



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



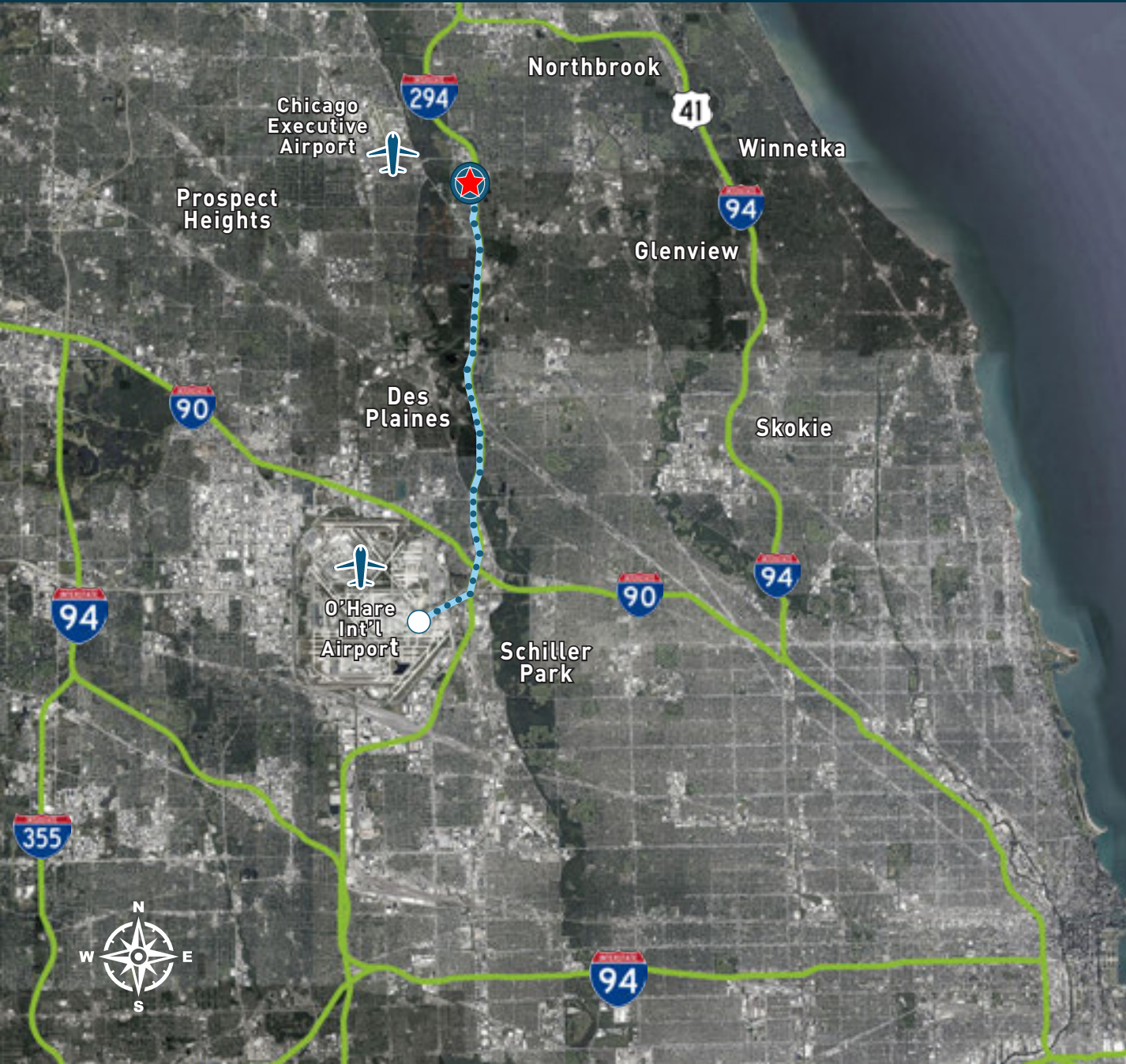
O'HARE AIRPORT

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.



