

Lake County

Strategically located on the shores of Lake Michigan at the midpoint of the Chicago-Milwaukee Corridor, Lake County's strong commitment to economic opportunity has contributed to its reputation as a premier business location. Corporate neighbors include, Abbott Labs, Abbvie, Allstate, Amazon, Cardinal Health, Takeda and Walgreens.



LogistiCenterSM at 94 Warehouse/Distribution Available for Lease



901-937 Park Avenue | Libertyville, IL 60048

About Dermody Properties

Dermody Properties is a privately owned industrial real estate investment, development and management firm which specializes in acquisitions and development of industrial real estate in strategic locations for e-commerce fulfillment centers, third party logistics and distribution customers. Founded in 1960, Dermody Properties has invested in more than 70 million square feet of industrial space.

LogistiCenterSM is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenterSM facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

LogistiCenterSM at 94 is a modern warehouse and distribution center located on Route 176 in Lake County Illinois. Quick access to I-94 makes it well suited for both local, regional and national distribution. It is ideally located five minutes from the full I-94 interchange at Buckley Road, with easy access to downtown Chicago and O'Hare Airport via the Route 176/Rockland Road interchange.



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Property Overview

Available Space 167,789 SF (divisible)

Site Plan

Building Dimensions: 300' x 735'	Dock Doors: 19 (Expandable)
Drive-In Doors: Three (3)	Clear Height: 32'
Office Area: Build-to-Suit	Fire Protection System: ESFR
Column Spacing: 50' x 48'	Lighting: T-5 Fluorescent 30 FC average at 36" AFF
Parking: 275 Car Parking	Structural Exterior: Precast Concrete Panels
Year Built: 2015	HVAC Systems: Warehouse - Roof-mounted, positive pressure, direct-fired heating units
Site Area: 6.49 Acres	Electric: 2,500 Amps @ 277/480 Volt, 3 phase
Zoning: I (Industrial)	Roof: 45 mil fully ballasted EPDM; R-25 Insulation
Floors: 7" Concrete Slab (Unreinforced)	

