

Ready for Occupancy!



[View Video Here](#)

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Five Buildings Totaling 1.3M SF
66,719 SF – 295,278 SF Available
Divisible

The Logistics Campus Warehouse/Distribution

Phase I



Dermody.com

Building Specifications

Glenview, Illinois



CHICAGO CBD

25 Miles



O'HARE AIRPORT

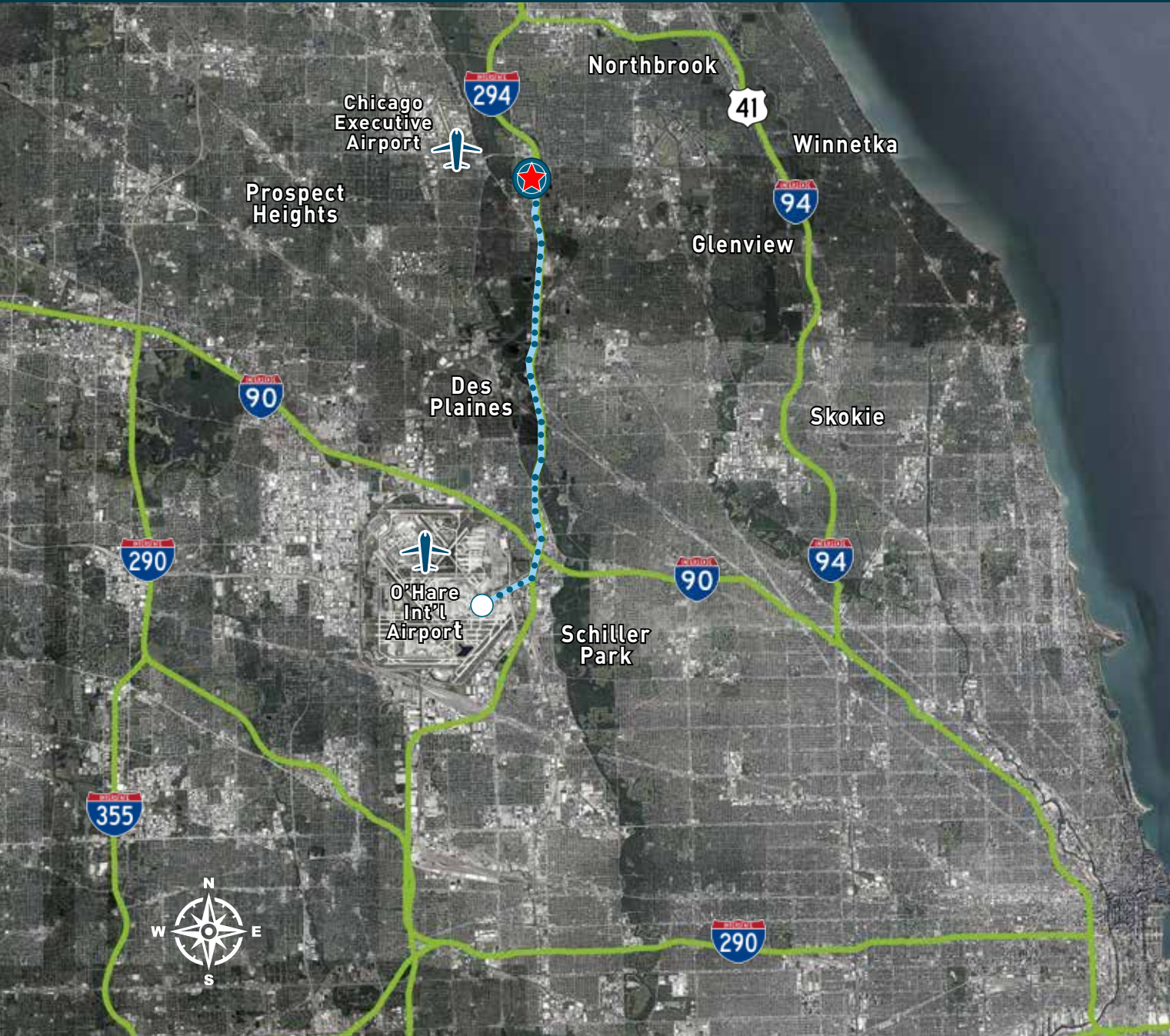
11 Miles



CHICAGO EXECUTIVE AIRPORT

2 Miles

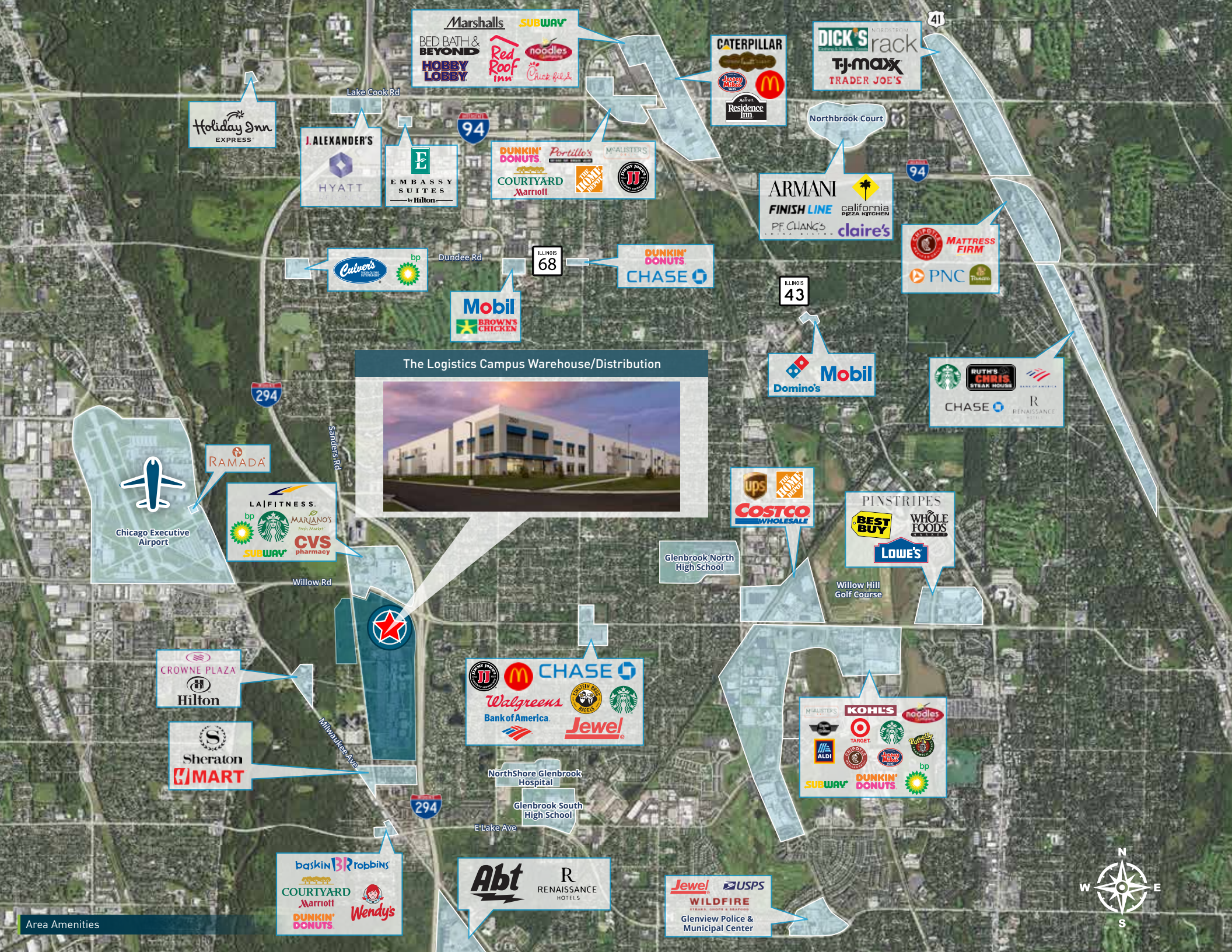
2 Miles



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
- All five Phase I buildings are LEED Silver Certified
- Flight-to-quality location with proximity to O'Hare
- Immediate access to I-294 at Willow Rd to a four-way interchange
- Four buildings ready for occupancy
- 32'-120' ft clear
- Trailer parking





The Logistics Campus Warehouse/Distribution



Area Amenities

Holiday Inn EXPRESS

J. ALEXANDER'S
HYATT

EMBASSY SUITES
by Hilton

DUNKIN' DONUTS **Portillo's** **MALIBU'S**
COURTYARD **THE HOME DEPOT** **JJ**
Marriott

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

CATERPILLAR
McDonald's
Residence Inn

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

Culver's **bp**

Mobil
BROWN'S CHICKEN

DUNKIN' DONUTS
CHASE

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

MATTRESS FIRM
PNC

Domino's **Mobil**

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



Chicago Executive Airport

RAMADA

LAIFITNESS **bp** **STARBUCKS** **MARIANO'S Fresh Market**
SUBWAY **CVS pharmacy**

