COMMERCE PARK CHICAGO
A NorthPoint Development

3300 E 122nd Street — **Chicago, IL**



Built to Lead

OFFERING ±1.5M SQ FT OF MODERN INDUSTRIAL SPACE

As Chicago's largest master planned industrial development, Commerce Park Chicago is paving the way for a bold new era of City of Chicago industrial parks. Building A is complete & fully leased, Building B is complete & partially leased and Building E is available for build to suit. Commerce Park Chicago offers users a front row seat to Chicago's vast and diverse marketplace.

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NorthPoint DEVELOPMENT | CBRE

CommerceParkChicago.com

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THE MARKET ACCESS YOU'VE BEEN LOOKING FOR



- NOTABLE NEIGHBORS
- 1 WESTROCK
- 2 MWD LOGISTICS
- 3 BERKSHIRE REFRIGERATED
- 4 CHICAGO TRANSIT AUTHORITY
- 5 AMAZON
- 6 NORFOLK SOUTHERN RAIL YARD
- 7 FOODLINER
- 8 ARRON CORPORATION
- 9 GOTHAM GREENS
- 10 WHOLE FOODS DISTRIBUTION CENTER
- 11 DUTCH FARMS
- 12 METHOD HOME PRODUCTS
- 13 KELLOGG COMPANY
- 14 WALSH CONSTRUCTION
- 15 OZINGA MATERIALS & LOGISTICS
- 16 ATLAS TUBE
- 17 CARGILL
- 18 BIAGI BROTHERS
- 19 FLEX-N-GATE
- 20 PECO PALLET
- 21 DAKOTA INTEGRATED SYSTEMS
- 22 ZF CHASSIS SYSTEMS
- 23 FORD MOTOR COMPANY
- 24 UNITED ROAD SERVICES

- AMENITIES - RESTAURANTS
- 1 BURGER KING
- 2 MCDONALD'S
- 3 LEON'S BARBECUE
- 4 CALUMET BAKERY
- 5 POTBELLY
- 6 MCDONALD'S
- 7 WENDY'S