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

CATERPILLAR
McDonald's
Residence Inn

DICK'S rack
TJ-maxx
TRADER JOE'S

Holiday Inn EXPRESS

J. ALEXANDER'S
HYATT

EMBASSY SUITES
by Hilton

DUNKIN' DONUTS
Portillo's
McALISTER'S
COURTYARD Marriott
THE MEDITERRANEAN
JJ

ARMANI
FINISH LINE
california PIZZA KITCHEN
PF CHANG'S
claire's

MATTRESS FIRM
PNC

Culver's
bp

Mobil
BROWN'S CHICKEN

ILLINOIS 68

DUNKIN' DONUTS
CHASE

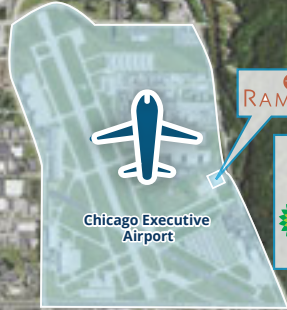
ILLINOIS 43

Mobil
Domino's

CHASE
RENAISSANCE



The Logistics Campus Warehouse/Distribution



Chicago Executive Airport

RAMADA

LAIFITNESS
bp
STARBUCKS
MARIANO'S Fresh Market
CVS pharmacy
SUBWAY

Willow Rd

CROWNE PLAZA
Hilton

Sheraton
MART

Milwaukee Ave

CHASE
Walgreens
Bank of America
Jewel
STARBUCKS
McALISTER'S

NorthShore Glenbrook Hospital

Glenbrook South High School

E Lake Ave

Glenbrook North High School

ups
COSTCO WHOLESALE

PINSTRIPES
BEST BUY
WHOLE FOODS MARKET
LOWE'S

Willow Hill Golf Course

McALISTER'S
ALDI
KOHLS
TARGET
STARBUCKS
McDonald's
SUBWAY
DUNKIN' DONUTS
bp

baskin B R robbins
COURTYARD Marriott
DUNKIN' DONUTS
Wendy's

Abt
RENAISSANCE HOTELS

Jewel
USPS
WILDFIRE
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 July Delivery

Size	66,955 SF
Clear Height	36'
Docks	7 (+7 future)
Parking	87
Trailers	61

Building 2 July Delivery

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

Building 3 August Delivery

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

Building 4 September Delivery

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

Building 5 July Delivery

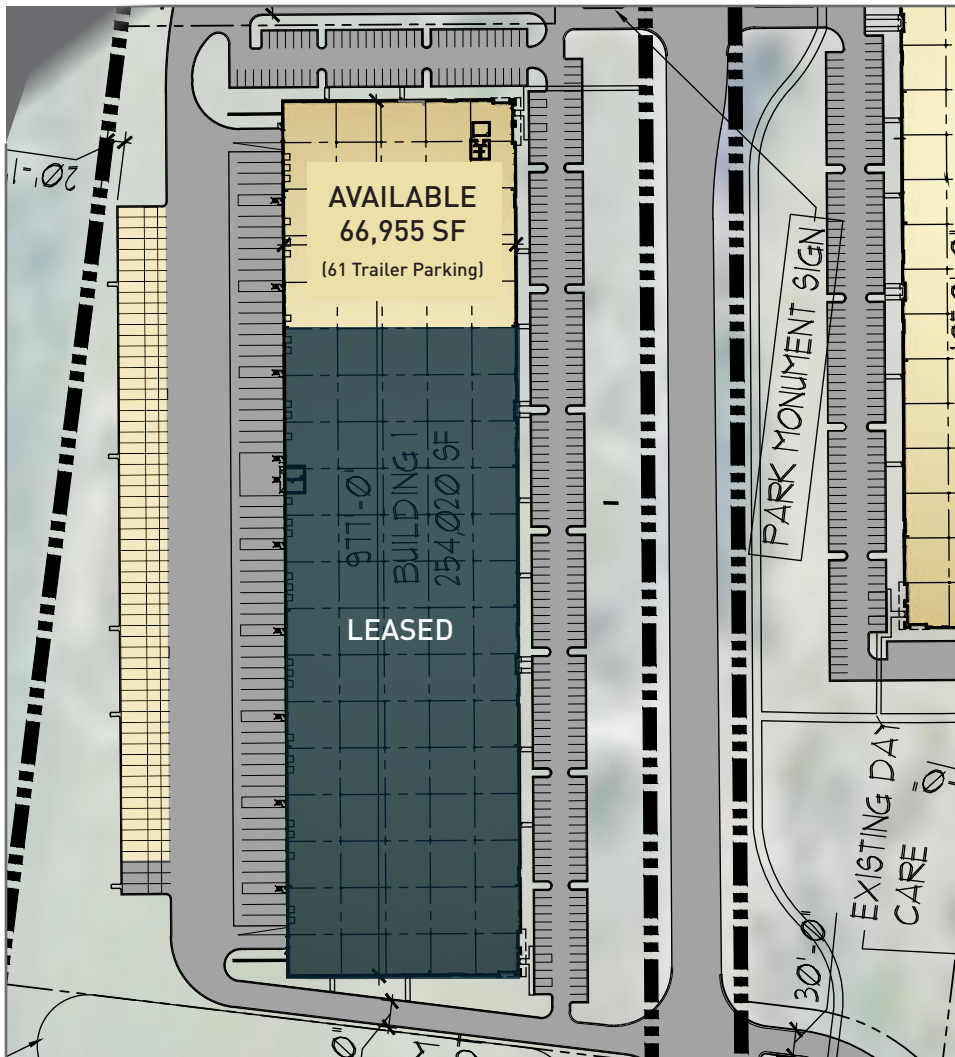
Size	295,278 SF
Clear Height	36'
Docks	58
Parking	223



