

295,000 SF Ready  
for Occupancy!  
Divisible to 50,000 SF

[View Video Here](#)

[View Website Here](#)

Five Buildings Totaling 1.3M SF  
Expected Completion June 2024

# *The Logistics Campus*

## Warehouse/Distribution

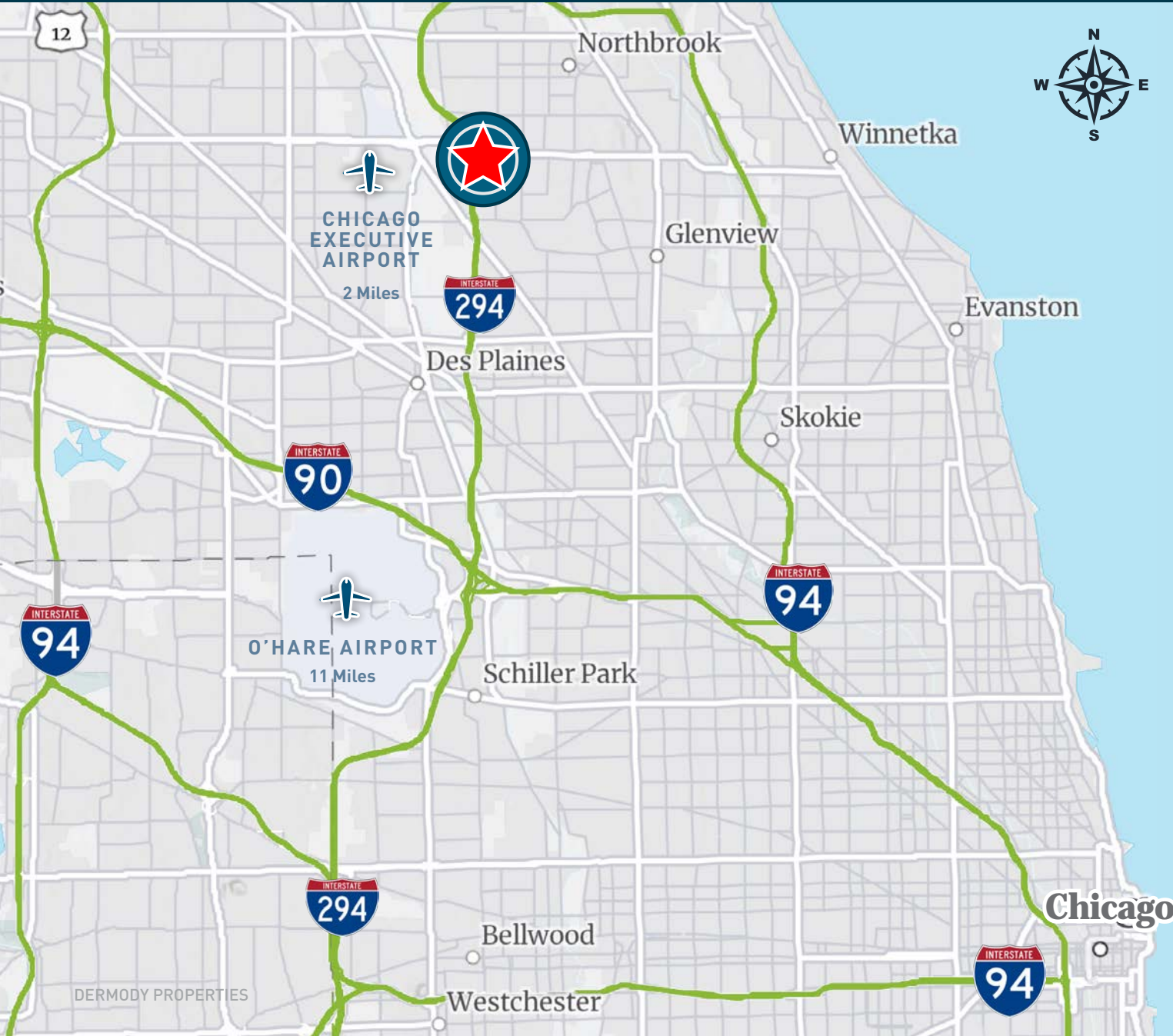
Phase 1



[Dermody.com](https://dermody.com)

# Building Specifications

Glenview, Illinois



The Logistics Campus is in an unparalleled Chicago location, and features state-of-the-art specifications, a wide array of nearby amenities and immediate access to I-294.

