

AVAILABLE

New Construction

PRIME INFILL LOCATION
1M+ PEOPLE WITHIN 5 MILES

4300 W. Roosevelt Road
Chicago, IL

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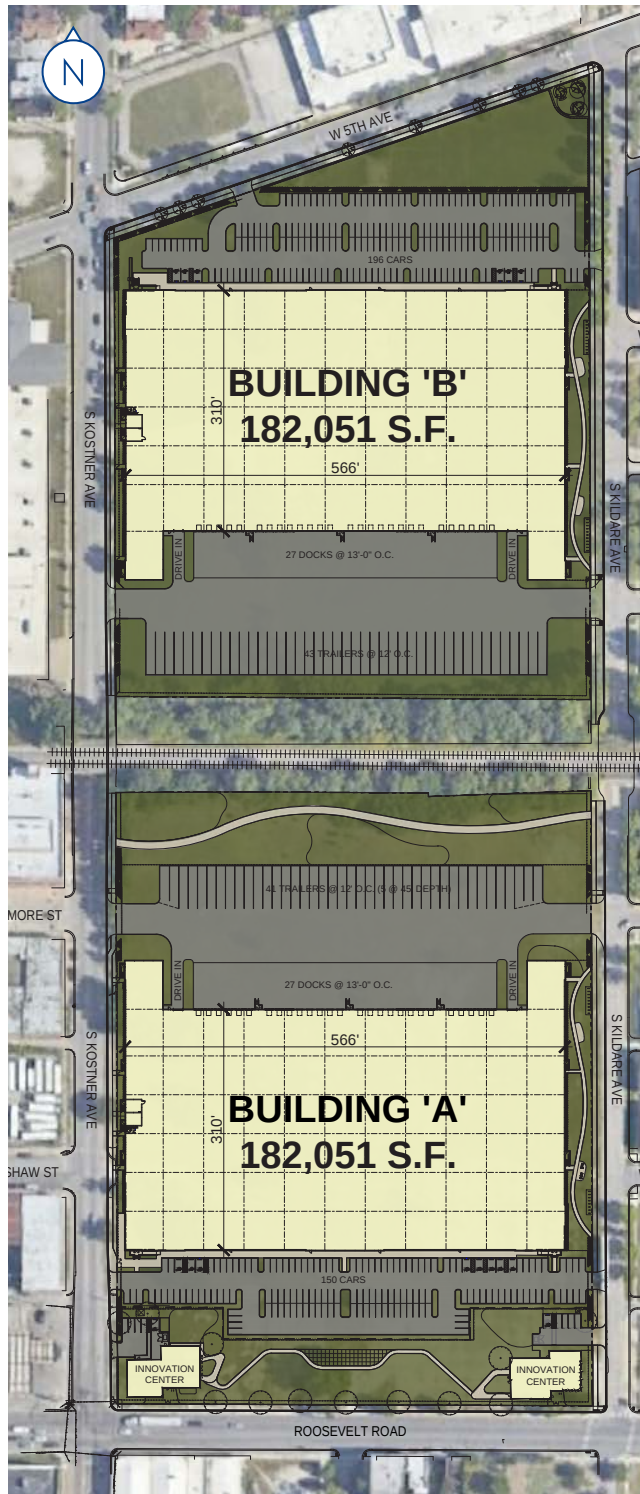


6250 N. River Road, Suite 11-100
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FEATURES

- Site Area: 20.81 acres
- Available Size: Building A: 182,051 SF
Building B: 182,051 SF
- Office Size: To Suit
- Ceiling Height: 36'
- Loading: 30 exterior docks, 4 drive-in doors
- Sprinklers: ESFR
- Car Parking: 346 spaces
- Trailer Parking: 84 stalls
- Power: 2,500 amps @480v, 3 phase
- Construction: Precast
- Lease Rate: Subject to Offer
- Delivery Date: Q3 2026
- State of the art construction
- Cook County 6B tax Enterprise Zone
- Close proximity to I-290 and major highway systems