Property Overview

Building 1 - 66,955 SF

July Delivery



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:

87

Lighting:

High Bay LED

Zoning:

Industrial

HVAC Systems:

Rooftop Units

Year Built:

2023

Electric:

2,000 Amps

Structure Exterior:

Precast

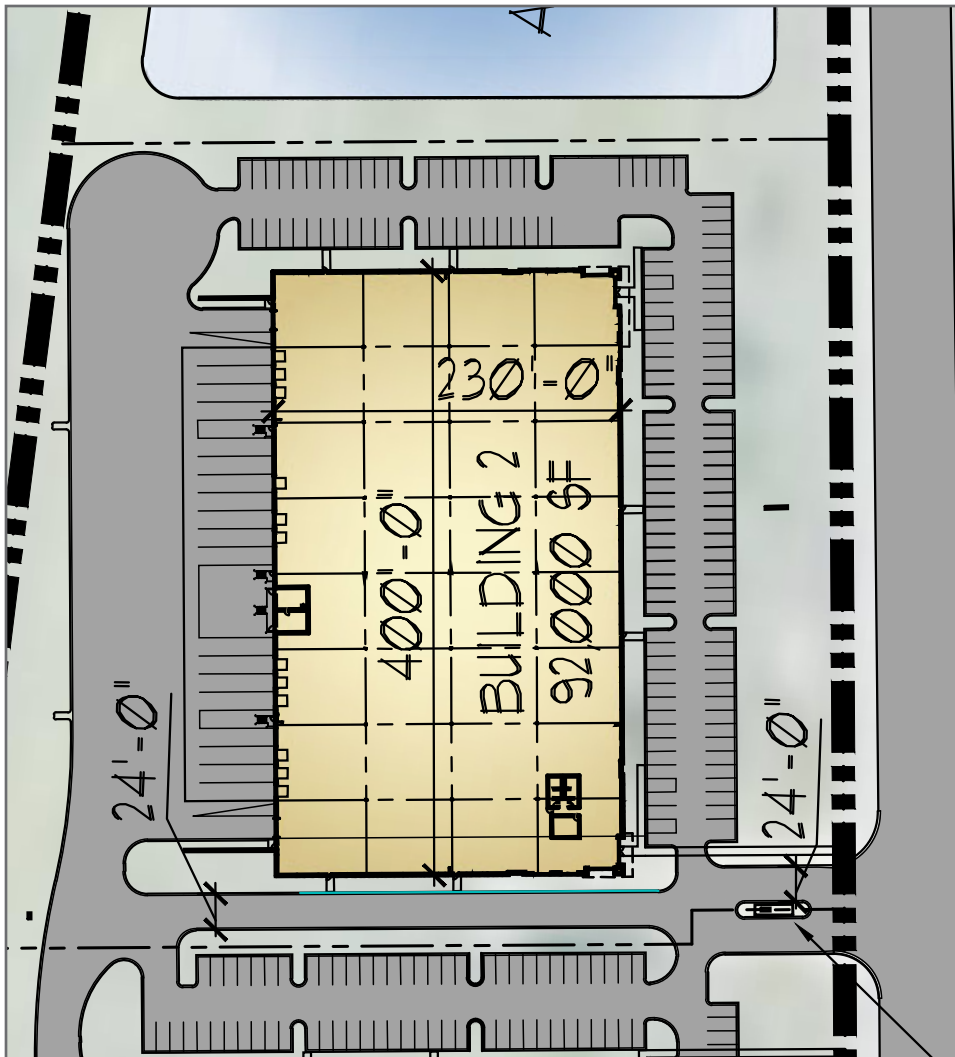
Roof:

45 mil Mechanically Fastened TPO

Property Overview

Building 2 - 92,426 SF

July Delivery

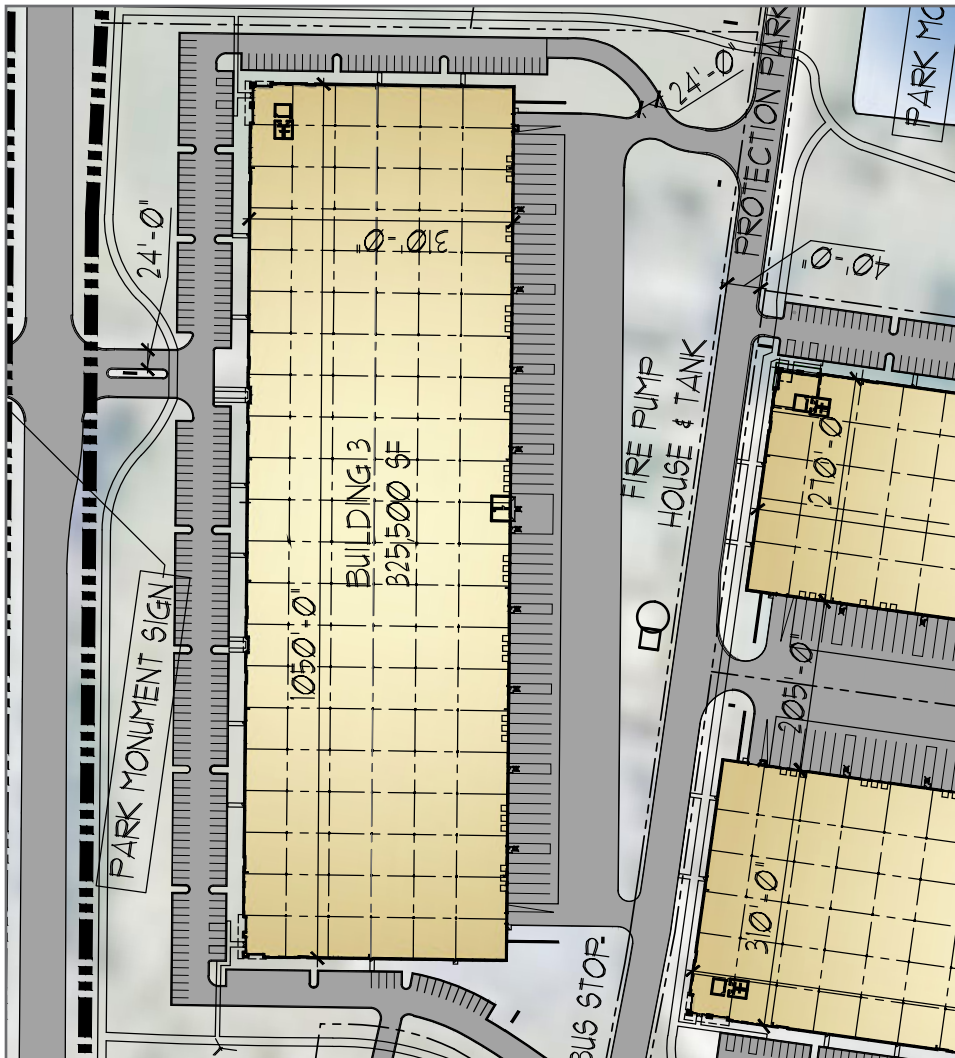


Building Dimensions: 230' x 400'	Clear Height: 32'
Drive-In Doors: 2	Column Spacing: 50' X 52' Typical
Dock Doors: 19	Office Area: TBD
Trailer Parking: 0	Floors: 7"/4,000 PSI
Car Parking: 141	Lighting: High Bay LED
Zoning: Industrial	HVAC Systems: Rooftop Units
Year Built: 2023	Electric: 1200 Amps
Structure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