- Planned as 10-building logistics campus totaling 3,238,548 square feet with flexibility to accommodate build-to-suits
- Class-A construction and design
- Flight-to-quality location with Proximity to O'Hare
- Immediate access to I-294 at Willow Rd to a four-way interchange
- Anticipated delivery Spring 2024
- 32'-120' ft clear
- Trailer parking





# North Suburban O'Hare



CHICAGO CBD

25 Miles



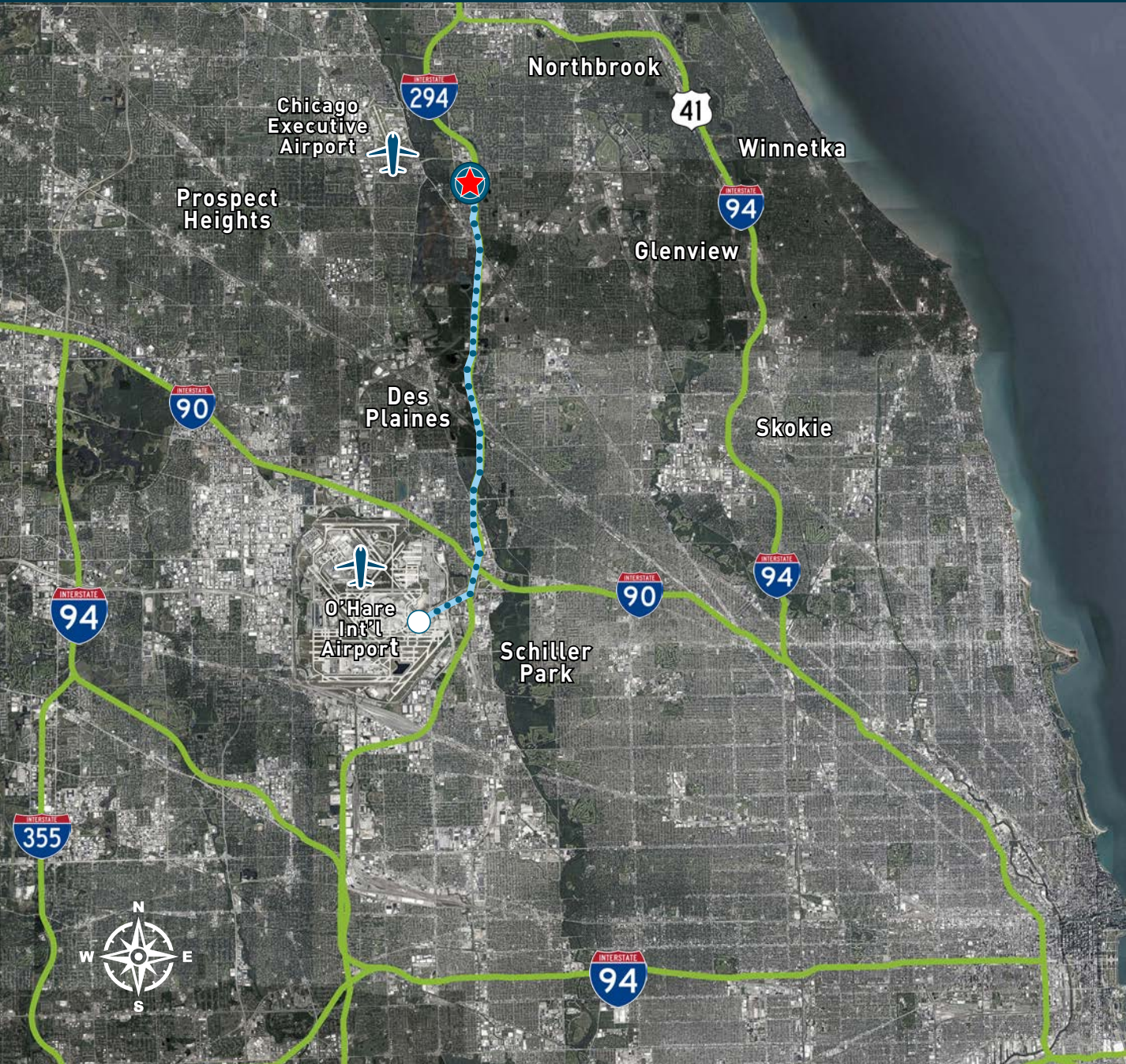
O'HARE AIRPORT

11 Miles



CHICAGO EXECUTIVE  
AIRPORT

2 Miles



The North Suburban O'Hare Industrial market of Chicago extends along I-294 from I-90 to the south to Lake Cook Road to the north. This is the best performing submarket in Chicago in terms of vacancy rate and currently is the lowest in the entire metro market. This market benefits from excellent access to O'Hare International Airport and the CBD of Chicago and is home to some of the area's largest middle- to upper-income residential neighborhoods. The Logistics Campus is located in the heart of the market along I-294 and Willow Road between the Wheeling/Northbrook markets, the Nilcs/Skokie markets, and the Des Plaines/Elk Grove Village markets to the south. Its access to transportation, labor and amenities is unparalleled relative to the entire metro Chicago market.





