

MONEE INDUSTRIAL 57

Ridgeland Avenue south of Dralle Road, Monee, IL 60449

860,160 SF Available For Lease

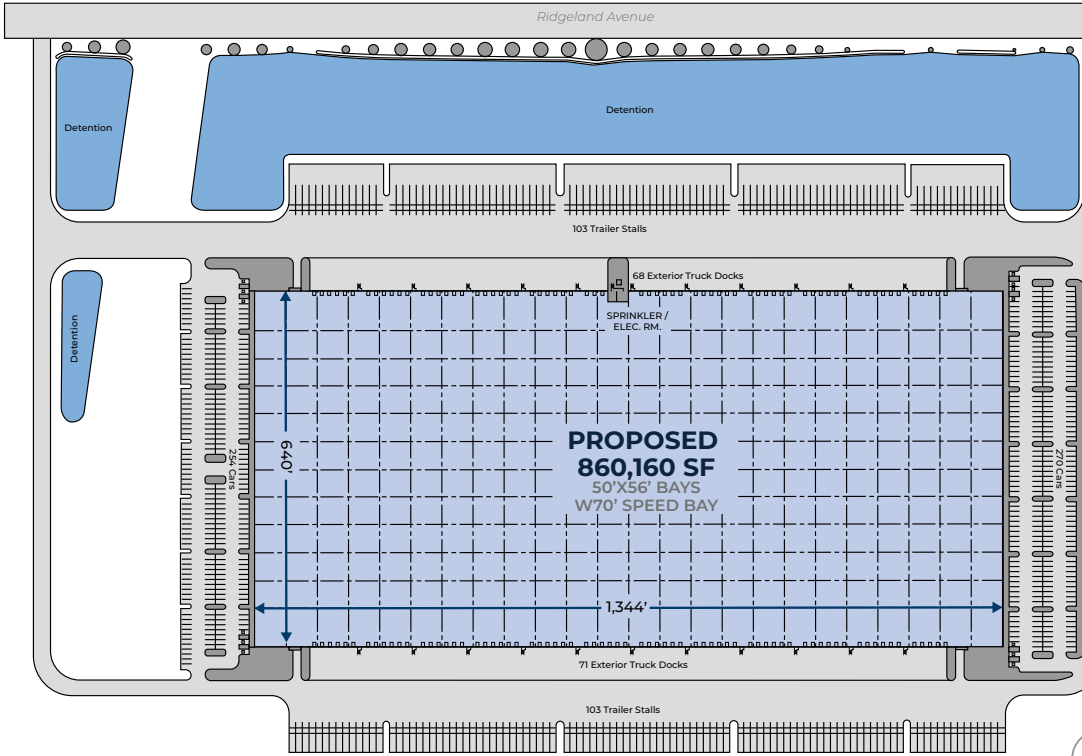
Monee Industrial 57 is a proposed Class A, state-of-the-art industrial facility in the I-80 corridor, less than one mile from I-57 with immediate access to the recently expanded Monee Manhattan Interchange. Monee Industrial 57 offers highway visibility as well as minimal traffic congestion for trucks entering and leaving the property.















MONEE INDUSTRIAL 57

RIDGELAND AVE SOUTH OF DRALLE RD | MONEE, IL 60449

PROPERTY OVERVIEW



- | | | |
|--|---|--|
|  860,160 SF available on approx 60 acres |  ESFR fire protection system |  4 – drive-in doors |
|  2,985 SF spec office |  LED lighting |  524 – auto parking spaces |
|  45 mil ballasted EDPM roof |  139 – dock positions |  206 – trailer parking stalls |
|  40' clear height beyond the staging bay |  50" D x 56" W typical column spacing; 70' in staging bays |  4,000 Amp 277/480 Volt 3 Phase |

Development
HILLWOOD
A PEROT COMPANY*

RACHEL AGBA-NOVAK
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Leasing
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AREA INFORMATION