Property Overview

Building 3 - 326,278 SF

August Delivery

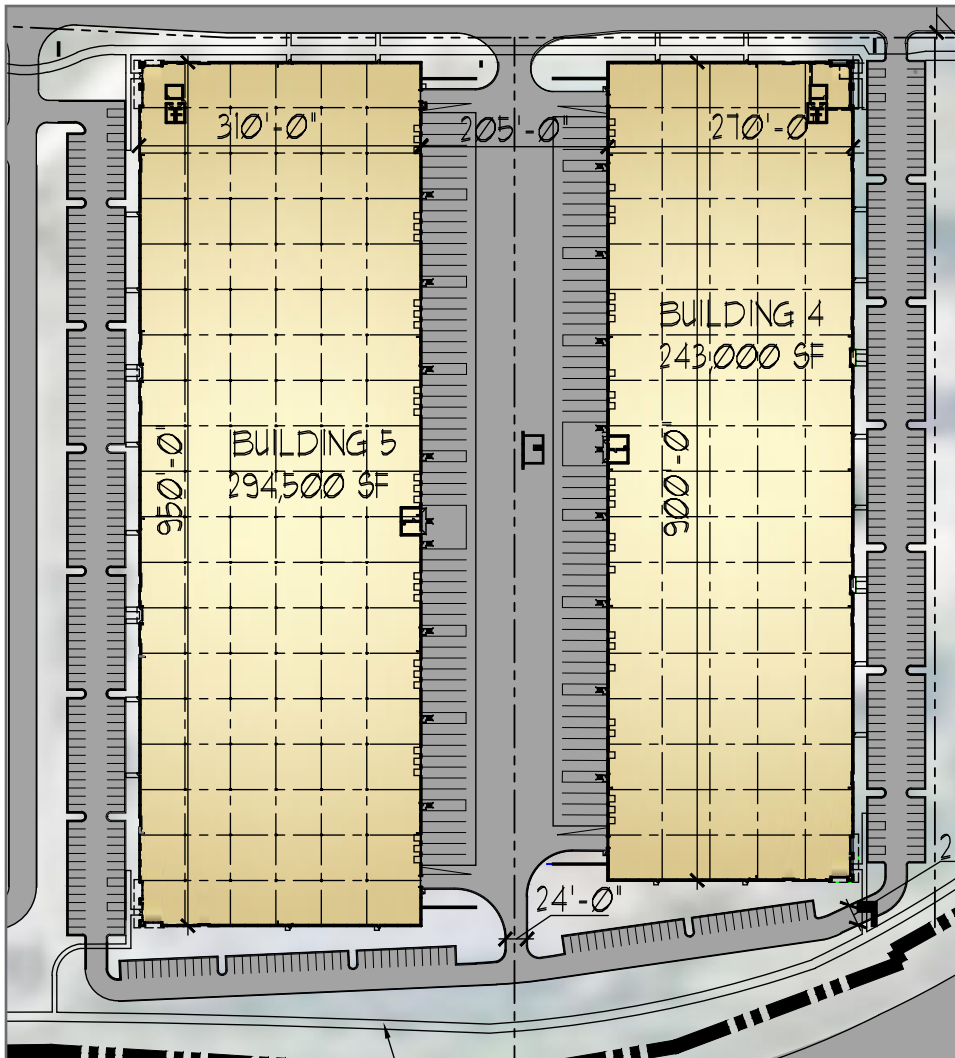


Building Dimensions: 310' x 1,050'	Clear Height: 36'
Drive-In Doors: 2	Column Spacing: 50' X 52' Typical
Dock Doors: 65	Office Area: TBD
Trailer Parking: 0	Floors: 7"/4,000 PSI
Car Parking: 284	Lighting: High Bay LED
Zoning: Industrial	HVAC Systems: Rooftop Units
Year Built: 2023	Electric: 2,500 Amps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