The Logistics Campus Warehouse/Distribution



Area Amenities

**Holiday Inn EXPRESS**

**J. ALEXANDER'S**  
**HYATT**  
REGENCY

**EMBASSY SUITES**  
by Hilton

**Marshall's** **SUBWAY**  
**BED BATH & BEYOND**  
**HOBBY LOBBY**  
**Red Roof Inn** **noodles**  
**Chick-fil-ee**

**CATERPILLAR**  
**McDonald's**  
**Residence Inn**

**DICK'S** **rack**  
**TJ-MAXX**  
**TRADER JOE'S**

**DUNKIN' DONUTS** **Portillo's** **McALISTER'S**  
**COURTYARD** **THE MOUNTAIN** **JJ**  
Marriott

**ARMANI** **FINISH LINE** **california**  
**PF CHANG'S** **claire's**  
PEZZA KITCHEN

**Culver's** **bp**

**Mobil**  
**BROWN'S CHICKEN**

**DUNKIN' DONUTS**  
**CHASE**

**MATTRESS FIRM**  
**PNC**

**Domino's** **Mobil**

**RUTH'S CHRIS STEAK HOUSE** **CHASE** **RENAISSANCE HOTELS**

**RAMADA**

**LAIFITNESS** **bp** **Starbucks** **MARIANO'S**  
**SUBWAY** **CVS pharmacy**

**ups** **COSTCO WHOLESALE**

**PINSTRIPES** **BEST BUY** **WHOLE FOODS**  
**LOWE'S**

**CROWNE PLAZA** **Hilton**

**Sheraton** **MART**

**CHASE** **Walgreens** **Bank of America** **Jewel**  
**Starbucks**

**McALISTER'S** **KOHL'S** **noodles**  
**ALDI** **TARGET** **Starbucks** **Wendy's**  
**SUBWAY** **DUNKIN' DONUTS** **bp**

**baskin BR robbins** **COURTYARD** **Marriott** **DUNKIN' DONUTS** **Wendy's**

**Abt** **RENAISSANCE HOTELS**

**Jewel** **USPS** **WILDFIRE**  
STEAKS, CHOPS & SEAFOOD  
Glenview Police & Municipal Center





# Site Plan

[View Additional Site Plan Options Here](#)

- Can be modified to deliver cross-dock buildings
- All buildings divisible to 50,000 SF



## Phase 1

Building	Available SF
Building 1	66,955 SF
Building 2	92,426 SF
Building 3	326,278 SF
Building 4	243,778 SF
Building 5	295,278 SF





