



CLARION PARTNERS

For Lease

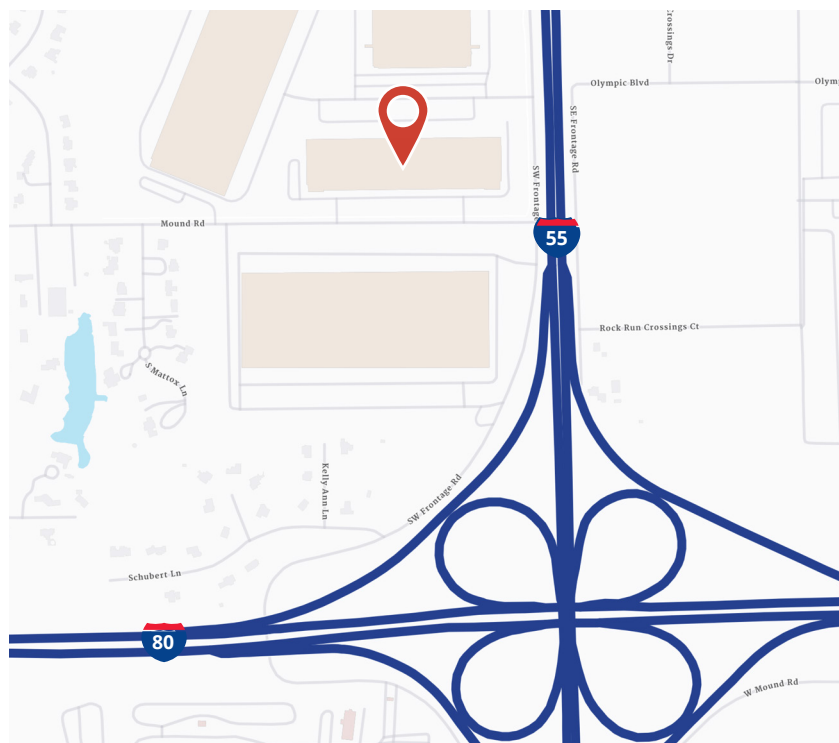
Heartland Corporate Center
21450 SW Frontage Rd.
Shorewood, IL 60404

Built in 2016 State Of The Art 212,135 Square Feet Available



BUILDING HIGHLIGHTS

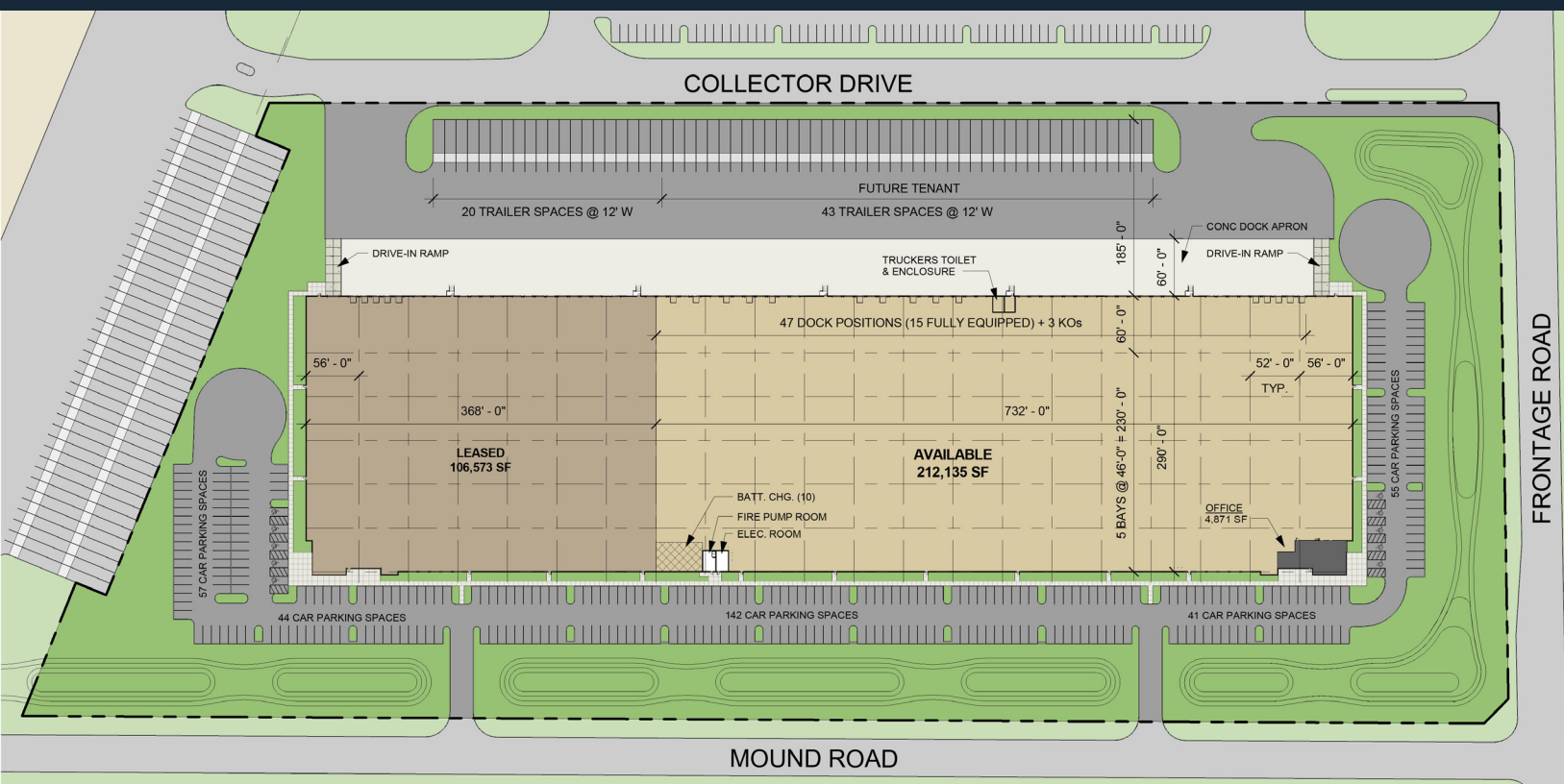
- 212,135 SF available
- 4,871 SF office
- 32' clear height
- ESFR sprinkler system
- LED lighting
- 47 docks, 1 drive-in door
- 197 car parking
- 43 trailer parking stalls
- Outstanding regional and national distribution location within 1 day's drive of 85.5 million people
- Easy access to I-55 & I-80
- Low Will County taxes (\$1.22/psf)
- CAM: \$0.52/psf
- Insurance: \$0.07/psf
- Management Fee: \$0.15/psf
- Lease Rate: Subject to Offer





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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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