

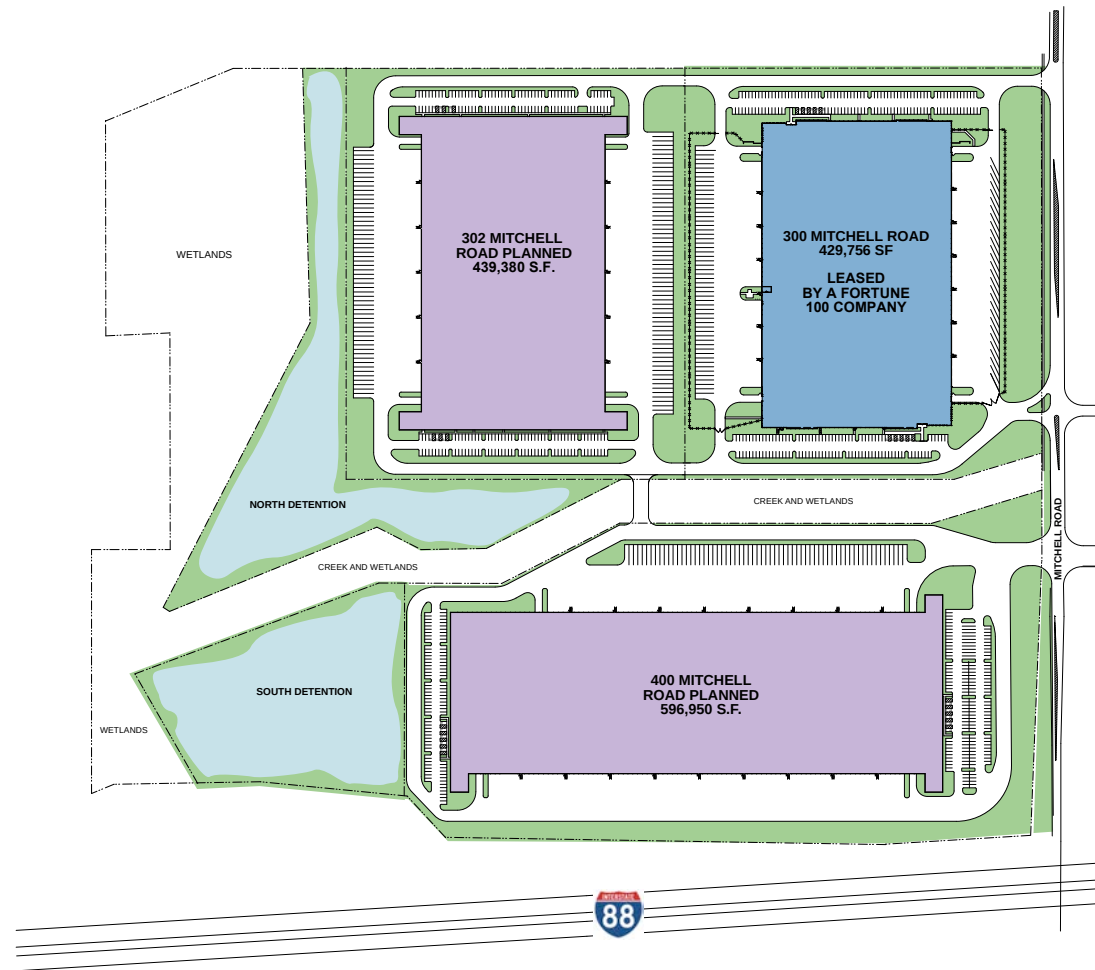
Prologis North Aurora

BUILD-TO-SUIT OPPORTUNITIES



Mitchell Road and I-88, North Aurora





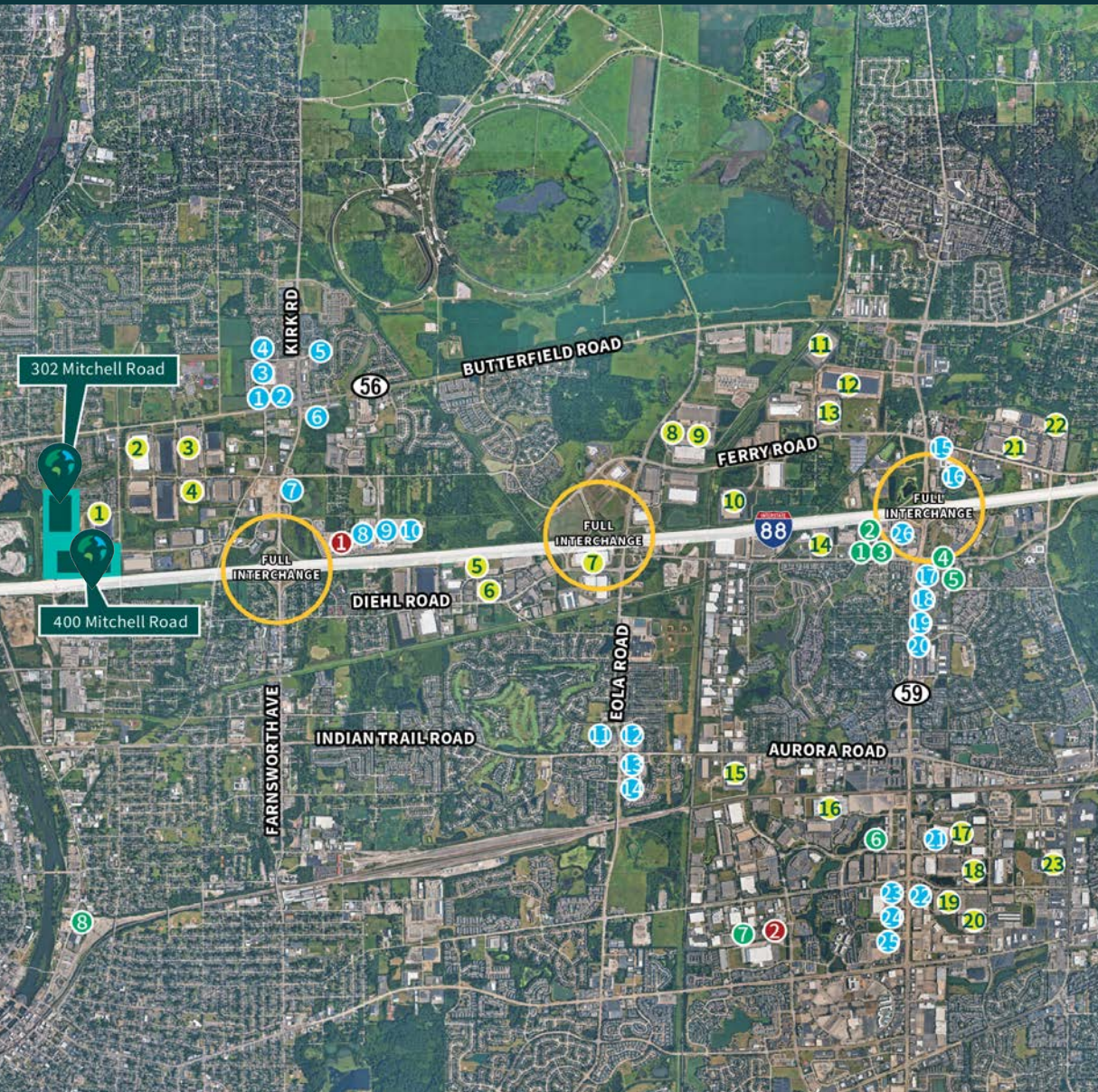
302 Mitchell Road

- 439,380 SF build-to-suit
- Divisible
- Office to-suit
- 40' clear height
- 88 exterior docks
- 4 drive-in doors
- 118 trailer parking stalls
- 200 car parking stalls
- 52' x 52' bay size
- 68' x 52' dock staging
- ESFR Sprinklers

400 Mitchell Road

- 596,950 SF build-to-suit
- Divisible
- Office to-suit
- 40' clear height
- 139 exterior docks
- 4 drive-in doors
- 64 trailer parking stalls
- 265 car parking stalls
- 52' x 52' bay size
- 60' x 52' dock staging
- ESFR Sprinklers

Area Amenities & Corporate Neighbors



Corporate Users (300,000+ SF)

- | | |
|------------------------|-------------------------|
| 1. Dart Warehouse | 13. Baxton |
| 2. DSV | 14. Handi Foil |
| 3. LTD Commodities | 15. O'Reilly Auto Parts |
| 4. JBS Logistics | 16. Glanbia |
| 5. Peerless AV | 17. Chrysler |
| 6. Jel Sert | 18. HD Supply |
| 7. Ryder | 19. Crate & Barrel |
| 8. Nippon | 20. Crate & Barrel |
| 9. International Paper | 21. Dart Warehouse |
| 10. LGSTX | 22. JBS Logistics |
| 11. Fellowes | 23. Mondelez |
| 12. Amazon | |

Restaurants

- | | |
|------------------|---------------------|
| 1. Popeye's | 14. Poke Bros |
| 2. Chipotle | 15. Tap In Pub |
| 3. Wendy's | 16. CityGate Grille |
| 4. Sonic | 17. Panera |
| 5. Taco Bell | 18. Starbucks |
| 6. McDonald's | 19. Subway |
| 7. Noodles & Co. | 20. Wendy's |
| 8. Qdoba | 21. On The Border |
| 9. Great Wraps | 22. Portillo's |
| 10. M Burger | 23. TGI Fridays |
| 11. Dairy Queen | 24. Panda Express |
| 12. Dunkin | 25. Chipotle |
| 13. Starbucks | 26. Cracker Barrel |

Hotels

1. Tru by Hilton
2. Towneplace Suites