# Property Overview

## 3.2M SF Available For Lease

### Phase 2 - Five buildings up to 1.6M SF

*Buildings can be consolidated to create a larger footprint*

#### Building 1

Size	66,955 SF
Clear Height	36'
Docks	7 (+7 future)
Parking	126
Trailers	61

#### Building 2

Size	92,426 SF
Clear Height	32'
Docks	19
Parking	141
Trailers	0

#### Building 3

Size	326,278 SF
Clear Height	36'
Docks	65
Parking	284
Trailers	0

#### Building 4

Size	243,778 SF
Clear Height	36'
Docks	54
Parking	210
Trailers	0

#### Building 5 - COMPLETE

Size	295,278 SF
Clear Height	36'
Docks	58
Parking	223
Trailers	0



Building 4

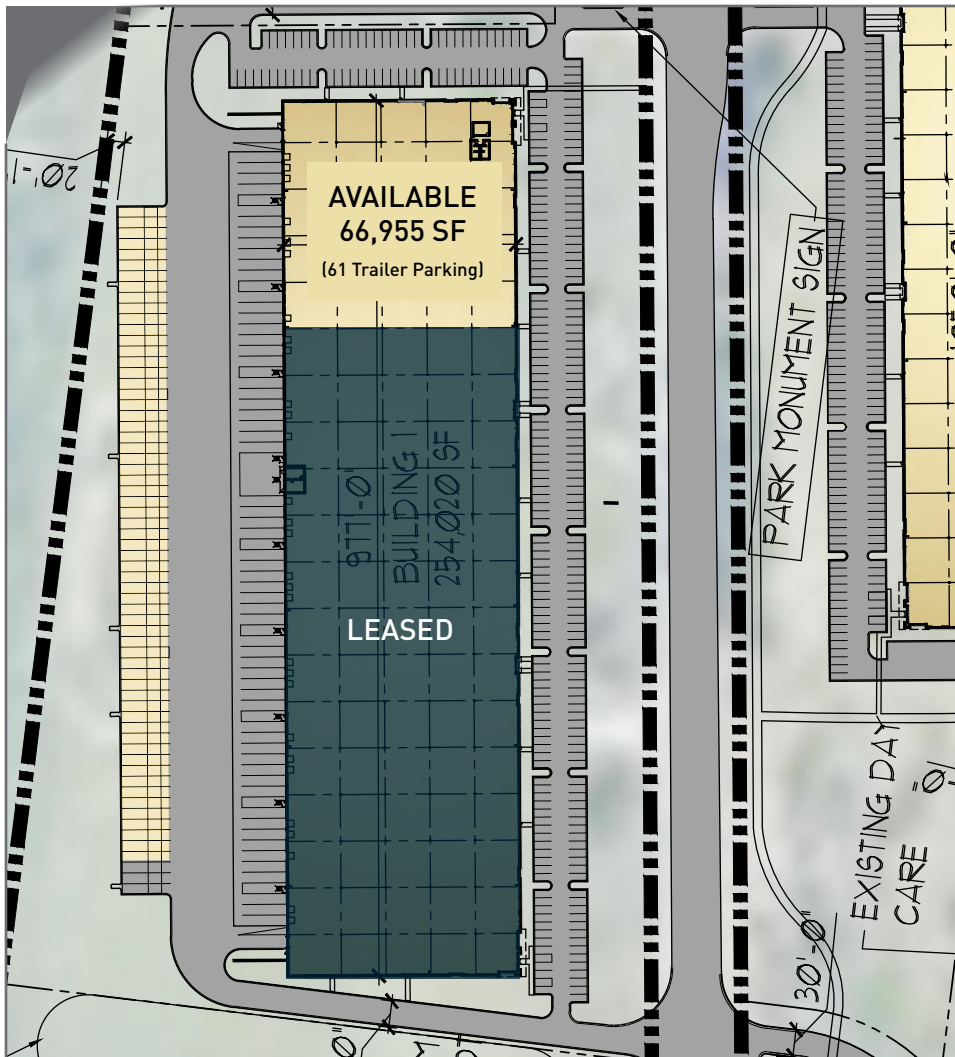


Building 5

# Property Overview

Building 1 - 66,955 SF

Expected Completion June 2024



## Building Dimensions:

260' x 254' 6"

## Clear Height:

36'

## Drive-In Doors:

2

## Column Spacing:

50' X 52' Typical

## Dock Doors:

7 designed dock doors  
7 future dock positions

## Office Area:

TBD

## Trailer Parking:

61

## Floors:

7" / 4,000 PSI

## Car Parking:

126

## Lighting:

High Bay LED

## Zoning:

Industrial

## HVAC Systems:

Rooftop Units

## Year Built:

2023

## Electric:

2,000 Amps

## Structure Exterior:

Precast

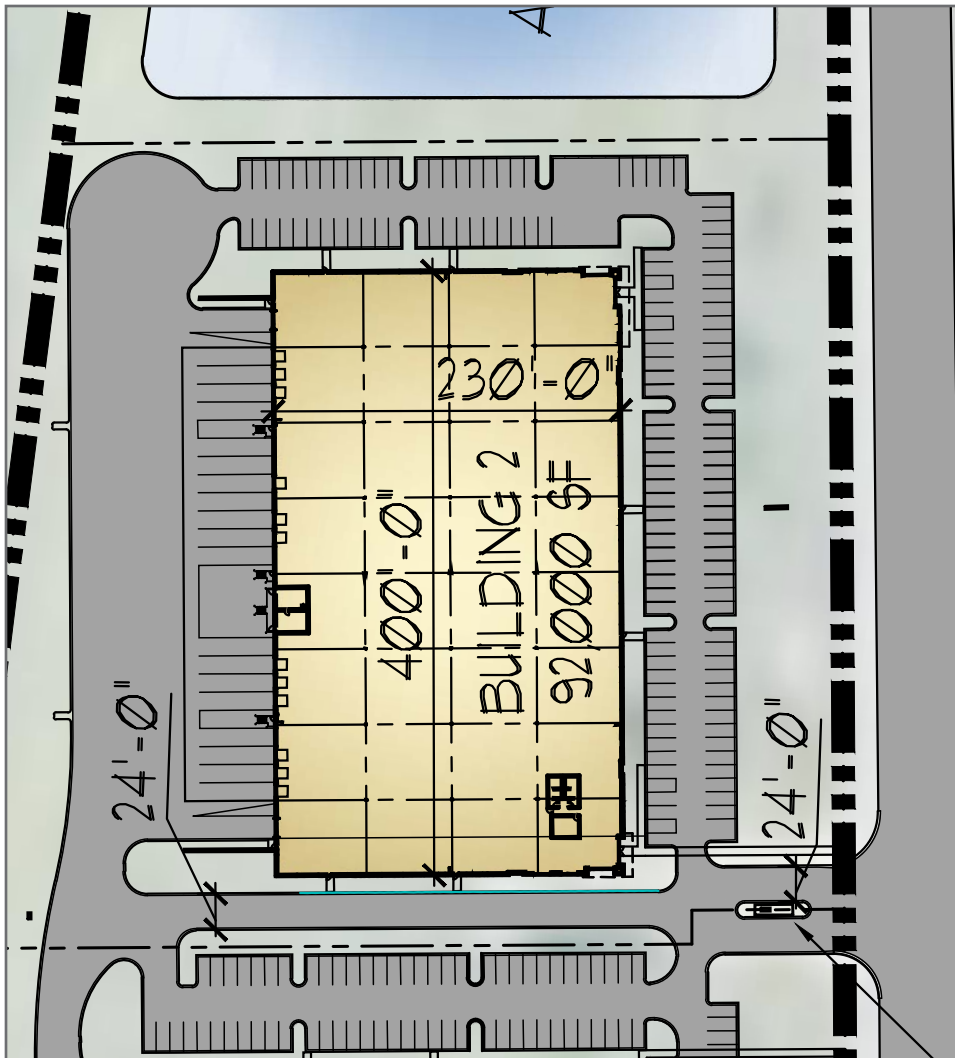
## Roof:

45 mil Mechanically Fastened TPO

# Property Overview

Building 2 - 92,426 SF

Expected Completion June 2024



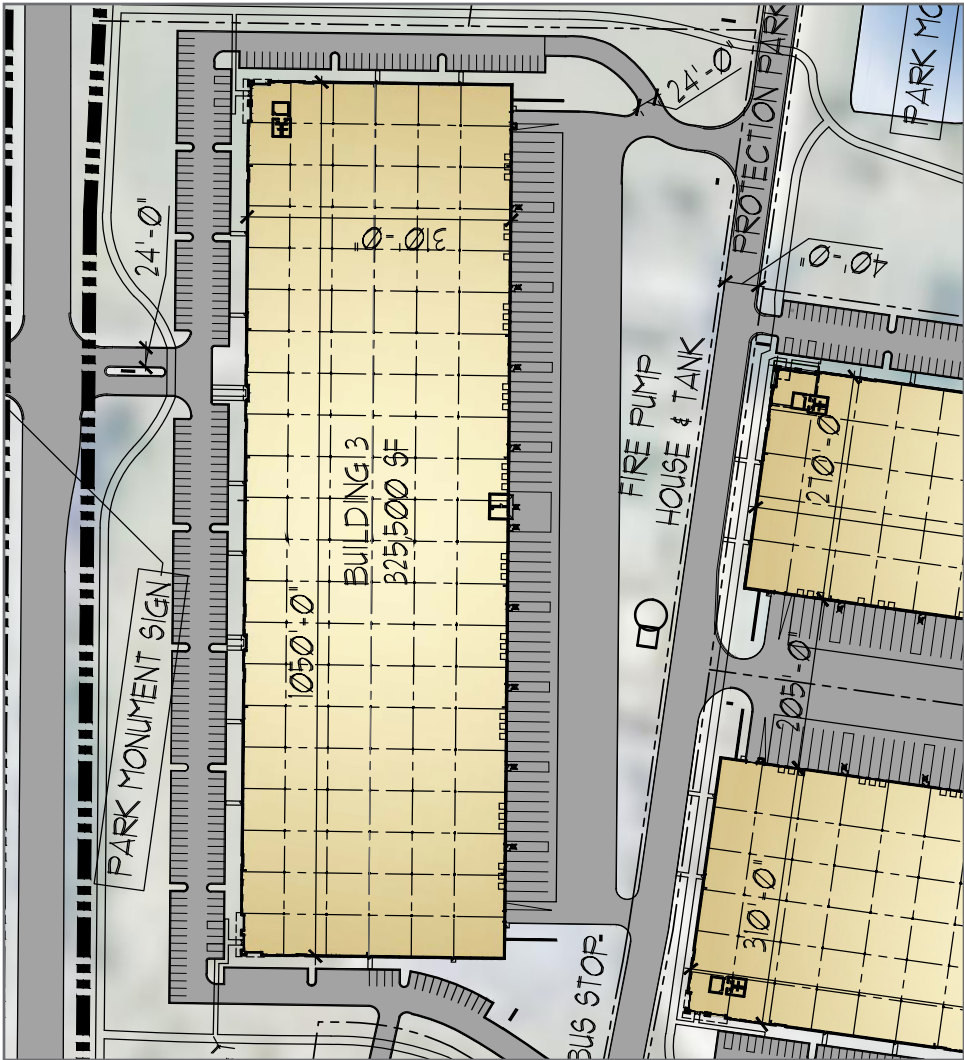
<b>Building Dimensions:</b> 230' x 400'	<b>Clear Height:</b> 32'
<b>Drive-In Doors:</b> 2	<b>Column Spacing:</b> 50' X 52' Typical
<b>Dock Doors:</b> 19	<b>Office Area:</b> TBD
<b>Trailer Parking:</b> 0	<b>Floors:</b> 7"/4,000 PSI
<b>Car Parking:</b> 141	<b>Lighting:</b> High Bay LED
<b>Zoning:</b> Industrial	<b>HVAC Systems:</b> Rooftop Units
<b>Year Built:</b> 2023	<b>Electric:</b> 1200 Amps
<b>Structure Exterior:</b> Precast	<b>Roof:</b> 45 mil Mechanically Fastened TPO