Property Overview

Building 4 - 243,778 SF

September Delivery

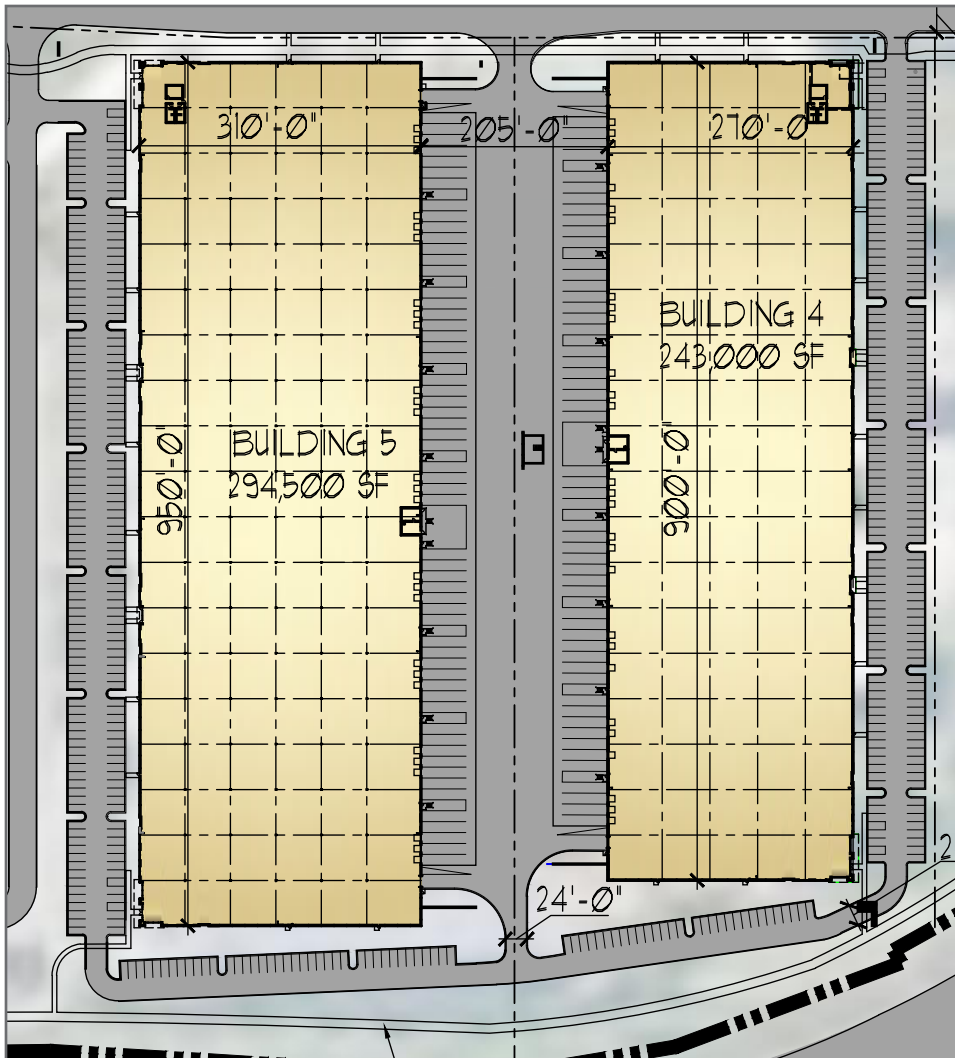


Building Dimensions: 270' x 900'	Clear Height: 36'
Drive-In Doors: 2	Column Spacing: 50' X 52' Typical
Dock Doors: 54	Office Area: TBD
Trailer Parking: 0	Floors: 7" / 4,000 PSI
Car Parking: 210	Lighting: High Bay LED
Zoning: Industrial	HVAC Systems: Rooftop Units
Year Built: 2023	Electric: 2,500 Amps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