- AMENITIES - SHOPPING
- 8 ALDI
- 9 7-ELEVEN
- 10 WALMART SUPERCENTER
- 11 PETE'S FRESH MARKET
- 12 WALGREEN'S

7 MILLION CONSUMERS WITHIN A 50-MILE RADIUS

5 minutes to I-90, I-94

15 minutes to I-57

20 minutes to I-80

37 minutes to ORD Airport

20 minutes to MDW Airport

10 miles to Gary/Chicago Int. Airport

30 minutes to to the CBD

Norfolk Southern Rail Service available

5 miles to Illinois Int. Port District

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MASTER SITE PLAN



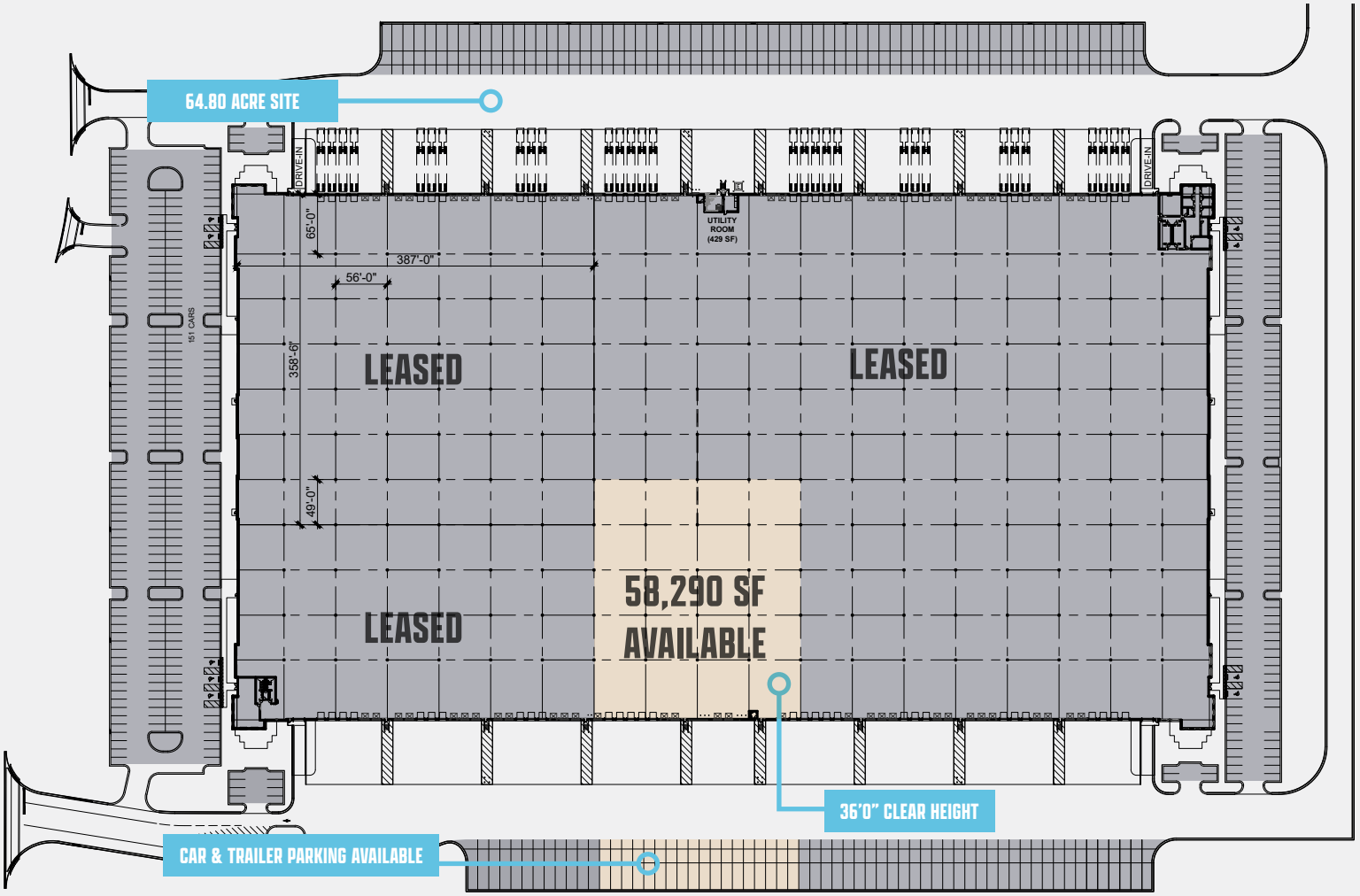
KEY SITE ADVANTAGES TO GET YOU AHEAD OF THE COMPETITION

- Workforce of 96,590 within a 5-mile radius
- Class 6B tax abatement
- High-image new construction
- Ability to accommodate users up to 1.5 million SF
- Heavy trailer parking available
- Rail service available

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BUILDING B PLAN & SPECS

3300 E 122ND ST



602,445 SF BUILDING 174,419 SF REMAINING FOR LEASE

BUILDING SIZE	±602,445 SF
AVAILABLE SF	±58,290 SF
BUILDING DIMENSIONS	570' x 1054'
OFFICE SIZE	To suit
COLUMN SPACING	56' x 50' w/ 65' speed bay
DOCK DOORS	6 (expandable to 13)
CLEAR HEIGHT	36'0"

CAR PARKING	Up to 30 spaces
TRAILER PARKING	Up to 18 spaces
LIGHTING	LED with motion sensors
CONSTRUCTION	Precast concrete
SPRINKLER SYSTEM	ESFR
LEASE RATE PSF	Subject to offer
ESTIMATED OPEX PSF	$2.27/PSF

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ARE YOU READY TO LEAD?