# Property Overview

Building 3 - 326,278 SF

Expected Completion June 2024



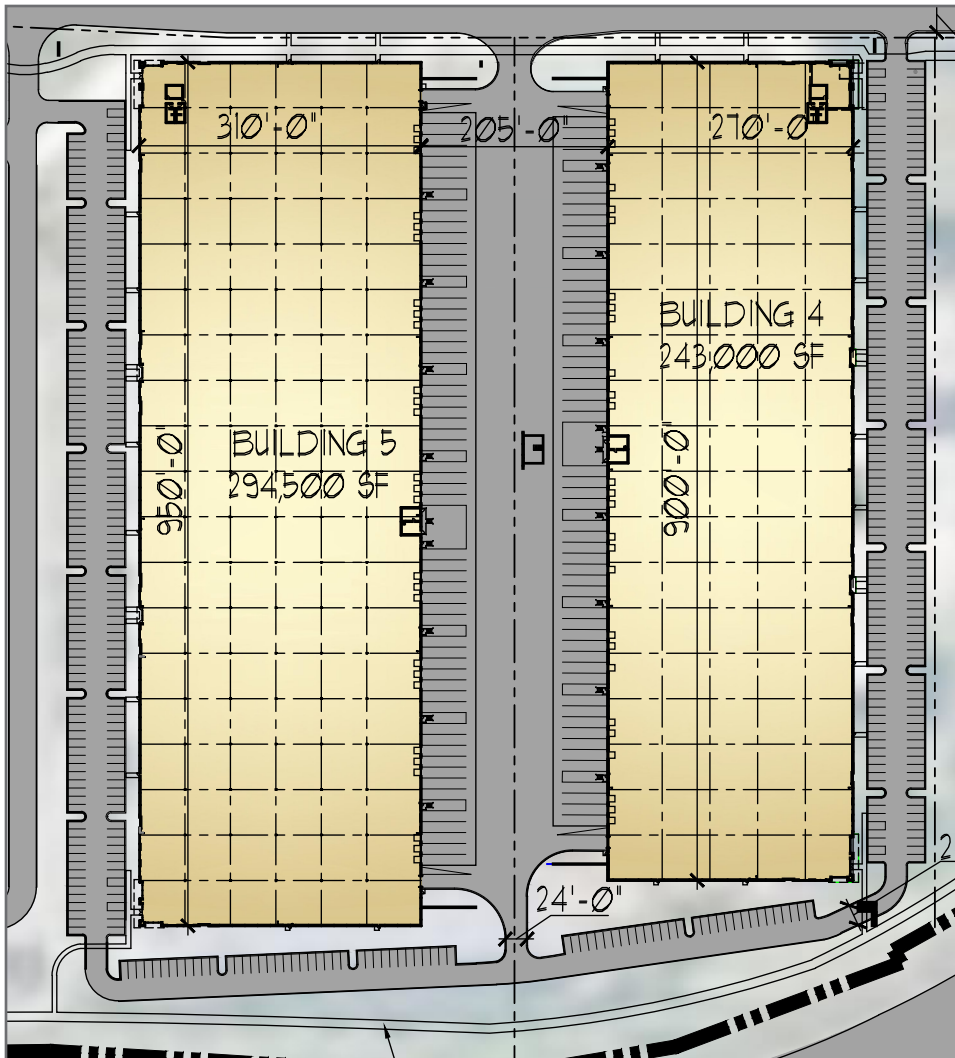
<b>Building Dimensions:</b> 310' x 1,050'	<b>Clear Height:</b> 36'
<b>Drive-In Doors:</b> 2	<b>Column Spacing:</b> 50' X 52' Typical
<b>Dock Doors:</b> 65	<b>Office Area:</b> TBD
<b>Trailer Parking:</b> 0	<b>Floors:</b> 7" / 4,000 PSI
<b>Car Parking:</b> 284	<b>Lighting:</b> High Bay LED
<b>Zoning:</b> Industrial	<b>HVAC Systems:</b> Rooftop Units
<b>Year Built:</b> 2023	<b>Electric:</b> 2,500 Amps
<b>Structure Exterior:</b> Precast	<b>Roof:</b> 45 mil Mechanically Fastened TPO



