

Construction Complete – Ready for Immediate Occupancy



[CLICK FOR VIDEO](#)

88,285 SF Available with
43 Exclusive & Securable
Trailer Stalls and
Up to 23 Docks

LogistiCenterSM at Elmhurst

837 Riverside Drive | Elmhurst, IL



**DERMODY
PROPERTIES**



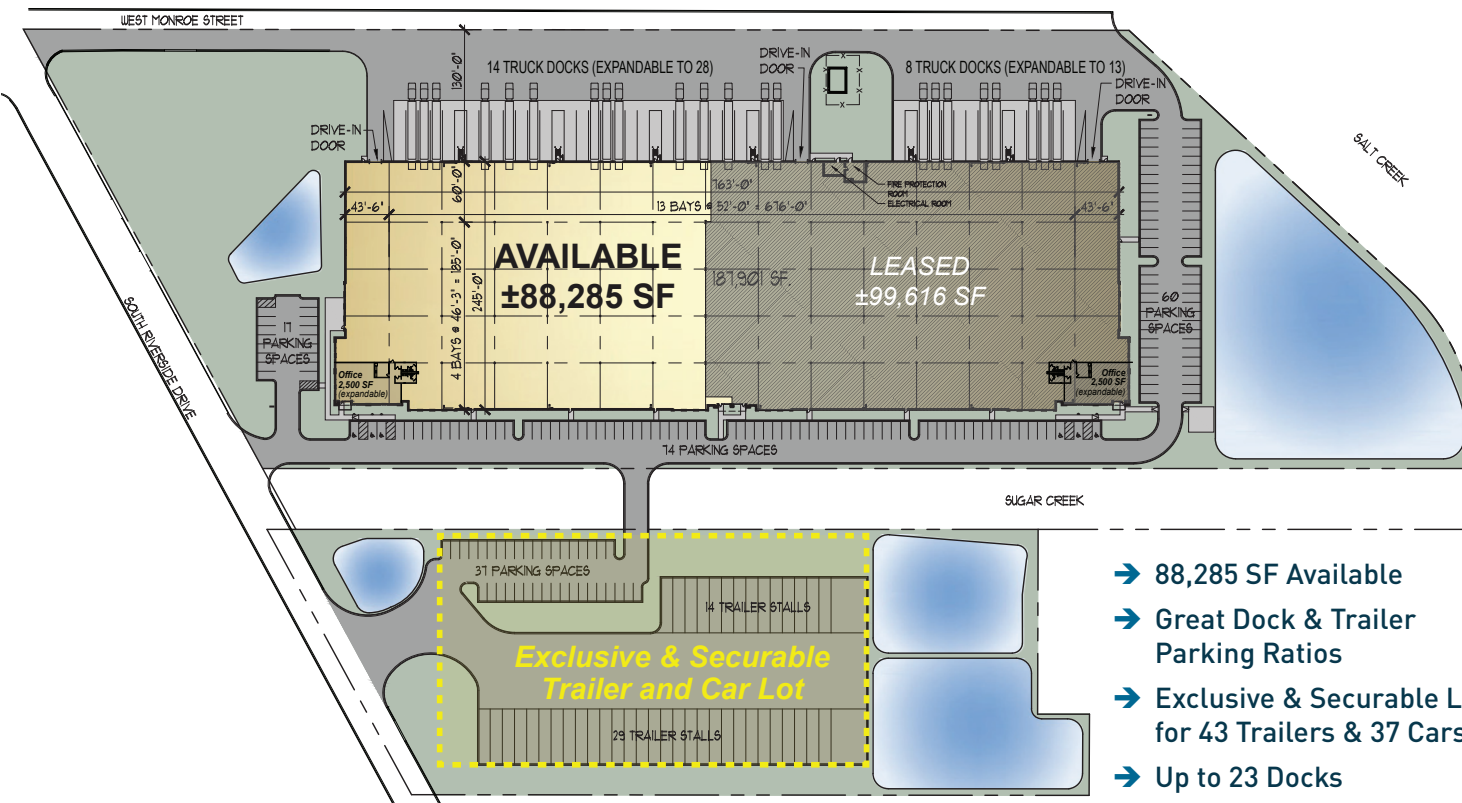
**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Dermody.com

