



SPECULATIVE BUILDING

Spec Building Highlights

ROOF:

Single-ply, 60-mil white TPO membrane (mechanically attached) roof over R-30 Insulation. 20 year NDL warranty.

FLOORS:

7" thick, 4,000 PSI concrete slab on grade placed over 6" aggregate base course, strategically reinforced throughout

COMCAST FIBER SPEED:

Unlimited to 100 Gig; same upload/download configs from 10/10Mb to 10/10Gb

COMCAST FIBER COAX:

Upload/download configs from 50/10 Mb, 75/15Mb, 100/20Mb, 1 GIG/35Mb

Total Building SF:

1,489,300 SF

Clear Height:

40'

Loading:

249 Exterior Docks

4 Drive-In Doors

Parking:

360 Trailer Stalls

524 Parking Spots

Truck Court:

200'

Bay Spacing:

56'x50'

Speed Bay Spacing:

56'x75'

Power:

4,000A

Warehouse Lighting:

30 FC at 36" AFF

Fire Protection:

ESFR

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PROJECT DATA:	
OVERALL LAND AREA :	± 384 AC
CLARIUS PARCEL :	± 158 AC
FIVE STAR WEST PARCEL :	± 226 AC
OVERALL DETENTION AREA :	± 69 AC
	± 18%
BUILDING AREA :	± 5,659,900 SF
BUILDING A :	± 868,600 SF
BUILDING B :	± 1,489,300 SF
BUILDING C :	± 1,417,600 SF
BUILDING D :	± 1,308,400 SF
BUILDING E :	± 576,000 SF
COVERAGE :	± 33.8%



AVISON YOUNG



CLARIUS
PARTNERS

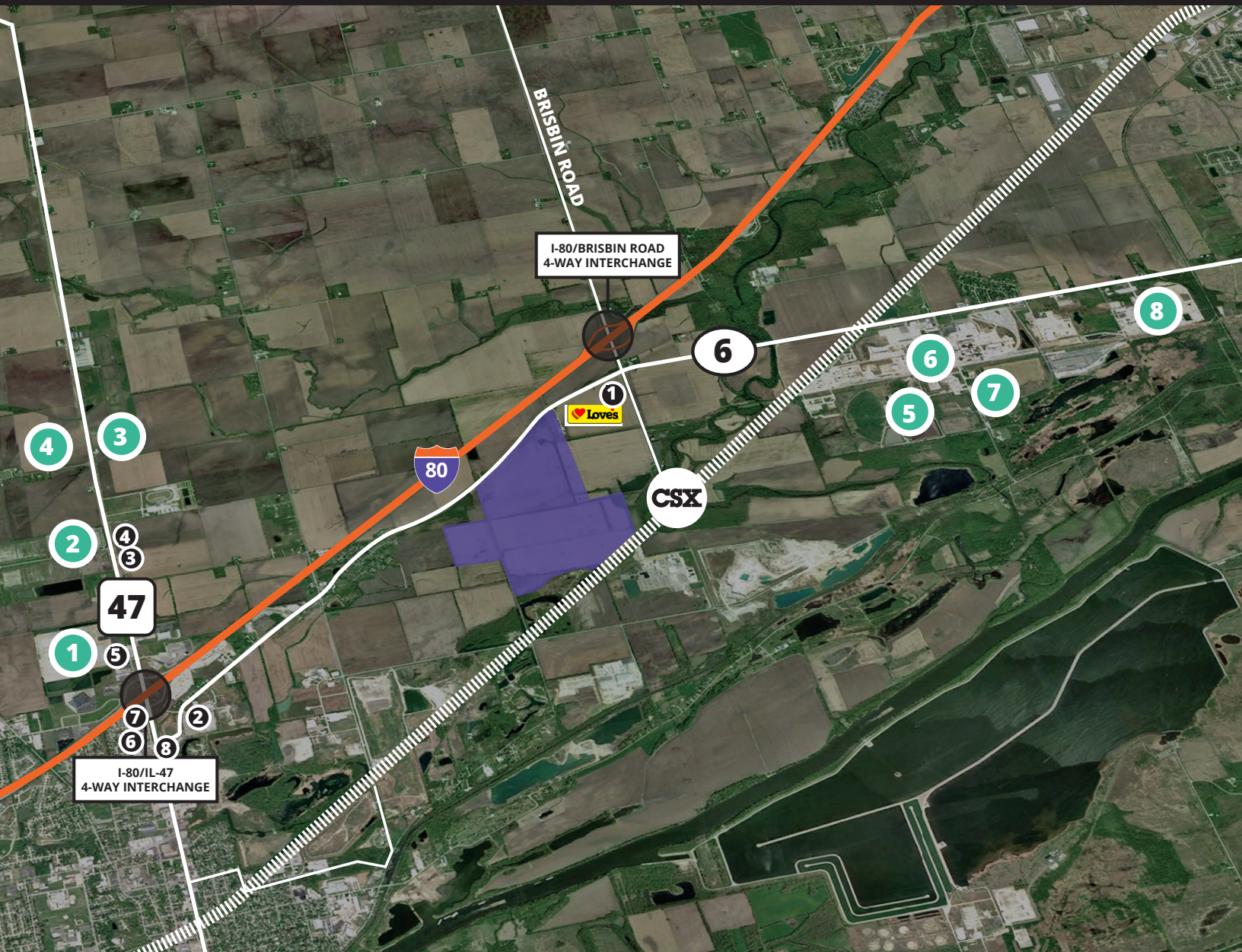
“Crossroads of America”
10 miles west of the
I-55 / I-80 interchange

Can accommodate a
corporate campus with
buildings from 1.0 to 5.7
msf under one roof.

Four-way interchange at
Brisbin Road and I-80 with
brand new Love’s travel
plaza amenity delivering
in 2022 at your doorstep

15 miles to BNSF
and UP Intermodals via
the soon-to-be built
Houbolt Road Extension

CORPORATE NEIGHBORS & AMENITIES



- ① Costco 4 bldg campus
- ② Mondelez
- ③ Morris Municipal Airport
- ④ Procter & Gamble
- ⑤ Nouryon
- ⑥ LyondellBasell
- ⑦ A & R Logistics
- ⑧ Aux Sable

- ① Love's Travel Stops
- ② Walmart
- ③ Pilot Travel Center
- ④ Days Inn
- ⑤ Holiday Inn Express
- ⑥ Menard's
- ⑦ Buffalo Wild Wings
- ⑧ McDonald's

For more information, please contact:

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