SITE PLAN BUILDING A & B



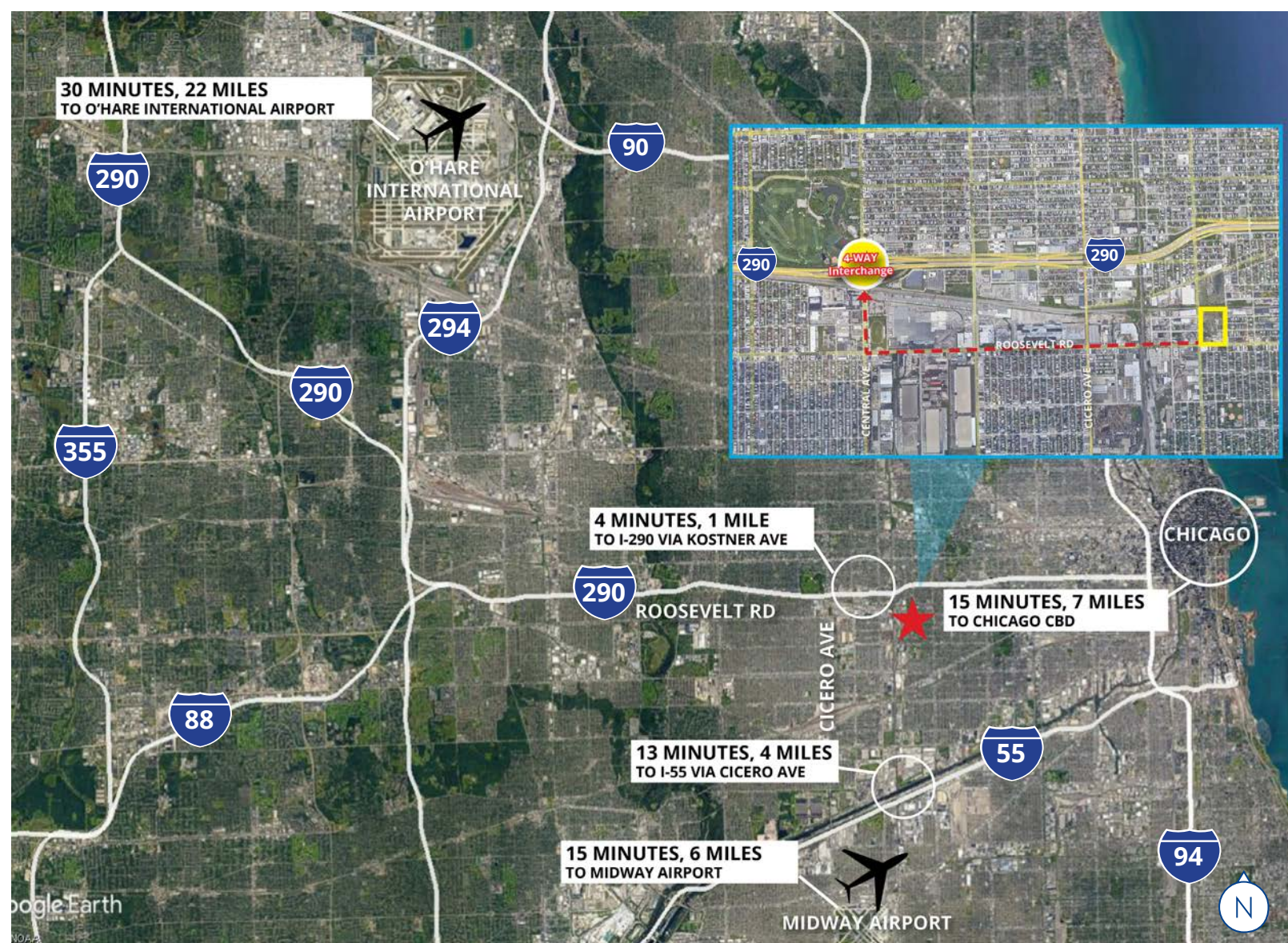
BUILDING B: 182,051 SF

- Clear Height: 36'
- Car Parking: 196 stalls
- Dock Doors: 27 docks
- Grade Level Doors: 2
- Trailer Stalls: 43 stalls
- Power: 2,500 amps @480V, 3-phase

BUILDING A: 182,051 SF

- Clear Height: 36'
- Car Parking: 150 stalls
- Dock Doors: 27 docks
- Grade Level Doors: 2
- Trailer Stalls: 41 stalls
- Power: 2,500 amps @480V, 3-phase

LOCATION MAP



AREA POPULATION

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INCENTIVES & PROGRAMS



Manufacturing Illinois
Chips for Real
Opportunity Act
(MICRO)

Reimaging Energy
and Vehicles Program

Illinois Angel
Investment Credit
Program

Economic
Development for a
Growing Economy
Tax Credit Program
(EDGE)

Illinois Enterprise
Zones Program

Data Centers
Investment Program

Film Production Tax
Credit

High Impact Business
Program

Illinois Opportunity
Zones

Prime Sites Capital
Grant Program

Blue Collar Jobs Act
Tax Credit Program

Illinois Apprenticeship
Education
Expense Tax
Credit Program

Illinois New Market
Development
Program



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Accelerating success.