Building Specifications

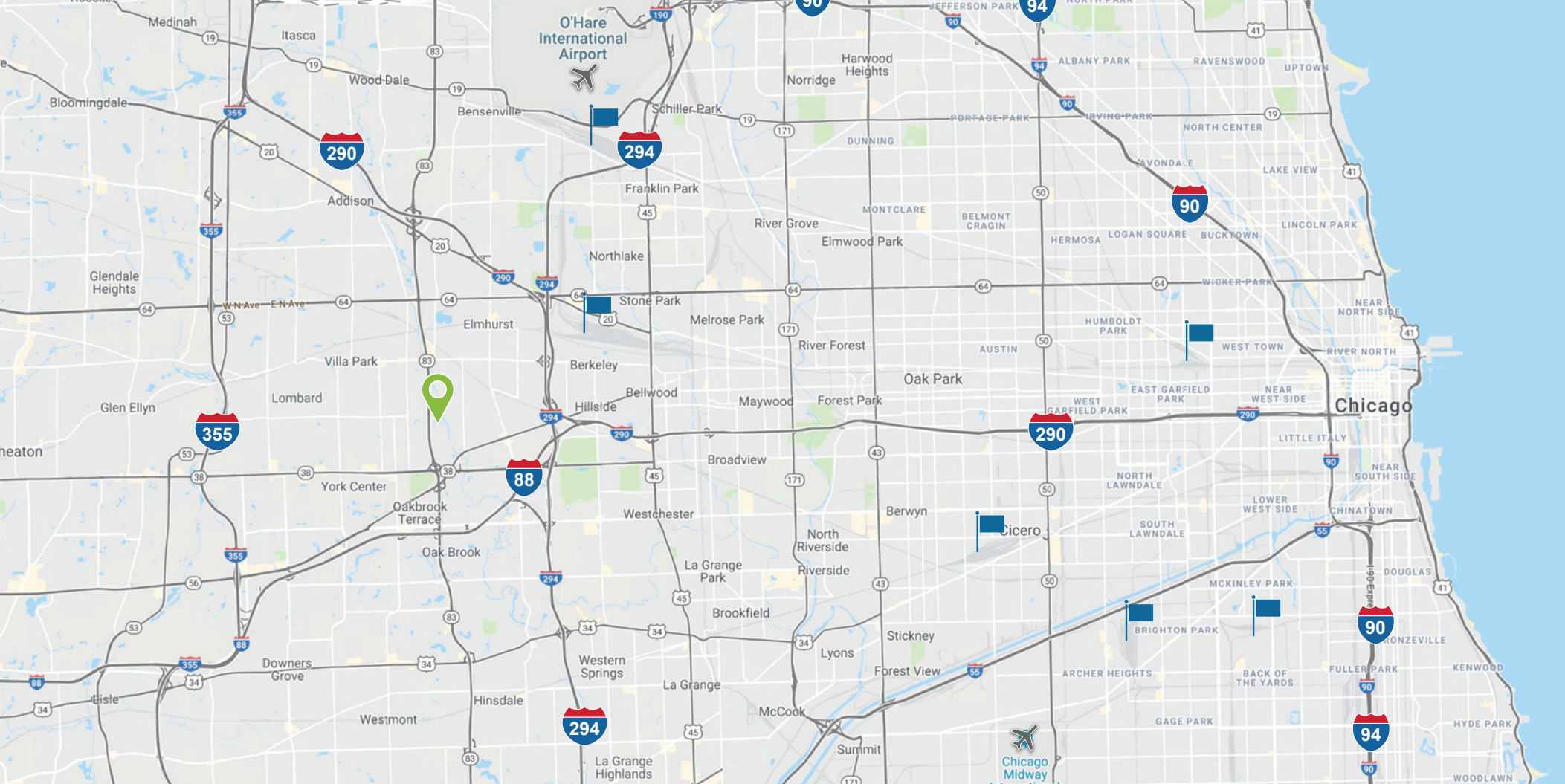
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Property Features

Footprint	187,901 SF
Available	88,285 SF (Divisible)
Clear Height	32'
Column Spacing	52' x 46'3"
Speed Bay	52' x 60'
Dock-High Doors	11 (Expandable to 23)
Grade-Level Doors	1
Car Parking	88 spaces
Trailer Parking	43 stalls off-building (exclusive & securable)
Office Area	±2,500 SF existing (easily expandable)
Zoning	I-1 Restricted Industrial
Lighting	LED
Fire Protection	ESFR
Power:	800 amps
Occupancy:	Immediate