# Property Overview

Building 4 - 243,778 SF

Expected Completion June 2024



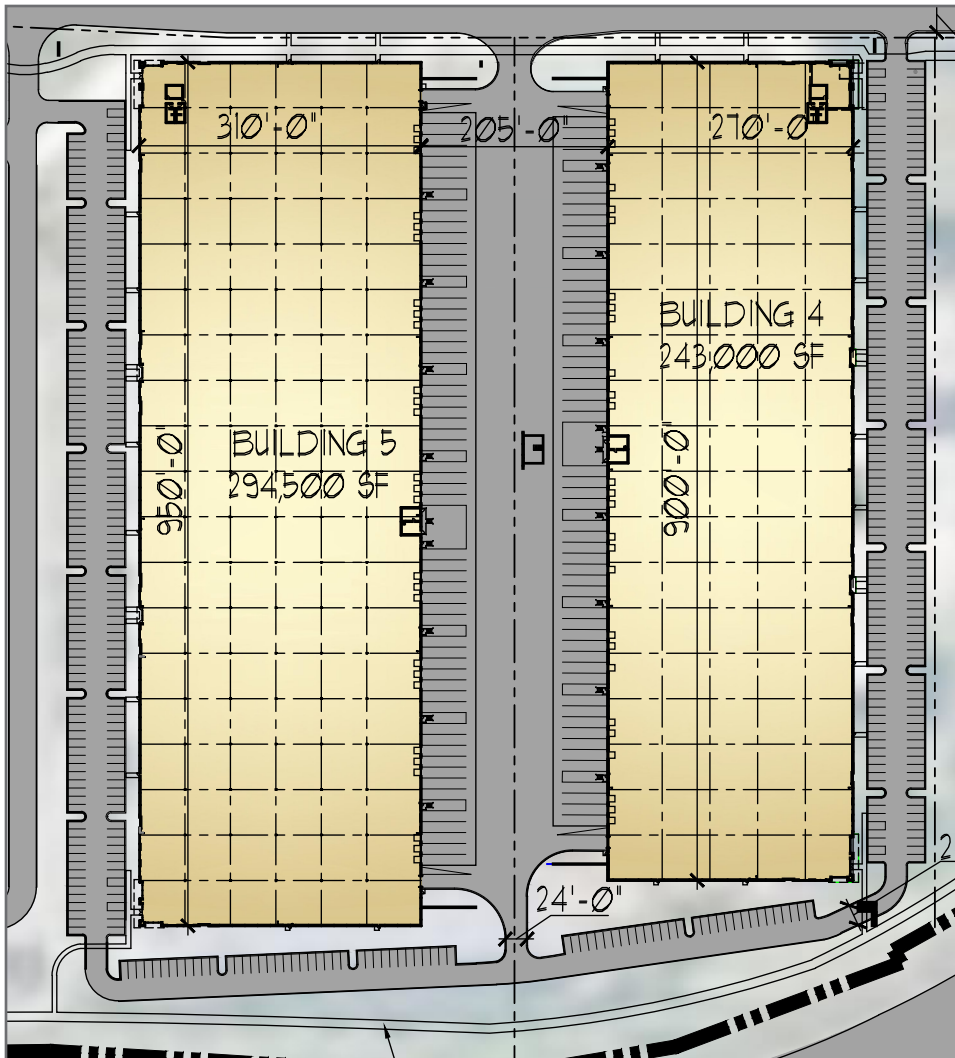
<b>Building Dimensions:</b> 270' x 900'	<b>Clear Height:</b> 36'
<b>Drive-In Doors:</b> 2	<b>Column Spacing:</b> 50' X 52' Typical
<b>Dock Doors:</b> 54	<b>Office Area:</b> TBD
<b>Trailer Parking:</b> 0	<b>Floors:</b> 7" / 4,000 PSI
<b>Car Parking:</b> 210	<b>Lighting:</b> High Bay LED
<b>Zoning:</b> Industrial	<b>HVAC Systems:</b> Rooftop Units
<b>Year Built:</b> 2023	<b>Electric:</b> 2,500 Amps
<b>Structure Exterior:</b> Precast	<b>Roof:</b> 45 mil Mechanically Fastened TPO



