

INTRODUCING DRALLE LOGISTICS CENTER NEW CONSTRUCTION



Now Available for Pre-Leasing!

University Park, IL



www.drallelogistics.com

ULTRA CUSTOMIZABLE OPPORTUNITY:

FLEXIBLE
FACILITY SIZE
+/-15-42K SF

EXTENSIVE
TRAILER PARKING:
1-75, OR TO SUIT

HEAVY DOCK RATIO:
5-15 EXT. DOCKS **+3 DID**

SITE SIZE:
6.45 AC

PROPERTY HIGHLIGHTS

- Immediate I-57 and I-80 access between 2 major interchanges
- Highly strategic non-congested logistics location with reach to over 50 million consumers same day
- Heaviest dock ratio in the market with 3.3 docks per 1,000 sf
- Trailer Parking quantities to suit from 1-75
- 75' x 100' Clear Span Areas
- Delivery Q4 2026
- Build to suit available prior to construction, flexible customization thereafter
- Desirable and flexible zoning
- Flexible end-user opportunity for potential: transportation, logistics, warehousing, contractors, truck/equipment rental and repair, trailer/truck/container and outdoor storage, food processing, manufacturing, etc.

MICHAEL HAWRYLUK

Managing Broker

847.736.3040 | mhawryluk@icgchicago.com

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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BUILDING SPECS

Available:	15,000 to 42,000 sf, or to suit	Office:	1,000 sf, or to suit
Land Site Size:	+/-6.45 acres	Oversized Bay Sizes:	75' x 100' clear span areas
Car Parking:	30 car stalls, or to suit. Site can accommodate ultra heavy car parking requirements.	Year Built:	Q4 2026
Trailer Parking:	75-100 truck/trailer stalls available, or to suit	Construction:	New insulated metal panel construction with new energy efficient roof system
Truck level docks:	5-15 exterior docks	Sprinklers:	ESFR
Drive in doors:	Three (3) 14'x16' DIDs	Power:	800 amps, 120/208 volt, 3 ph.
Ceiling Clearance	24'	Property Taxes:	Low Will County Taxes
		Pricing:	Subject to offer based on size, term and scope of improvements

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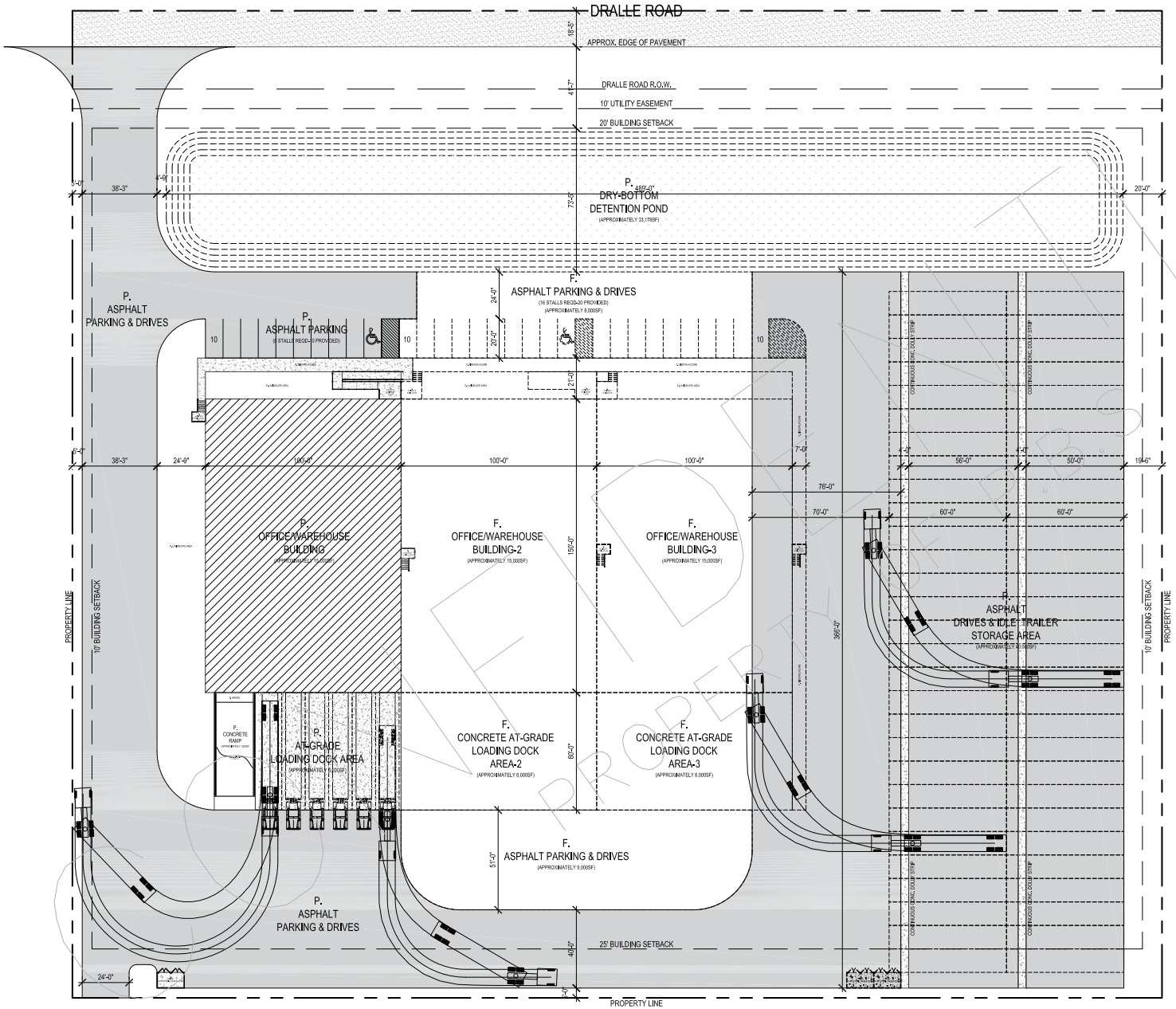
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CONCEPT SITE PLAN



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