3. Fairfield Inn
4. Red Roof Plus
5. Extended Stay
6. Homewood Suites
7. Quality Inn
8. Holiday Inn Express

Retail

1. Chicago Premium Outlets
2. Fox Valley Mall

Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



Unlock the full potential of your warehouse with one single-source partner.



Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology
 - Labor

Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging

Partner with Prologis

Clear,
Simple,
Service.



You can count on us as your trusted partner.

Pairing up with Prologis gives you access to a full-service team of experts before and during your tenancy. Work with an in-house team of development managers with local experience to entitle, plan, and execute your facility. Then, let a professional group of property managers handle the day-to-day of your real estate.

Our team in Chicago is comprised of a Market Officer, Leasing Team, RECX Managers and Coordinators (property management), Construction Managers, a Development Manager, and Maintenance Techs.

Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

**At Prologis, we deliver on our promises
so you can deliver on yours.**

Prologis Aurora



Colliers
Brian Kling

brian.kling@colliers.com
ph +1 847 698 8223
6250 N. River Road
Suite 11-100
Rosemont, IL 60018

Colliers
Reed Adler

reed.adler@colliers.com
ph +1 847 384 2810
6250 N. River Road
Suite 11-100
Rosemont, IL 60018

Prologis – Chicago
Josh Bauer

jbauer2@prologis.com
ph +1 847 292 3885
6250 N. River Road
Suite 1100
Rosemont, IL 60018



Prologis – Chicago
Matthew Mannina

mmannina@prologis.com
ph +1 847 292 3939
6250 N. River Road
Suite 1100
Rosemont, IL 60018

Mitchell Road and I-88, North Aurora

The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

