



CLARION PARTNERS

For Lease

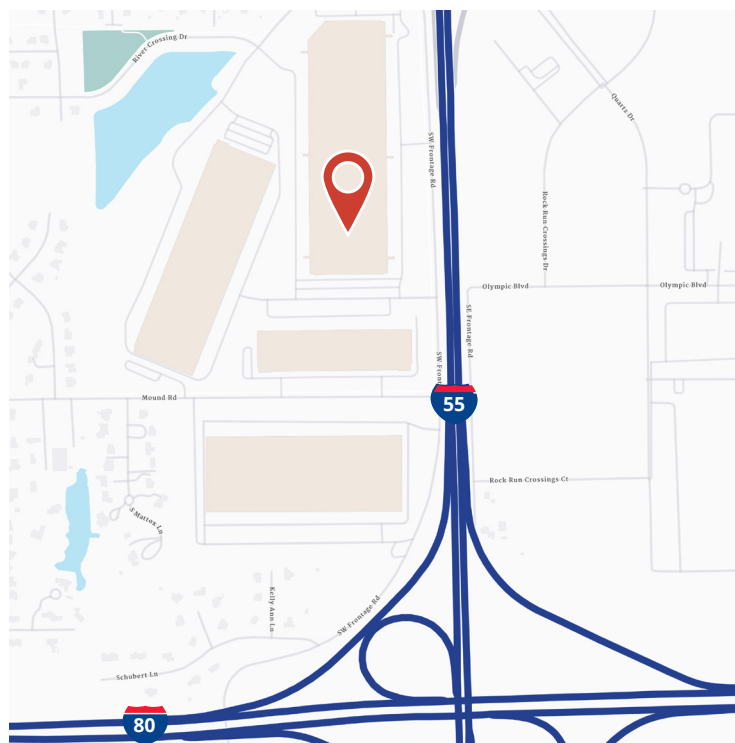
Heartland Corporate Center
21100-21350 SW Frontage Rd.
Shorewood, IL 60404

492,866 Square Feet Available - Part of a Larger 1,000,000 SF Building



BUILDING HIGHLIGHTS

- 492,866 SF available
- Main office 7,883 SF; Shipping offices 650 SF, 531 SF; Data 500 SF
- White Boxed Warehouse
- 32' clear height
- ESFR sprinkler system
- Electrical service: 3000 amp, 277/480v
- LED lighting
- 238 car parking; 124 trailer parking stalls
- 80 Exterior Docks
- 60' speed bays at the loading docks
- Column spacing: 52' x 54'5" typical
- Drive in Doors: 2
- Fully fenced and secured truck courts
- Low Will County taxes (\$1.05/psf)
- CAM: \$0.30/psf
- Insurance: \$0.06/psf
- Management Fee: \$0.05/psf

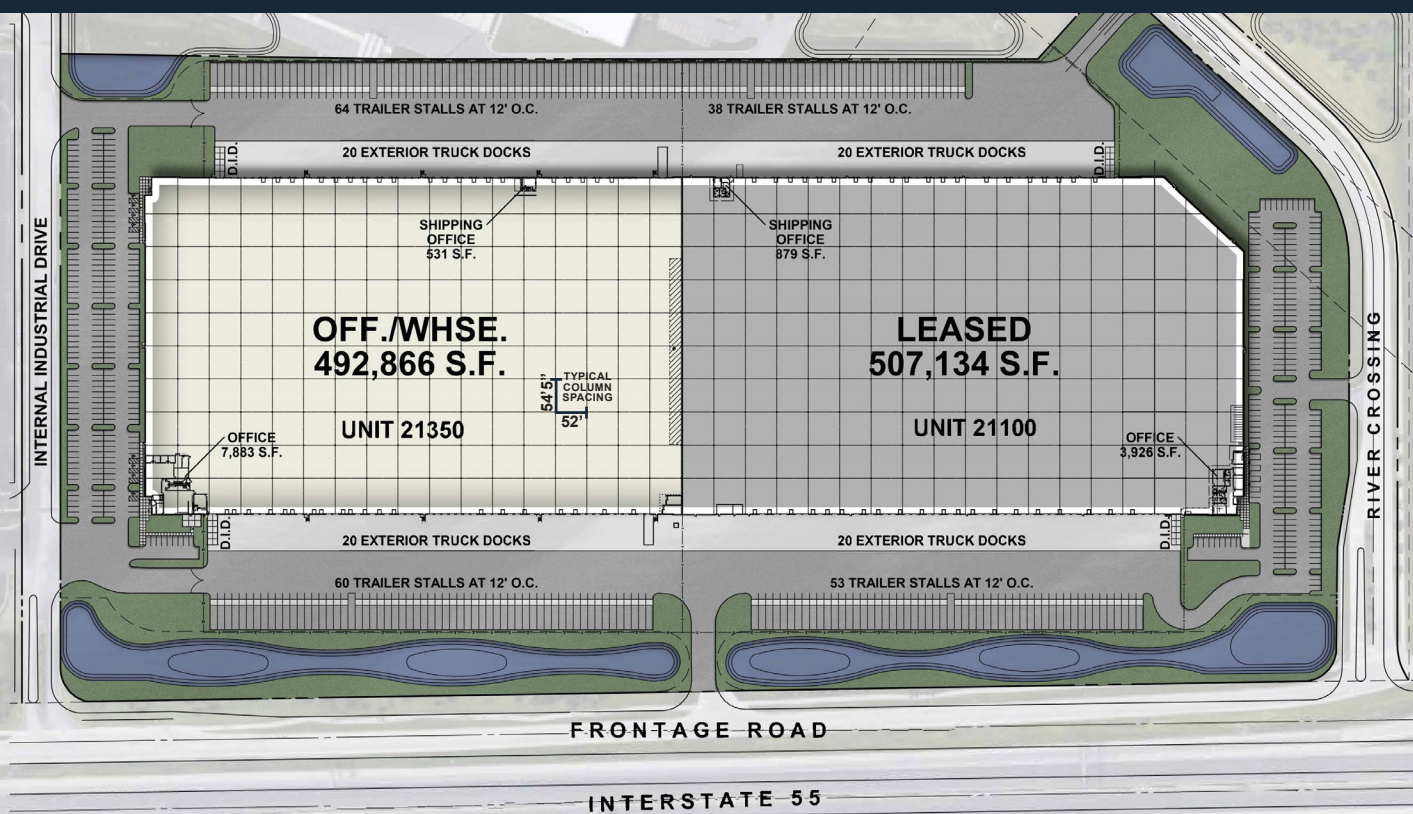


This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



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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.



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