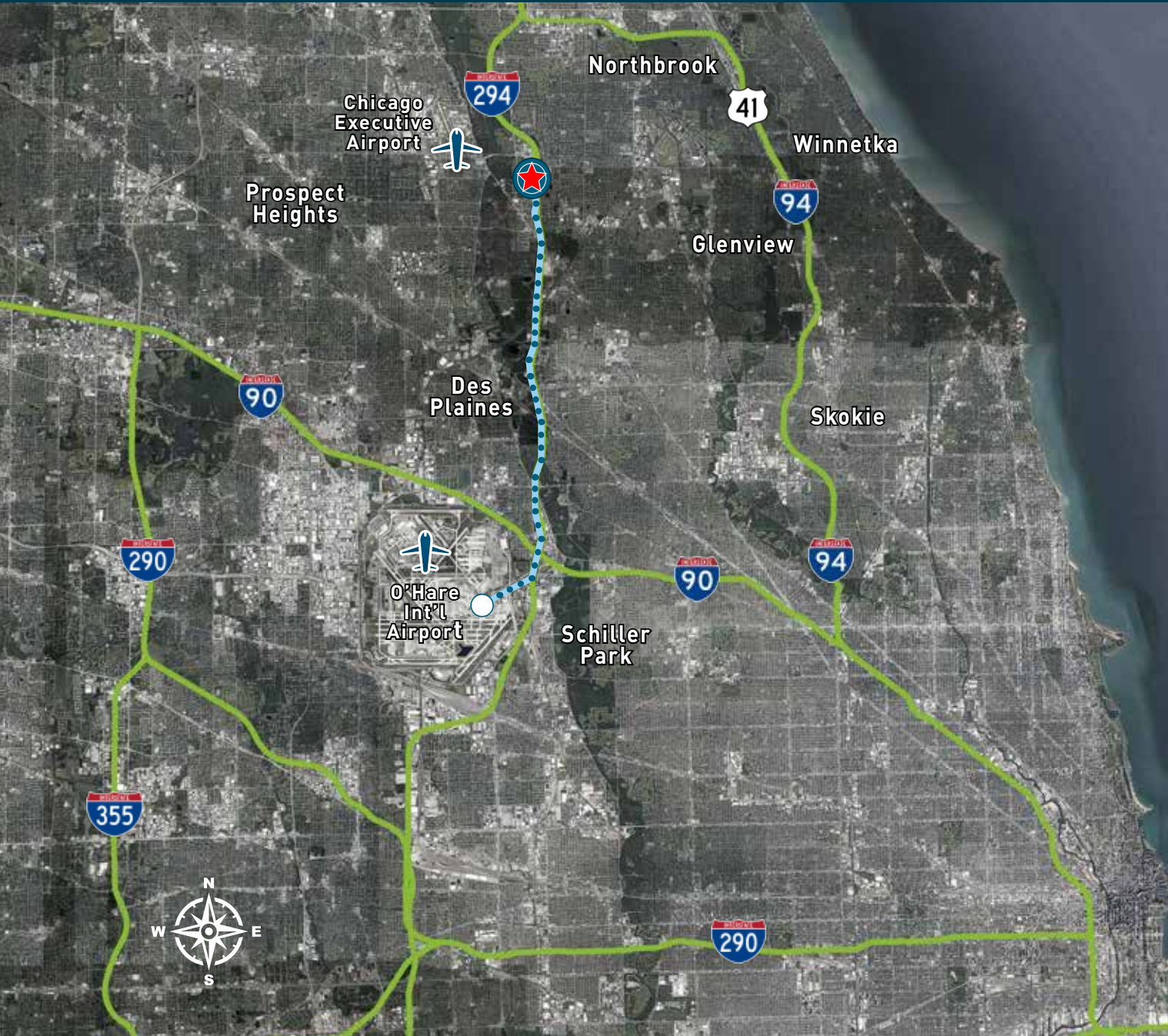
O'HARE AIRPORT

11 Miles



CHICAGO EXECUTIVE
AIRPORT

2 Miles

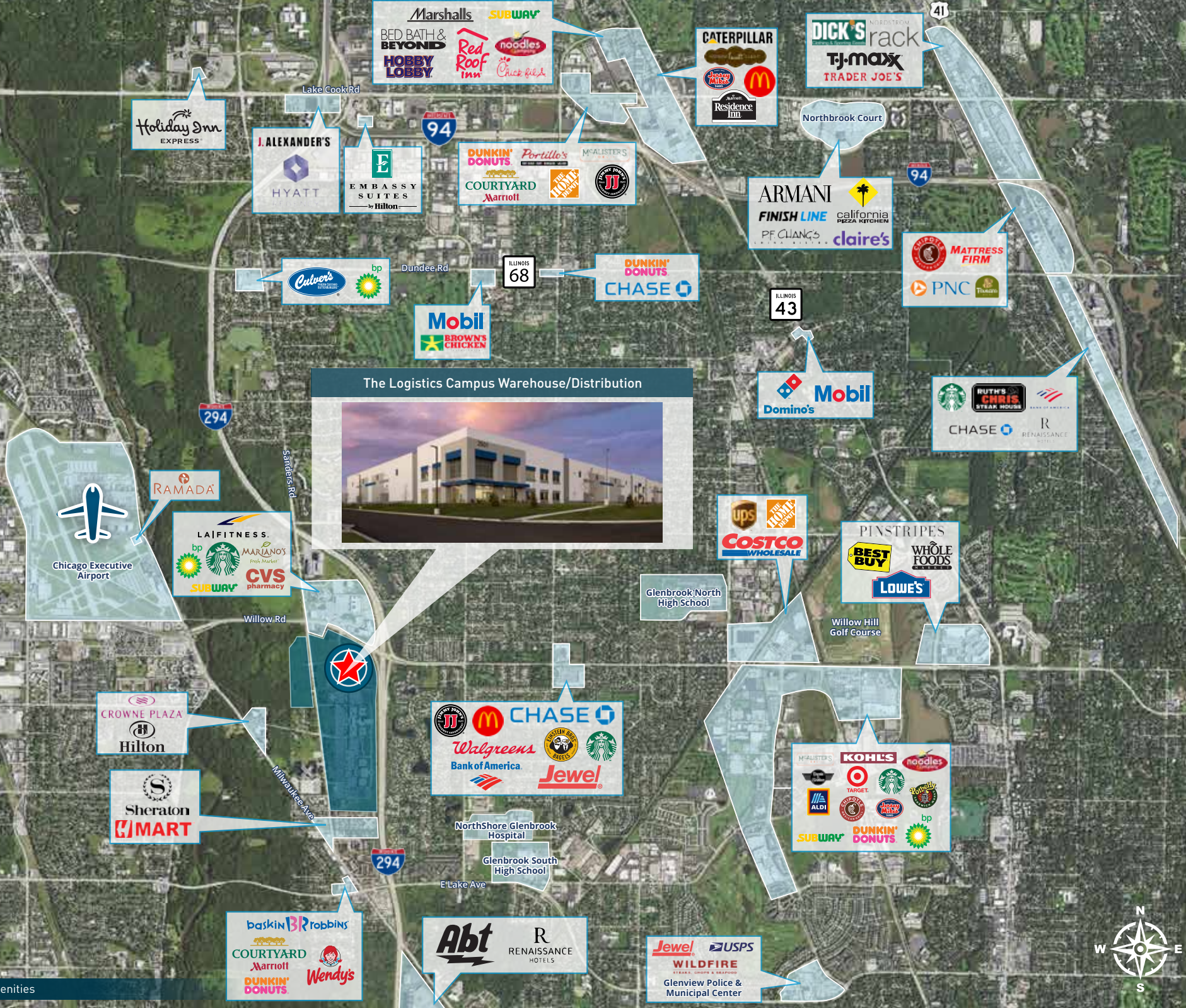


The Logistics Campus is in an unparalleled Chicago location, and features state-of-the-art specifications, a wide array of nearby amenities and immediate access to I-294.

