

**CLARIUS PARK**  
**MORRIS**  
MORRIS, ILLINOIS



**DISTANCES**

**Only 15 Miles to the BNSF Intermodal!**

I-80 (Brisbin Road Interchange)	0.75 miles	I-57	41 miles
I-80 (IL Rt. 47 Interchange)	2.49 miles	Chicago	58 miles
BNSF Intermodal and UP Intermodal	15 miles	O'Hare Airport	61 miles
I-55 via I-80	11 miles	Midway Airport	52 miles
I-55 via Rt. 6	10.6 miles		

**FOR MORE INFORMATION PLEASE CONTACT**

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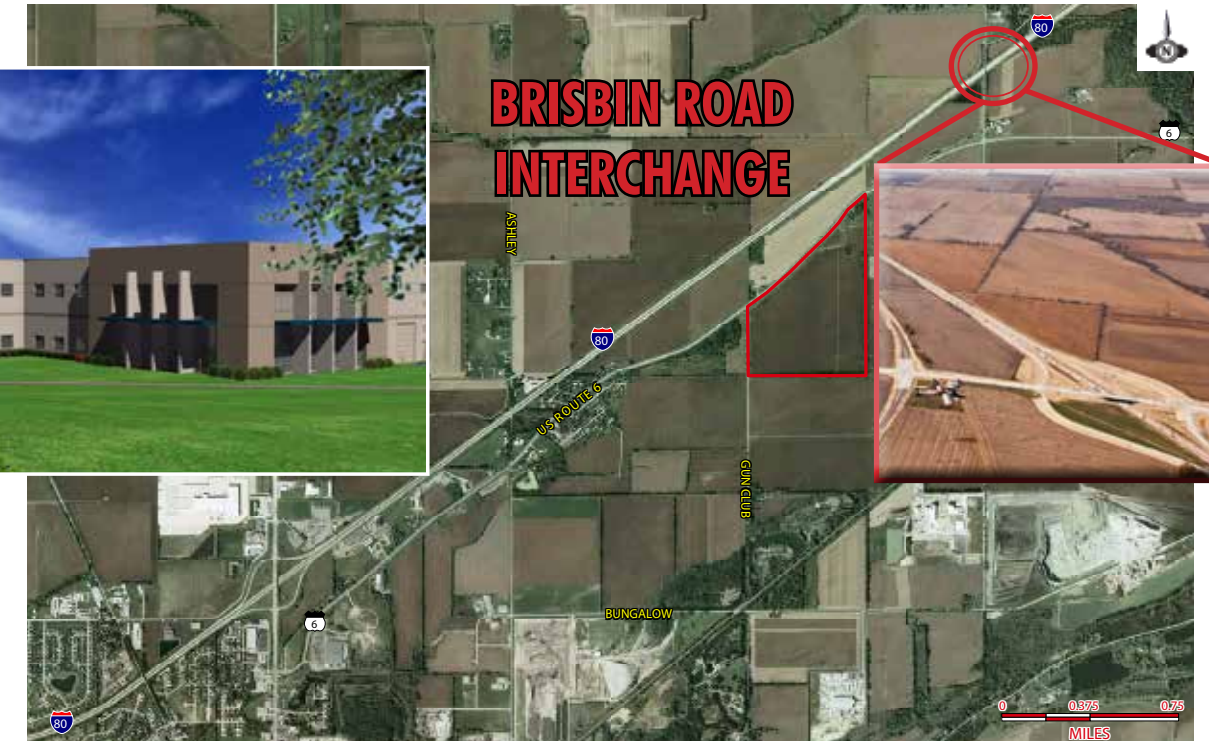
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AVAILABLE FOR LEASE

**CLARIUS PARK**  
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**BRISBIN ROAD INTERCHANGE**



**Located in Morris off I-80 Near Brisbin Road Interchange**

**FEATURES**

- :: 158-Acre Site Available for Development
- :: Excellent Logistical Location for National and Regional Distribution
- :: Build-To-Suits Up To 1,600,000 SF Contiguous
- :: Trailer Parking | 1/2,500 SF | Expandable
- :: Fenced Trailer Parking

**NEIGHBORS**

- :: Alberto-Culver
- :: BMW
- :: Costco Wholesale
- :: Equilon Enterprises
- :: Electrolux
- :: Grainger
- :: Kellogg Company
- :: Kraft Foods
- :: Macy's, Inc.
- :: Trader Joe's
- :: US Cold Storage Inc.

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# CLARIUS PARK MORRIS

AVAILABLE :: MORRIS, ILLINOIS

- :: Located 1/2 mile from I-80 via Four-Way Interchange at Brisbin Road
- :: Excellent Logistical Location for National and Regional Distribution
- :: Low Grundy County Property Taxes and Competitive Economics
- :: EDPA & Economic Incentives Available
- :: Surrounding Area Comprehensively Planned for Industrial and Commercial Development Only
- :: Park Offers Secured Sites with Separate Ingress/Egress
- :: Truck Queuing Lanes and Secured Trailer Storage
- :: Trailer Parking Ratio - 1/2,500 SF | Expandable
- :: Population of Over 1 Million Within a 45 Minute Drive-Time Radius

## BUILDING ONE

- :: 1,600,640 SF
- :: 70.42 Acre Site
- :: Heavy Trailer Parking
- :: 600' Building Depth
- :: 167 Docks | Expandable
- :: Specifications To Suit

## BUILDING TWO

- :: 1,007,000 SF
- :: 44.02 Acre Site
- :: Heavy Trailer Parking
- :: 600' Building Depth
- :: 96 Docks | Expandable
- :: Specifications To Suit

## BUILDING THREE

- :: 354,320 SF
- :: 16.01 Acre Site
- :: Heavy Trailer Parking
- :: 350' Building Depth
- :: 54 Docks | Expandable
- :: Specifications To Suit



**LOCATED LESS THAN 1 MILE FROM THE BRISBIN ROAD FULL INTERCHANGE!**