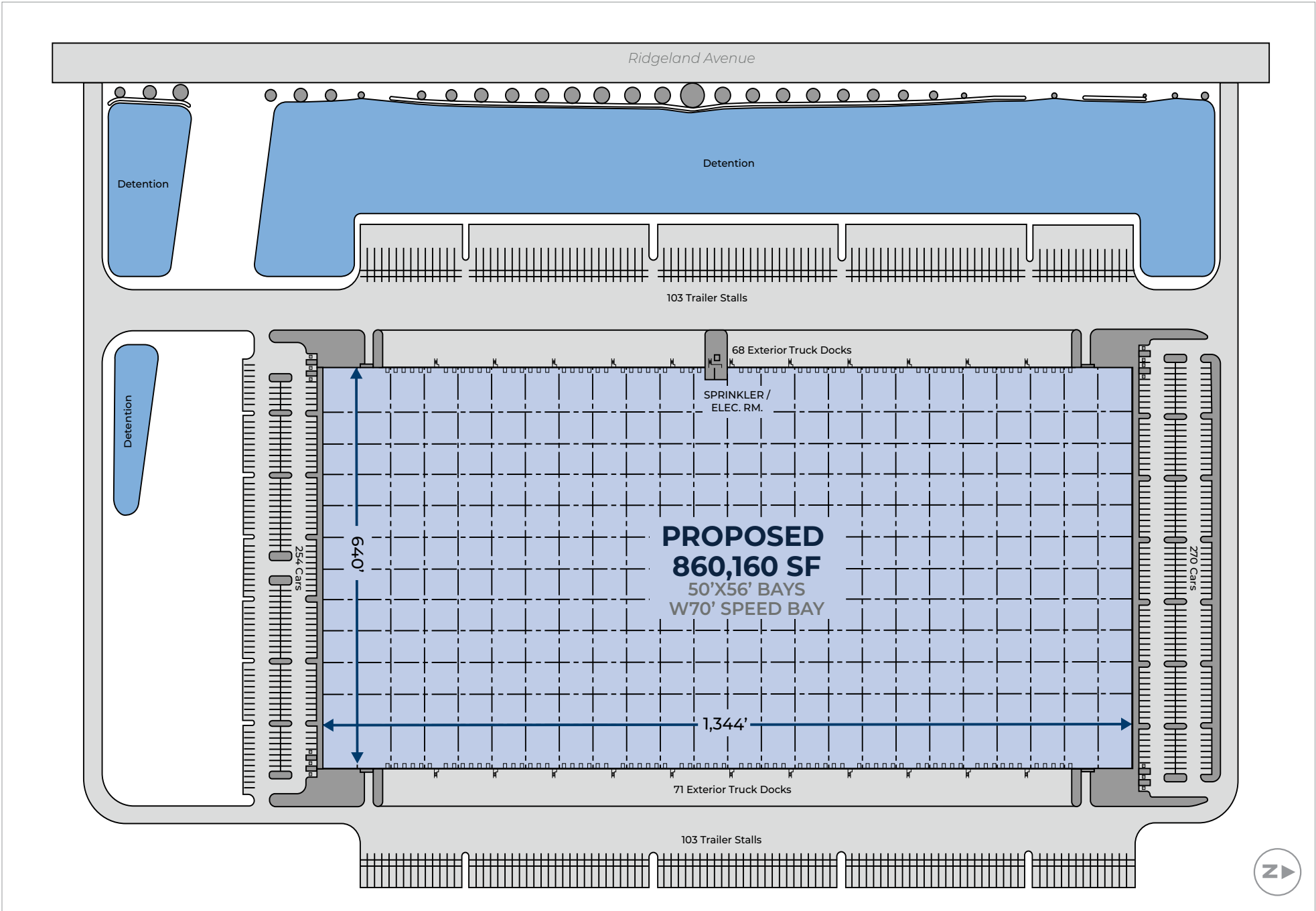


BUSINESSES

- | | |
|------------------------------|-----------------------------------|
| 1. Amazon Fulfillment Center | 8. Solo Cup Manufacturer |
| 2. Rev Logistics | 9. Clorox Distribution Center |
| 3. XPO Logistics & Amazon | 10. CJ Logistics |
| 4. Home Depot | 11. Georgia Pacific |
| 5. Liberty Furniture | 12. DOT Foods Distribution Center |
| 6. Midwest Customs Case | 13. Amazon |
| 7. Kenco | 14. Central Steel and Wire |

DRIVE TIMES

Interstate 57			
	0.8 mi.		1 min.
Interstate 80			
	10.5 mi.		18 min.
Midway Int'l Airport			
	28.2 mi.		48 min.
Chicago CBD			
	35.4 mi.		41 min.



CONTACT

DEVELOPMENT



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LEASING



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