- Planned as 10-building logistics campus totaling 3,238,548 square feet with flexibility to accommodate build-to-suits
- Class-A construction and design
- All five Phase I buildings are LEED Silver Certified
- Flight-to-quality location with proximity to O'Hare
- Immediate access to I-294 at Willow Rd to a four-way interchange
- Four buildings ready for occupancy
- 32'-120' ft clear
- Trailer parking



Area Amenities



Holiday Inn EXPRESS

J. ALEXANDER'S
HYATT

EMBASSY SUITES
by Hilton

Marshall's
BED BATH & BEYOND
HOBBY LOBBY
SUBWAY
Red Roof Inn
noodles
Chick-fil-A

DUNKIN' DONUTS
Portillo's
McALISTER'S
COURTYARD Marriott
THE MOUNTAIN
JJ

CATERPILLAR
McDonald's
Residence Inn

DICK'S rack
TJ-MAXX
TRADER JOE'S

ARMANI
FINISH LINE
california PIZZA KITCHEN
PF CHANG'S
claire's

MATTRESS FIRM
PNC

Culver's
bp

Mobil
BROWN'S CHICKEN

DUNKIN' DONUTS
CHASE

Mobil
Domino's

STARBUCKS
RUTH'S CHRIS STEAK HOUSE
CHASE
RENAISSANCE HOTELS



The Logistics Campus Warehouse/Distribution



Chicago Executive Airport

RAMADA

LAIFITNESS
bp
STARBUCKS
MARIANO'S Fresh Market
CVS pharmacy
SUBWAY

CROWNE PLAZA
Hilton

Sheraton
MART

CHASE
WALGREENS
Bank of America
Jewel
STARBUCKS
McDonald's

NorthShore Glenbrook Hospital

Glenbrook South High School

E Lake Ave

Glenbrook North High School

ups
COSTCO WHOLESALE

PINSTRIPES
BEST BUY
WHOLE FOODS MARKET
LOWE'S

Willow Hill Golf Course

McALISTER'S
KOHLS
noodles
ALDI
TARGET
STARBUCKS
McDonald's
SUBWAY
DUNKIN' DONUTS
bp

baskin B R robbins
COURTYARD Marriott
DUNKIN' DONUTS
Wendy's

Abt
RENAISSANCE HOTELS

Jewel
USPS
WILDFIRE
Glenview Police & Municipal Center



Site Plan

[View Additional Site Plan Options Here](#)

- Three Buildings Ready for Occupancy
- Divisible
- LEED Silver Certified
- +/- 3,100 SF spec office in each building



Phase I

Building	Available SF
Building 1	66,719 SF
Building 2	92,426 SF
Building 3	LEASED
Building 4	162,553 SF
Building 5	LEASED