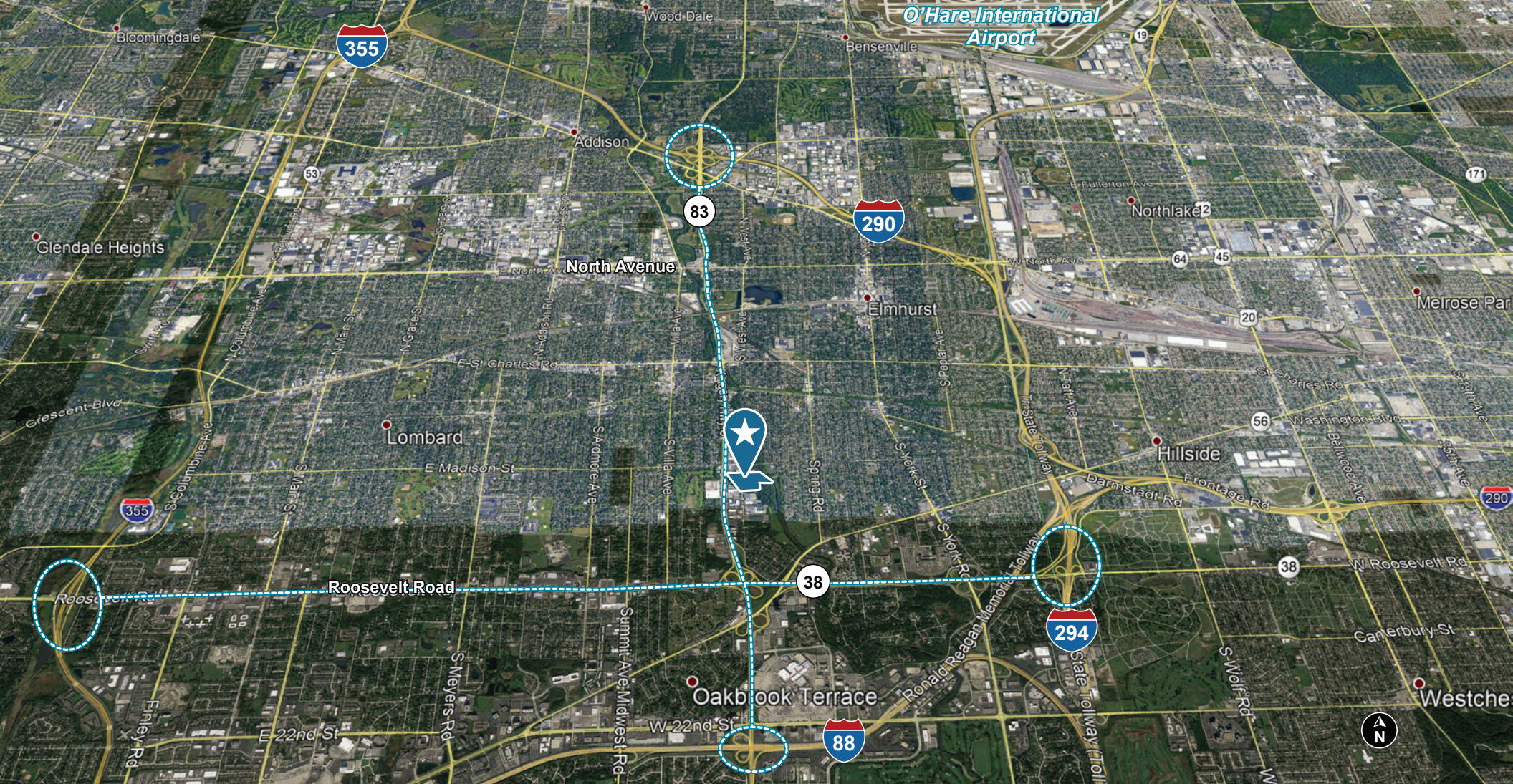


Regional Map

- Immediate access to highways at I-88 & Rt. 83, I-290 & St. Charles Rd, and I-90 & I-355 via Roosevelt
- Ideally located in the East DuPage County with low taxes compared to neighboring Cook County
- Modern new energy efficient construction
- Ideal for e-commerce, last mile, corporate headquarters, and manufacturing/distribution
- High profile DuPage County location with strong demographics
- Proximity to both airports and numerous intermodal yards

