

Prologis Park Minooka

Minooka, IL 60447 USA

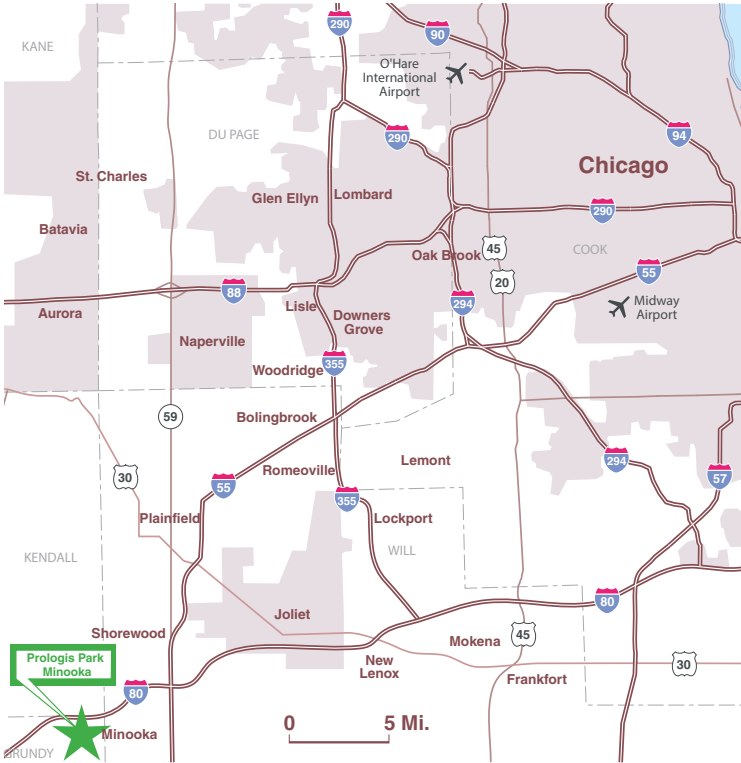
Sites from $\pm 7.5 - \pm 49$ Acres

144,650 to 900,000 Square Feet Planned Industrial Space



PROLOGIS

[CLICK SITE FOR BUILDING PLANS](#)