Property Overview

Three Buildings Ready for Occupancy

66,719 SF – 162,553 SF Available

Divisible



Phase II

* Flexibility to construct
other layouts up to 1.3 M SF

BUILDING 1

66,719 SF Available

BUILDING 2

92,426 SF Available

BUILDING 3

LEASED

BUILDING 5

LEASED

BUILDING 4

162,553 SF Available

LEASED

SANDERS RD

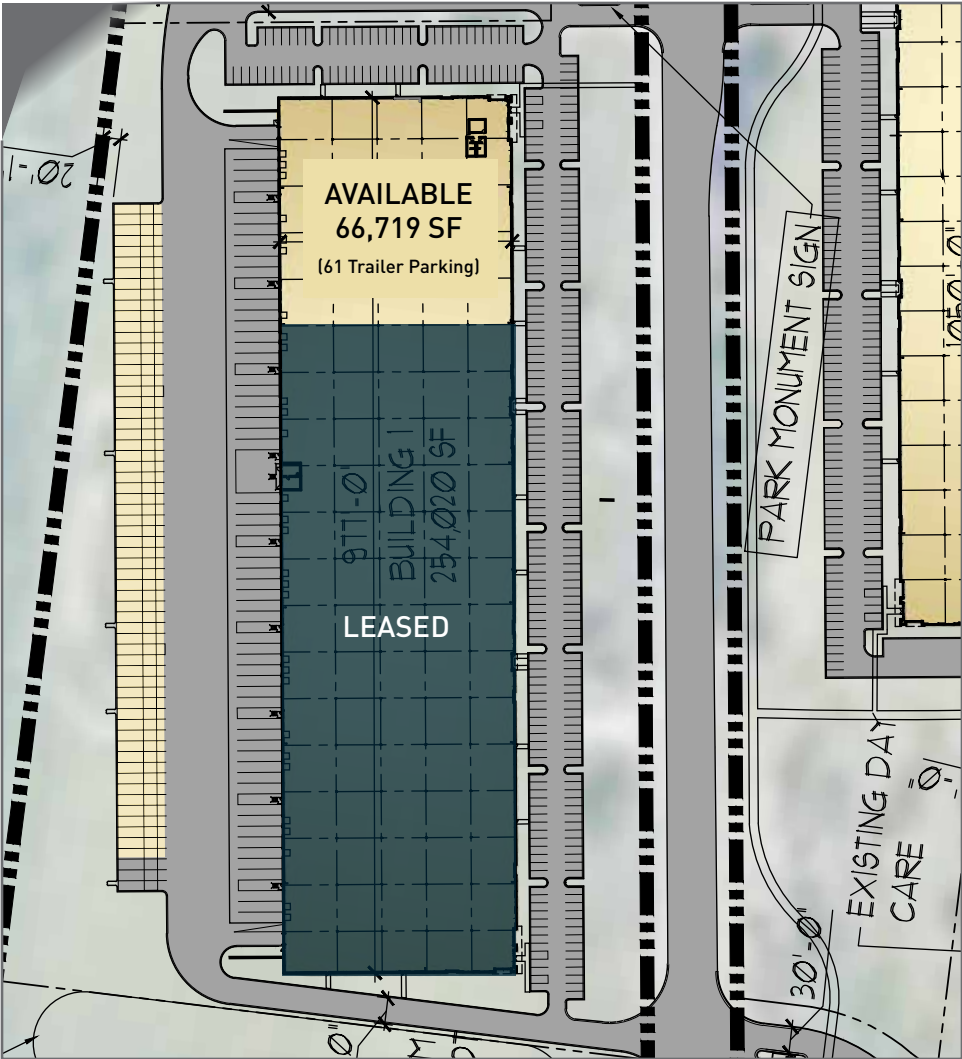
PROTECTION PKWY

WILLOW RD

INTERSTATE
294

Property Overview

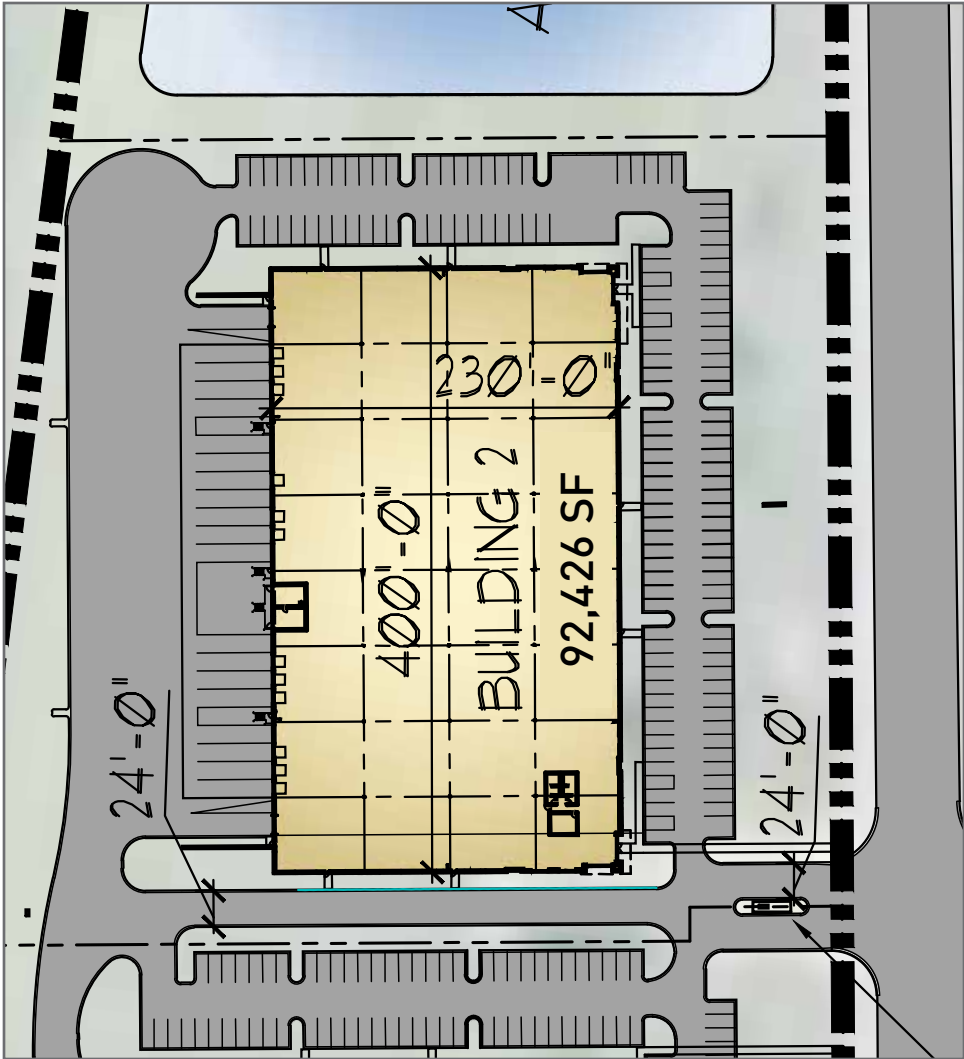
Building 1 - 66,719 SF
2600 Sanders Road



Building Dimensions: 260' x 254' 6"	Clear Height: 36'
Drive-In Doors: 2	Column Spacing: 50' X 52'
Dock Doors: 7 existing (expandable to 14)	Office Area: +/- 3,100 SF
Trailer Parking: 61	Floors: 7" / 4,000 PSI
Car Parking: 87	Lighting: High Bay LED
Zoning: Industrial	HVAC Systems: Rooftop Units
Year Built: 2024	Electric: 2,000 Amps
Structure Exterior: Precast	Roof: 45 mil Mechanically Fastened TPO