MAP KEY

-  **Site**
-  **Airport**
-  **Intermodal**



Access Map

I-88
2.5 Miles / 6 Minutes

I-290
3.5 Miles / 10 Minutes

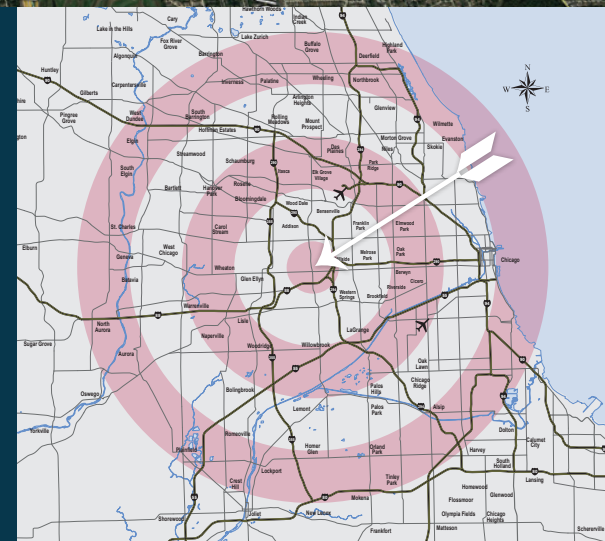
I-294
4.5 Miles / 15 Minutes

I-355
5 Miles / 10 Minutes

Downtown Chicago
20 Miles / 30 Minutes

O'Hare Airport – South Cargo
8 Miles / 20 Minutes

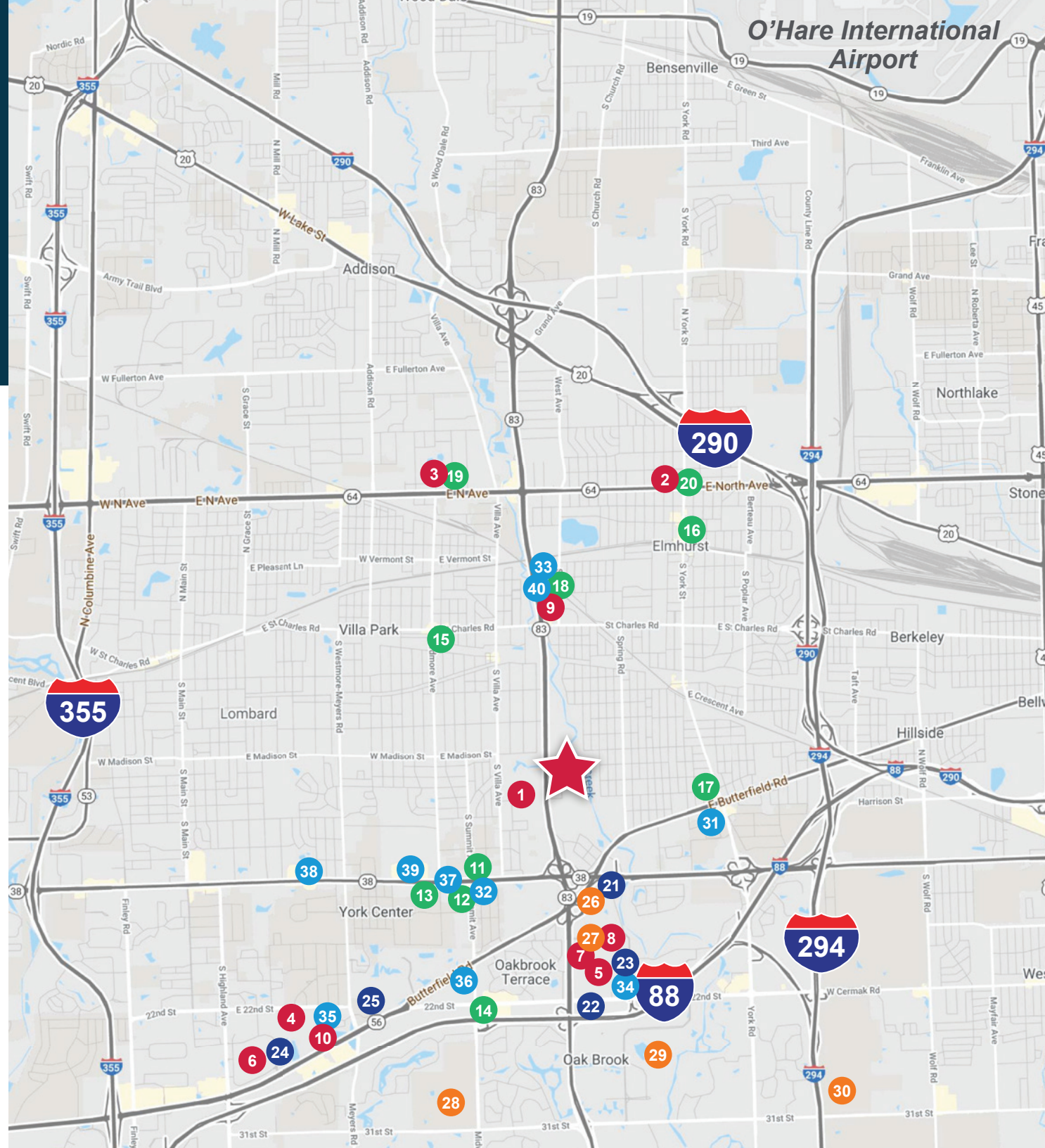
Midway Airport
23 Miles / 35 Minutes



Area Amenities

Located approximately 2 miles to Oak Brook Center and 4 miles to Yorktown Center with numerous fine dining options and hotel accommodations. The site also features close proximity to multiple private golf clubs.

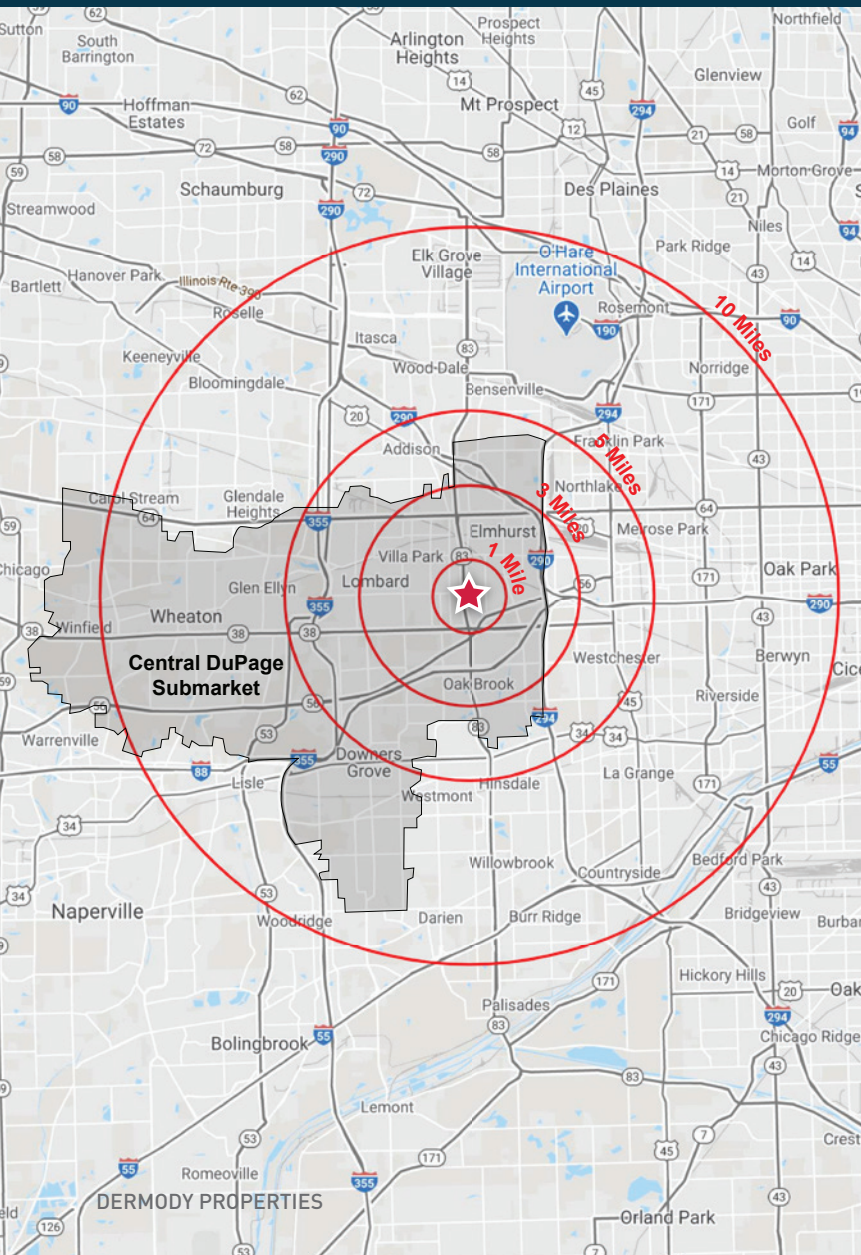
SHOPPING / RETAIL	1	Walmart	HOTELS	21	Hilton Garden Inn
	2	Walmart		22	Marriott
	3	Target		23	DoubleTree
	4	Target		24	Westin
	5	Oakbrook Center		25	Courtyard
	6	Yorktown Center	ENTERTAINMENT	26	Drury Lane Theater
	7	Macy's		27	Pinstripes
	8	Nordstrom		28	Butterfield Country Club
	9	Kohl's		29	Butler National
	10	Dick's Sporting Goods		30	Chicago Highlands
GROCERY / PHARMACY	11	Walgreens	DINING / BEVERAGE	31	McDonald's
	12	Pete's Fresh Market		32	Dunkin'
	13	ALDI		33	Portillo's
	14	Costco		34	Gibsons
	15	Jewel-Osco		35	Uncle Julio's
	16	Jewel-Osco		36	Wendy's
	17	Jewel-Osco		37	Starbucks
	18	Whole Foods		38	Popeye's
	19	CVS		39	Sonic Drive-in
	20	CVS		40	Chick-fil-A