Lee & Associates of Illinois

Jeffrey A. Galante

jgalante@lee-associates.com

ph +1 773.355.3007

fax +1 773.233.0068

cell +1 630.363.7605

9450 Bryn Mawr Ave, Suite 550

Rosemont, IL 60018 USA

Lee & Associates of Illinois

Terry M. Grapenthin

tgrape@lee-associates.com

ph +1 773.355.3042

fax +1 773.233.0068

cell +1 708.275.1263

9450 Bryn Mawr Ave, Suite 550

Rosemont, IL 60018 USA

Prologis

Jim McGill

jmcgill@prologis.com

ph +1 847.292.3921

fax +1 847.556.0455

cell +1 847.894.6882

6250 River Road, Suite 1100

Rosemont, IL 60018 USA



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Prologis Park Minooka

Minooka, IL 60447 USA

Sites from ± 7.5 - ± 49 Acres

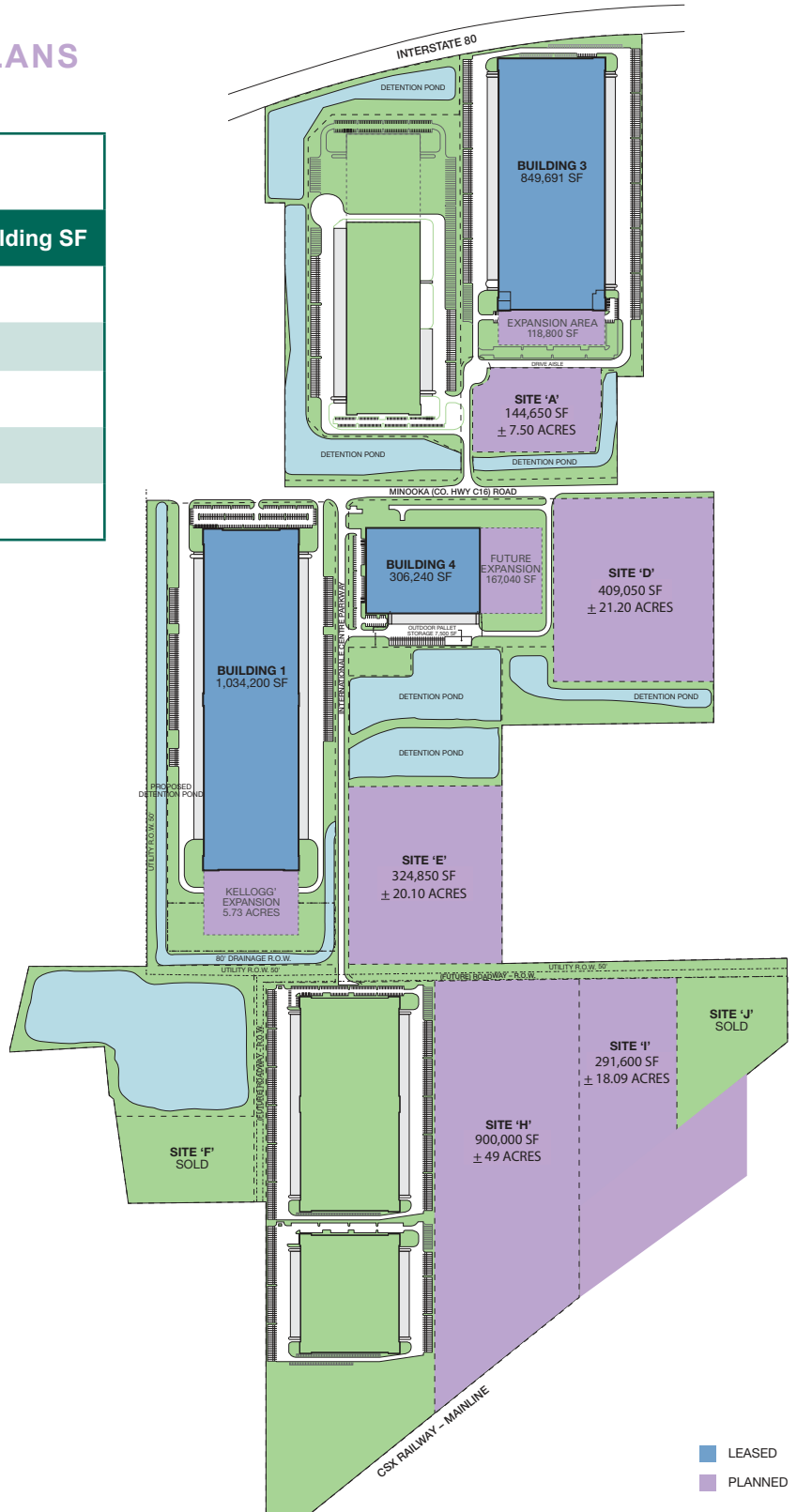
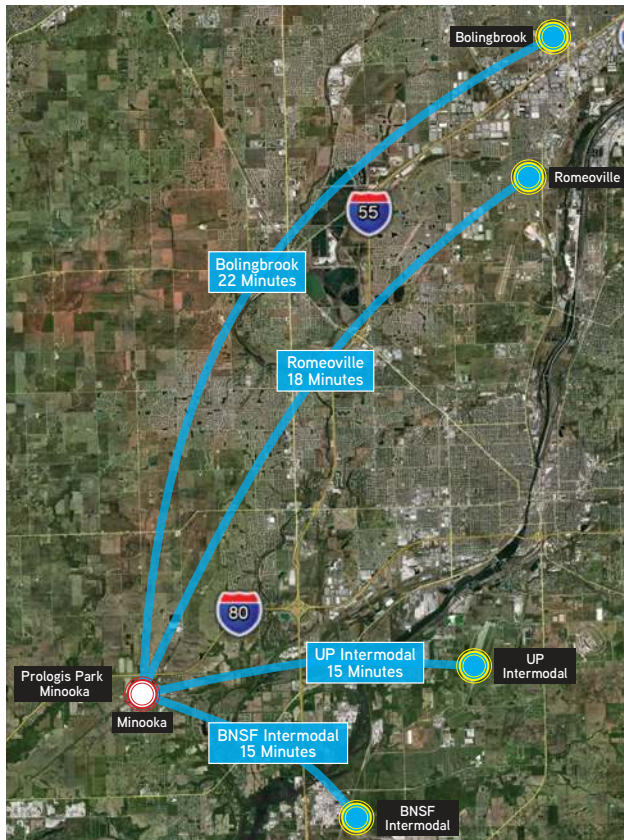
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Parcel Information		
Parcel	Site Size	Planned Building SF
Site A	± 7.50 Acres	144,650 SF
Site D	± 21.20 Acres	409,050 SF
Site E	± 20.10 Acres	324,850 SF
Site H	± 49 Acres	900,000 SF
Site I	± 18.09 Acres	291,600 SF



