

# INTRODUCING DRALLE LOGISTICS CENTER NEW CONSTRUCTION



Now Available for sale, lease, preleasing or BTS!

University Park, IL



[www.drallelogistics.com](http://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

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## BUILDING SPECS

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

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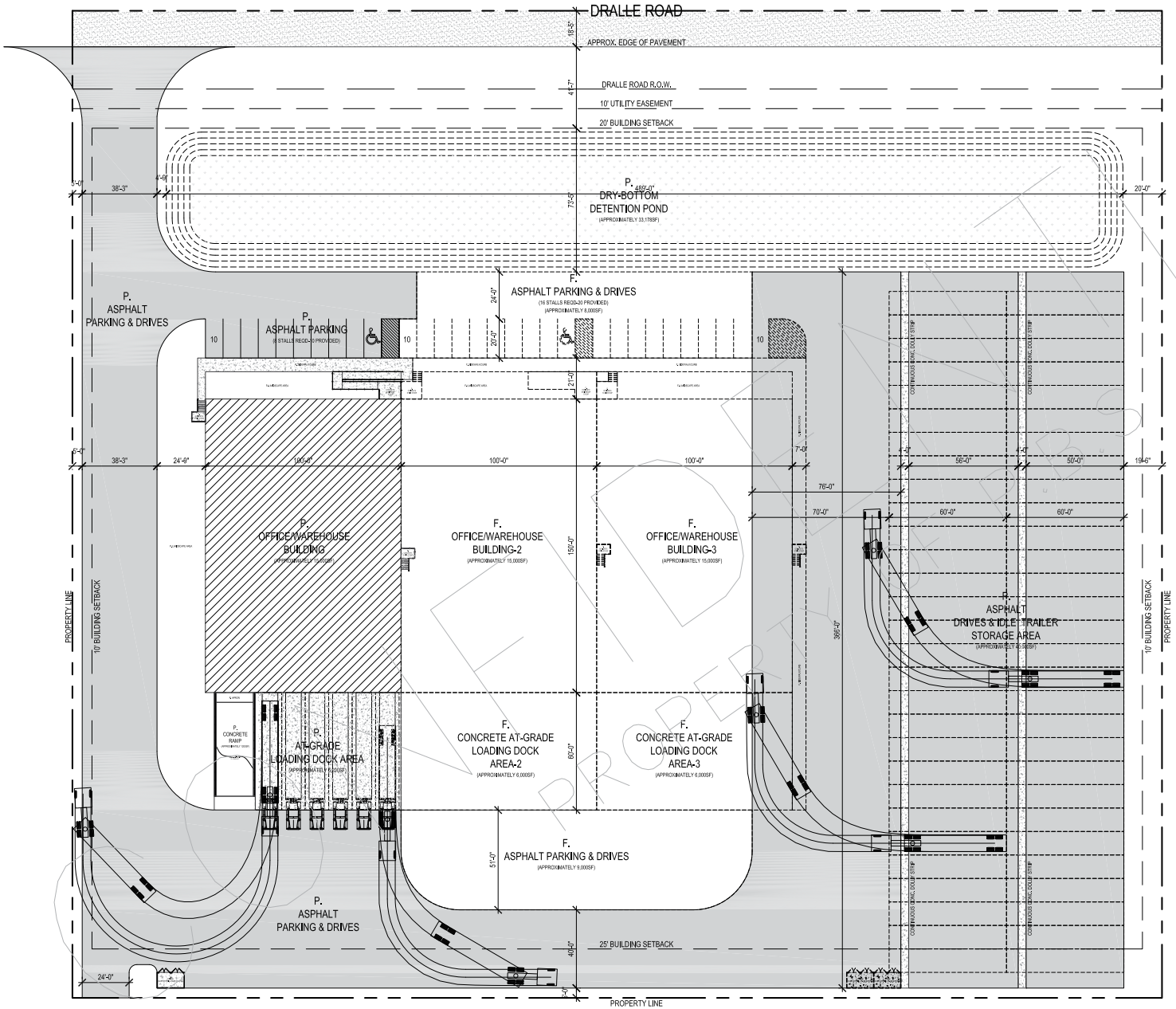
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## CONCEPT SITE PLAN



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