Property Overview

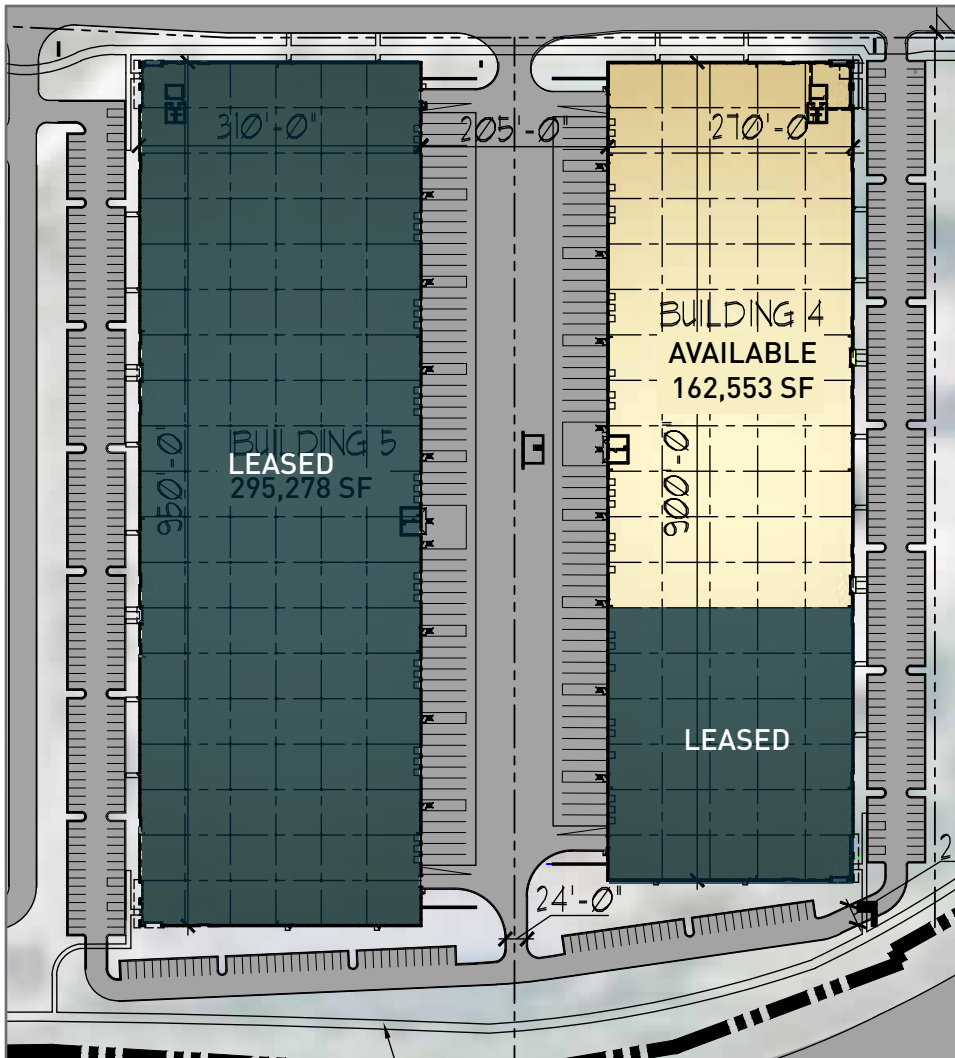
Building 2 - 92,426 SF
2500 Sanders Road



Building Dimensions: 230' x 400'	Clear Height: 32'
Drive-In Doors: 2	Column Spacing: 50' x 56'8"
Dock Doors: 12 existing (expandable to 19)	Office Area: +/- 3,100 SF
Trailer Parking: 0	Floors: 7"/4,000 PSI
Car Parking: 142	Lighting: High Bay LED
Zoning: Industrial	HVAC Systems: Rooftop Units
Year Built: 2024	Electric: 1200 Amps
Structure Exterior: Precast	Roof: 45 mil Mechanically Fastened TPO