# Property Overview

## Building 5 - 295,278 SF

Building Complete

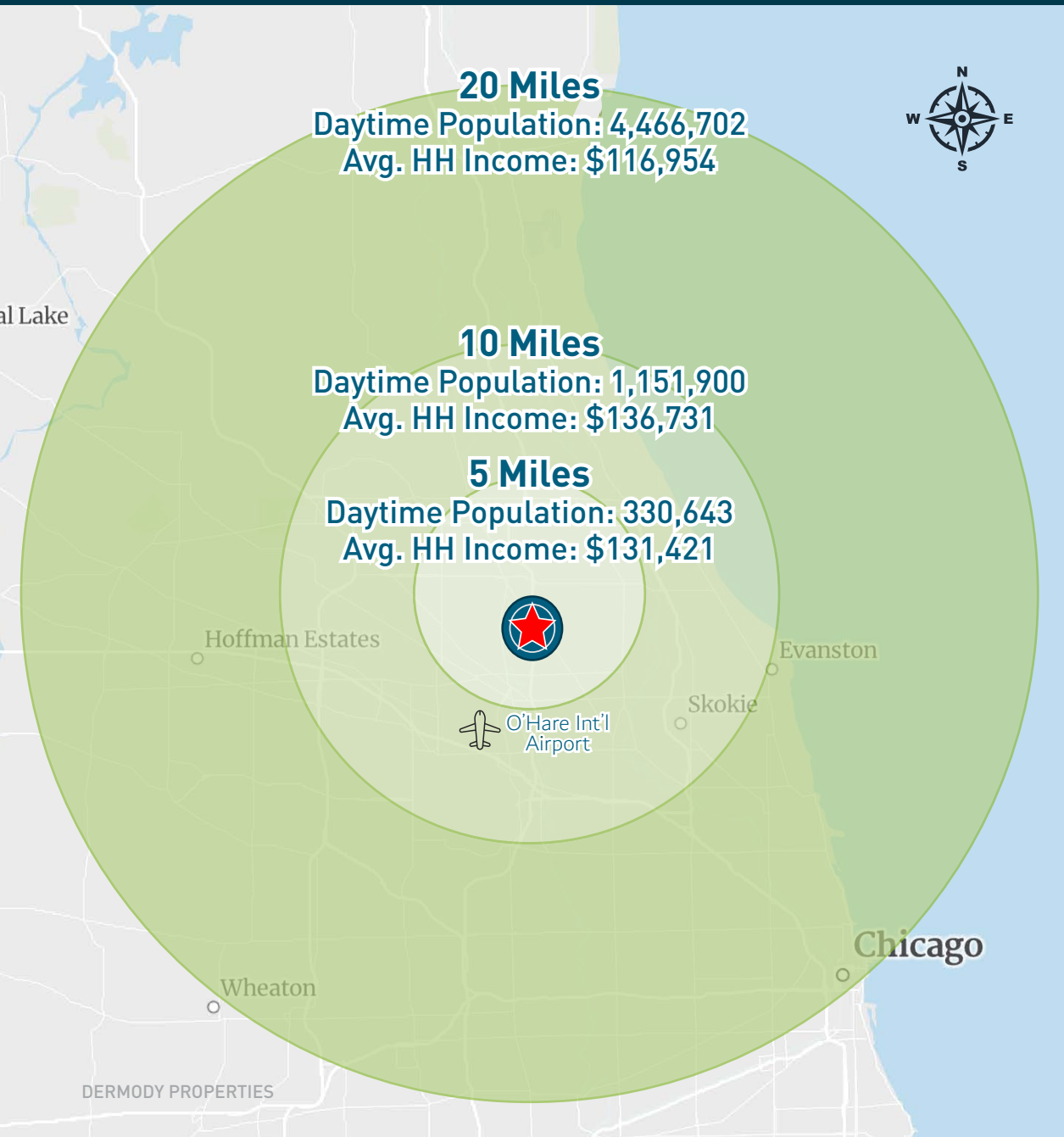


<b>Building Dimensions:</b> 310' x 950'	<b>Clear Height:</b> 36'
<b>Drive-In Doors:</b> 2	<b>Column Spacing:</b> 50' X 52' Typical
<b>Dock Doors:</b> 58	<b>Office Area:</b> TBD
<b>Trailer Parking:</b> 0	<b>Floors:</b> 7" / 4,000 PSI
<b>Car Parking:</b> 223	<b>Lighting:</b> High Bay LED
<b>Zoning:</b> Industrial	<b>HVAC Systems:</b> Rooftop Units
<b>Year Built:</b> 2023	<b>Electric:</b> 2,000 Amps
<b>Structure Exterior:</b> Precast	<b>Roof:</b> 45 mil Mechanically Fastened TPO



# Demographics

## 10-Mile Statistics



**774,757**  
Employees



**43,963**  
Businesses



**66% of Population**  
Between Ages 15-66

	5 Miles	10 Miles	20 Miles
Total Households	109,238	371,138	1,586,653
Average Household Income	\$131,421	\$136,731	\$116,954
Median Age	44.7	43.8	37.5

# Regional Drive Times



Chicago	0.5
Cincinnati	5.75
Cleveland	7.0
Des Moines	5.5
Detroit	5.5
Indianapolis	4.25
Kansas City	8.5
Louisville	5.75
Memphis	8.5
Milwaukee	0.5
Minneapolis	5.5
Nashville	8.25
Omaha	7.0
Pittsburgh	8.5
St. Louis	5.25





# *The Logistics Campus* Warehouse/Distribution

Glenview, Illinois

## 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 and New Jersey. For more information, visit [www.Dermody.com](http://www.Dermody.com).

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### **Neal Driscoll**

Dermody Properties  
Partner, Midwest Region  
(224) 567-8503  
[ndriscoll@dermody.com](mailto:ndriscoll@dermody.com)

### **Suzanne Serino, SIOR** Colliers

Executive Vice President  
(847) 698-8226  
[suzanne.serino@colliers.com](mailto:suzanne.serino@colliers.com)

### **Jonathan Kohn**

Colliers  
Principal  
(847) 698-8279  
[jonathan.kohn@colliers.com](mailto:jonathan.kohn@colliers.com)

### **Christopher Volkert, SIOR** Colliers

Principal  
(847) 698-8237  
[chris.volkert@colliers.com](mailto:chris.volkert@colliers.com)

### **William Fausone** Colliers

Senior Advisor  
(847) 698-8202  
[william.fausone@colliers.com](mailto:william.fausone@colliers.com)



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