



CONNECTIONS

Commerce Center

NOW LEASING

141,530 SF Available

Strategically located within 3-miles of Interstates 44, 55, 64 and 70 Connections Commerce Center delivers the right combination of quick interstate access, markwet connectivity and lower operating expenses.

BUILDING 2 1700-1750 WAYNE LANTER AVE.
Madison, IL 62060



Connections Commerce Center delivers lower operating expenses with real estate taxes of just \$0.67/SF.

LOWER EXPENSES



Strategically located to provide quick access and connectivity to both the Metro East and Metro West markets, Connections Commerce Center has direct access, via four bridges, to four different Interstates including I-44, I-55, I-64 and I-70.



at a glance

– **149.9 MM SF**
CURRENT INDUSTRIAL
PORTFOLIO

—\$18.3 BILLION—
TOTAL CAPITAL RAISED
SINCE INCEPTION

— **27.1 MM SF**
INDUSTRIAL SPACE
LEASED IN 2023

87,200 JOBS
OPERATIONAL & CONSTRUCTION
JOBS CREATED

— **35 MM SF** —
INDUSTRIAL SPACE
UNDER DEVELOPMENT

\$12.3 BILLION
CHARITABLE CONTRIBUTIONS
SINCE INCEPTION

— OFFICE LOCATIONS —

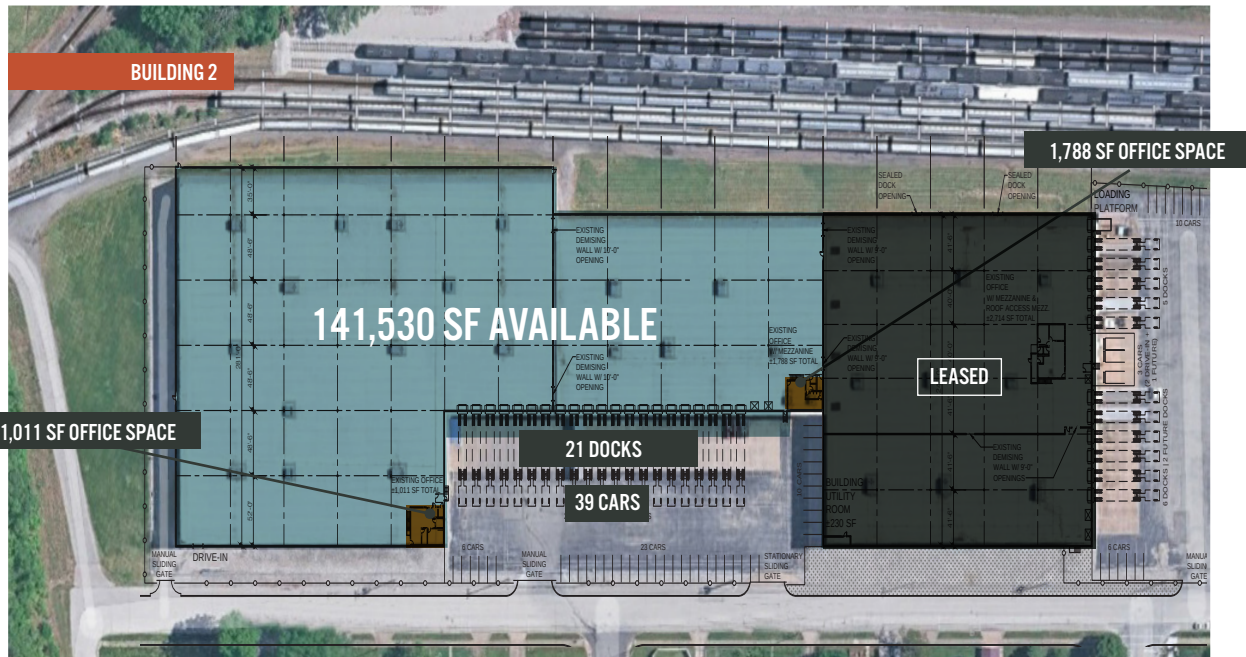
Corporate HQ:
 Kansas City, MO
 St Louis, MO
 Cincinnati, OH
 Chicago, IL
 Sacramento, CA
 Detroit, MI
 Salt Lake City, UT
 Charlotte, NC
 Philadelphia, PA
 Los Angeles, CA





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BUILDING 1 SPECS

AVAILABLE AREA	141,530 SF	LIGHTING	LED high bay lighting
OFFICE FINISH	1,788 SF (office pod 1) 1,011 SF (office pod 2)	FIRE SUPPRESSION	Wet Sprinkler
BUILDING CONFIG.	Front-loaded	DOCK DOORS	21 w/vertical storing levelers
CONSTRUCTION	Precast concrete	DRIVE-IN DOORS	1 (10'w x 14'h)
YEAR BUILT	1987/1993	COLUMN SPACING	56' w x 49' d'
SPECIALIZATIONS	Climate control, food-grade, secured site	CAR PARKING	39 Spaces
CLEAR HEIGHT	26'	ELECTRICAL SERVICE	Two (2) 800amp/ 480v/ 3-phase

DAVID BRANDING

Senior Managing Director
david.branding@jll.com



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