Property Overview

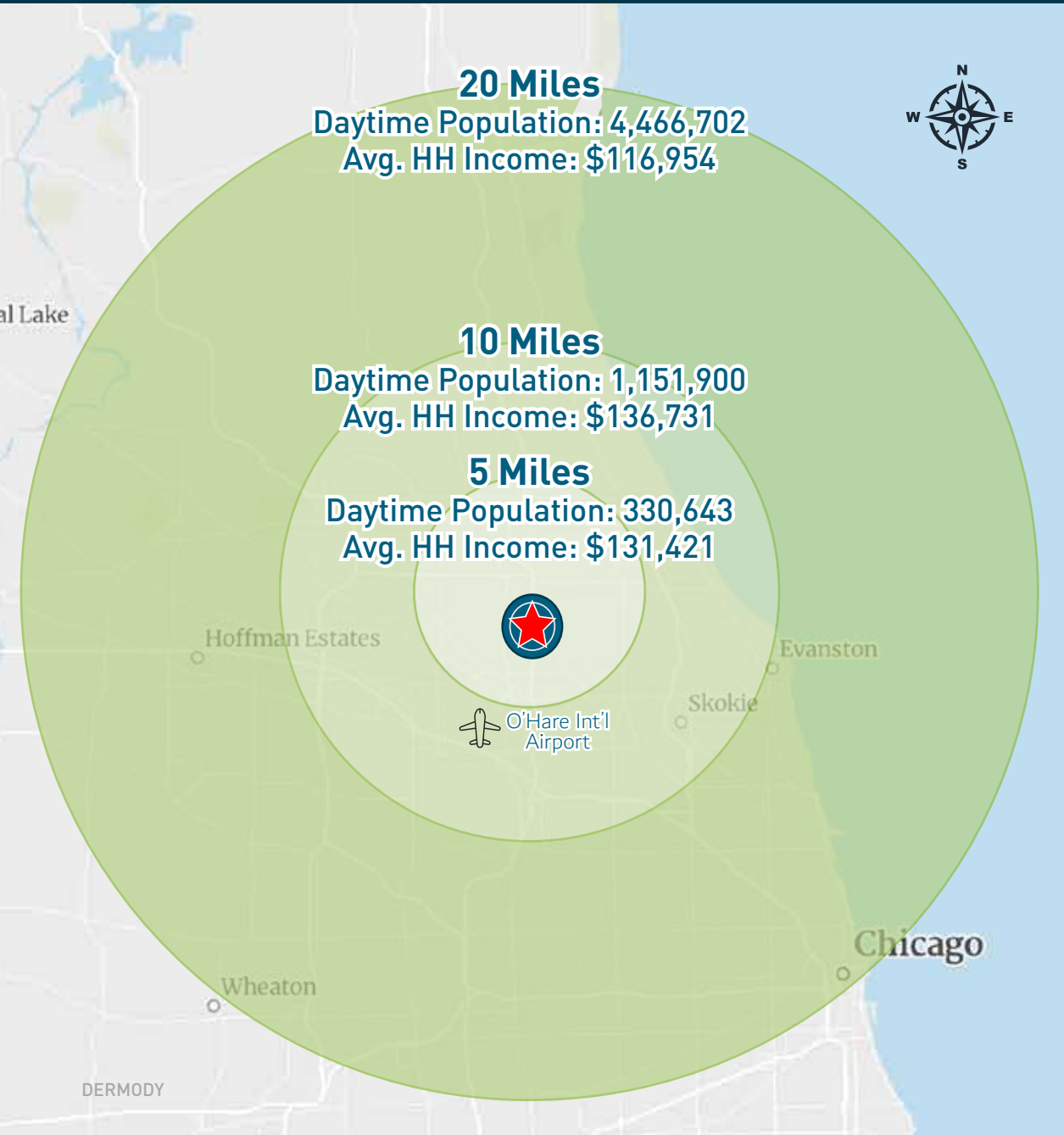
Building 4 - 162,553 SF
2551 Protection Parkway
Divisible



Building Dimensions: 270' x 900'	Clear Height: 36'
Drive-In Doors: 1	Column Spacing: 50' x 52'6"
Dock Doors: 18 existing (expandable to 36)	Office Area: +/- 3,100 SF
Trailer Parking: 0	Floors: 7"/4,000 PSI
Car Parking: 143	Lighting: High Bay LED
Zoning: Industrial	HVAC Systems: Rooftop Units
Year Built: 2024	Electric: 1,700 Amps
Structure Exterior: Precast	Roof: 45 mil Mechanically Fastened TPO

Demographics

10-Mile Statistics



774,757
Employees



43,963
Businesses



66% of Population
Between Ages 15-66

	5 Miles	10 Miles	20 Miles
Total Households	109,238	371,138	1,586,653
Average Household Income	\$131,421	\$136,731	\$116,954
Median Age	44.7	43.8	37.5

Regional Drive Times



Chicago	0.5
Cincinnati	5.75
Cleveland	7.0
Des Moines	5.5
Detroit	5.5
Indianapolis	4.25
Kansas City	8.5
Louisville	5.75
Memphis	8.5
Milwaukee	0.5
Minneapolis	5.5
Nashville	8.25
Omaha	7.0
Pittsburgh	8.5
St. Louis	5.25



The Logistics Campus Warehouse/Distribution

Glenview, Illinois

About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has developed more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Boston, Chicago, Dallas, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

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