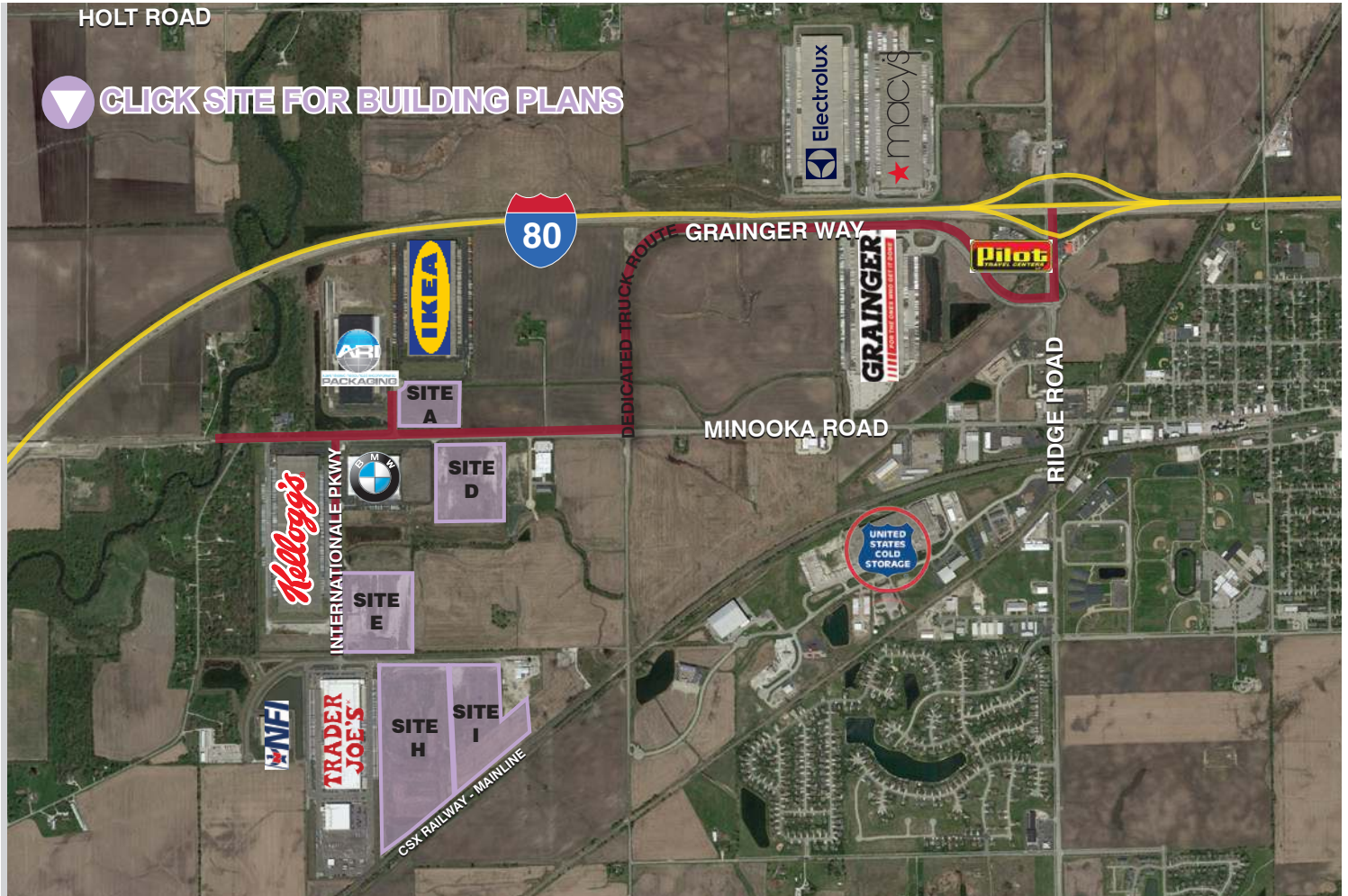
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Prologis Park Minooka

5 SITES

Minooka, IL 60447 USA

144,650 to 900,000 Square Feet Industrial Space For Lease



Advantages and Amenities

- **Superior Interstate Access:** with immediate access to the Ridge Road/I-80 Full Interchange via dedicated, truck ready roads with signalized intersections.
- **Major Highway Proximity:** Located only four (4) miles from the intersection of two of the country's major freight routes, Interstate 80 and Interstate 55.
- **Competitive Economics:** Lower land costs and low Grundy County property taxes significantly reduce total occupancy costs within the park.
- **Corporate Neighborhood:** Home to prominent corporate neighbors such as Kellogg's, W.W. Grainger, BMW, Trader Joe's, Ikea, Macy's and Electrolux.
- **Tax Abatement:** Grundy County offers a pre-negotiated three year property tax abatement to qualifying companies. Eligible companies with qualifying projects can receive an abatement:
 - 75% during the first fully assessed tax year.
 - 50% the second year
 - 25% the third yearGrundy County also offers four and five year property tax abatements at 50% each year to qualifying high impact companies.
- **Growing Labor Force:** Within 30-Mile radius, a work force of over 850,000 people offers a wide range of skills and stands ready to serve local companies.