Property Overview

Building 5 - 295,278 SF

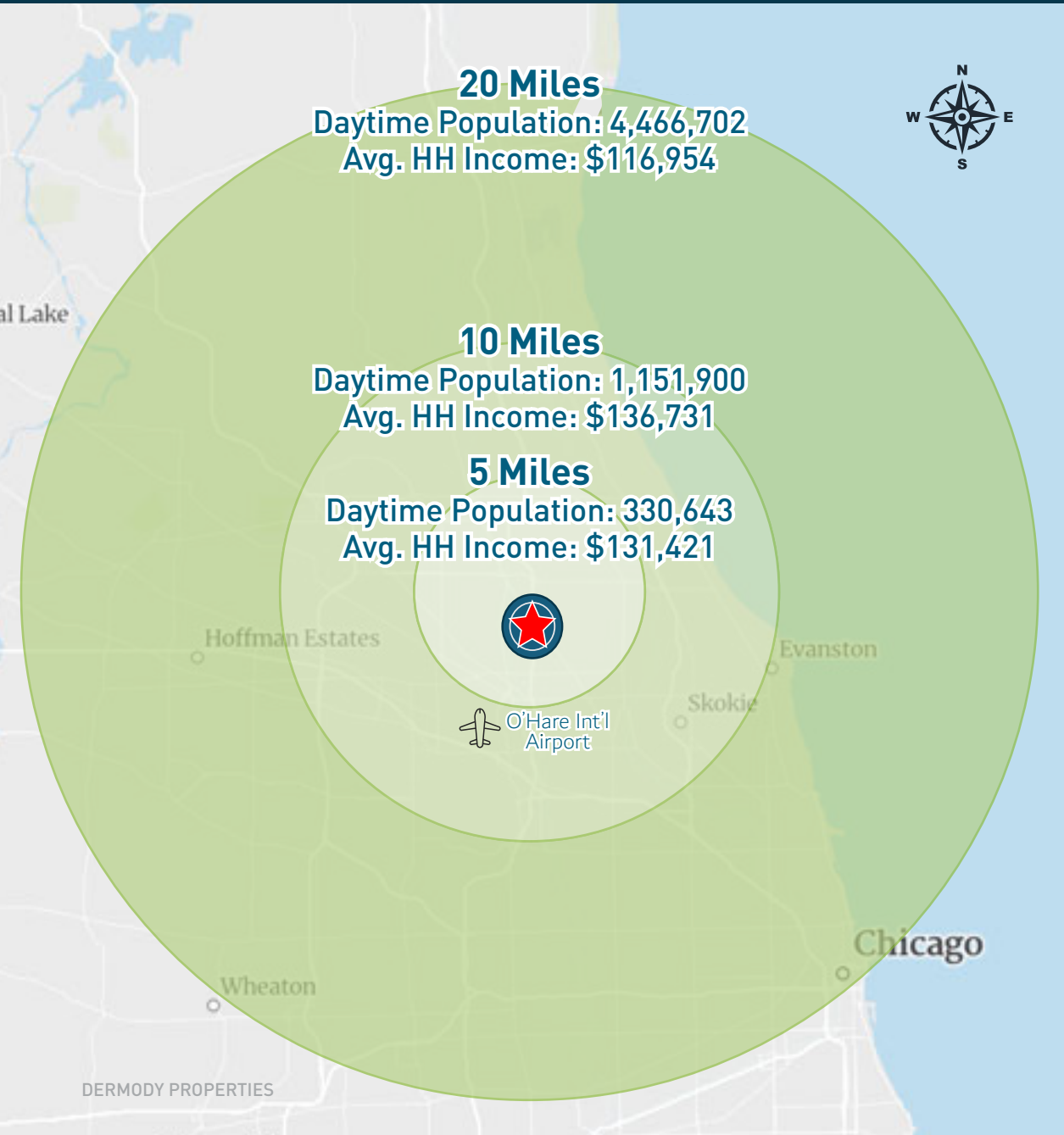
July Delivery



Building Dimensions: 310' x 950'	Clear Height: 36'
Drive-In Doors: 2	Column Spacing: 50' X 52' Typical
Dock Doors: 58	Office Area: TBD
Trailer Parking: 0	Floors: 7" / 4,000 PSI
Car Parking: 223	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

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.

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