Submarket & Demographic Data

Central DuPage

The Central DuPage submarket is one of Chicago's most geographically central industrial submarkets. With an industrial base of 23 million SF and low vacancy, the success of this submarket stems from several major factors including proximity to downtown Chicago and O'Hare Airport, a highly skilled labor force and proximity to affluent executive neighborhoods.



	1 MILE	3 MILES	5 MILES	10 MILES
2020 Population	14,070	103,081	273,852	1.24 M
2020 Total Labor Force (16 Years+)	11,164	83,269	221,227	997,939
Average HH Income	\$156,204	\$138,449	\$124,933	\$118,922
Average HH Expenditure (Budget)	\$97,572	\$89,256	\$82,716	\$79,608
Food	\$14,028	\$12,912	\$12,012	\$11,592
Shelter	\$20,364	\$18,672	\$17,328	\$16,704
Transportation	\$17,544	\$16,104	\$14,940	\$14,388
Entertainment	\$5,724	\$5,196	\$4,788	\$4,584
Median Age	44.1	41.1	40.4	39.7
White Collar Employees	5,396 (78.5%)	35,027 (70.0%)	86,639 (65.4%)	390,495 (65.2%)
Blue Collar Employees	1,474 (21.5%)	15,033 (30.0%)	86,639 (34.6%)	208,116 (34.8%)
Unemployment Rate*	622 (5.6%)	4,844 (5.8%)	14,000 (6.3%)	69,001 (6.9%)
2020 Occupation Population	6,870	50,060	132,526	598,610
Mgmt, Business, Financial Operations	1,768 (25.7%)	11,161 (22.3%)	25,817 (19.5%)	111,690 (18.7%)
Service Employees	654 (9.5%)	6,525 (13%)	18,920 (14.3%)	88,522 (14.8%)
Sales, Office Employees	1,710 (24.9%)	11,224 (22.4%)	30,678 (23.1%)	138,041 (23.1%)
Construction, Extraction, Maintenance	383 (5.6%)	2,844 (5.7%)	7,930 (6.0%)	37,620 (6.3%)
Production, Transport, Material Moving	435 (6.3%)	5,627 (11.2%)	18,865 (14.2%)	81,523 (13.6%)

*Pre-COVID-19 Unemployment Data

GEOGRAPHIC CENTER OF CHICAGOLAND

Total Population – 5.68 million people live within 20 miles

Number of Households – 472,386 households within 10 miles

Distribution Network – Approximately 91.5 million people live within a one-day drive



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About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenterSM Brand

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.

About Lee & Associates

Lee & Associates offers an array of real estate services tailored to meet the needs of the company's clients, including commercial real estate brokerage, integrated services, and construction services. Established in 1979, Lee & Associates is now an international firm with offices throughout the United States and Canada. For more information, visit www.lee-associates.com.



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