Willow Rd

CROWNE PLAZA
Hilton

Sheraton
MART

Milwaukee Ave

JJ **McDonald's** **CHASE**
Walgreens **Bank of America** **Jewel**
STARBUCKS

NorthShore Glenbrook Hospital

Glenbrook South High School

E Lake Ave

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

Abt **RENAISSANCE HOTELS**

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

Glenbrook North High School

Willow Hill Golf Course

ups **COSTCO WHOLESALE**

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

MALIBU'S **KOHL'S** **noodles**
ALDI **TARGET** **STARBUCKS** **McDonald's**
SUBWAY **DUNKIN' DONUTS** **bp**



Site Plan

[View Additional Site Plan Options Here](#)


- Four Buildings Ready for Occupancy
- Divisible
- LEED Silver Certified
- +/- 3,100 SF spec office in each building



Phase I

Building	Available SF
Building 1	66,719 SF
Building 2	92,426 SF
Building 3	LEASED
Building 4	243,778 SF
Building 5	295,278 SF

 Phase I

 Phase II



Property Overview

Four Buildings Ready for Occupancy

66,719 SF – 295,278 SF Available

Divisible

Phase II

* Flexibility to construct
other layouts up to 1.6 M SF

BUILDING 1

66,719 SF Available

BUILDING 2

92,426 SF Available

BUILDING 3

LEASED

BUILDING 5

295,278 SF Available

BUILDING 4

243,778 SF Available

SANDERS RD

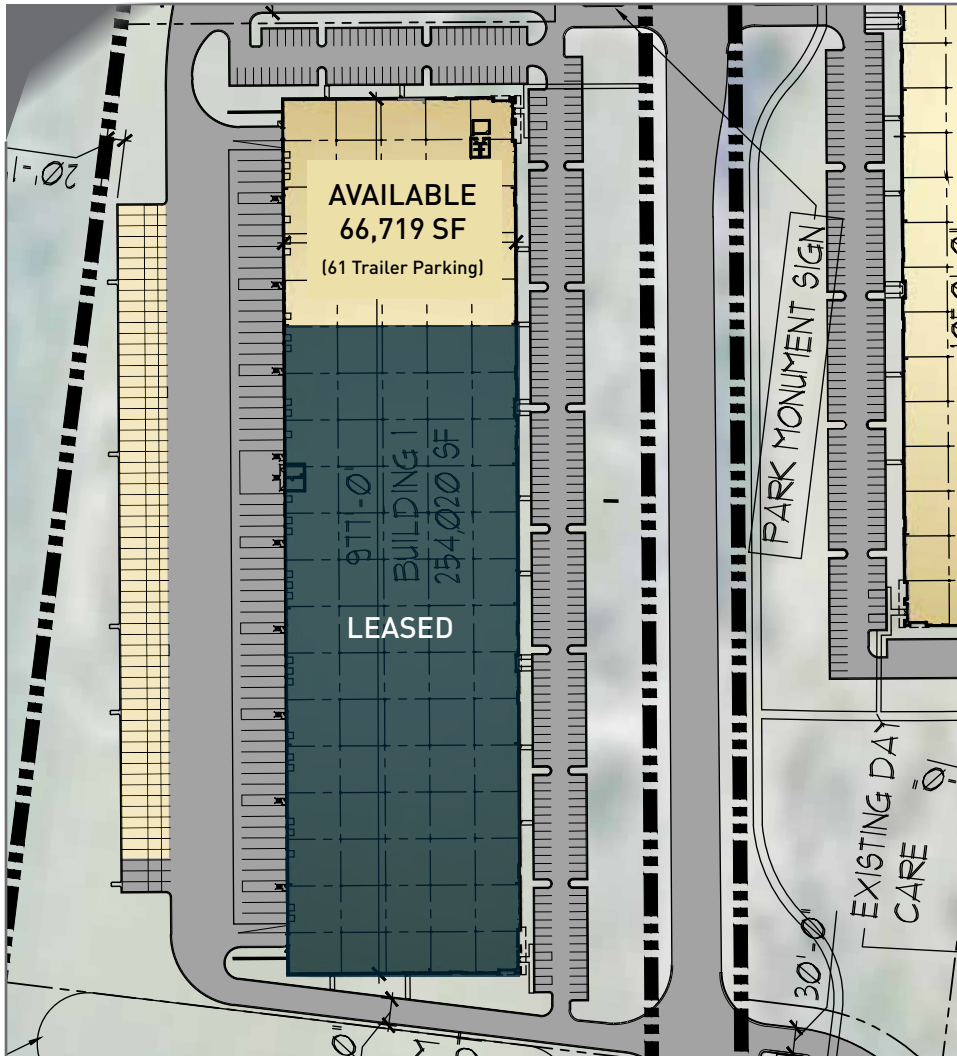
PROTECTION/PKWAY

WILLOW RD



Property Overview

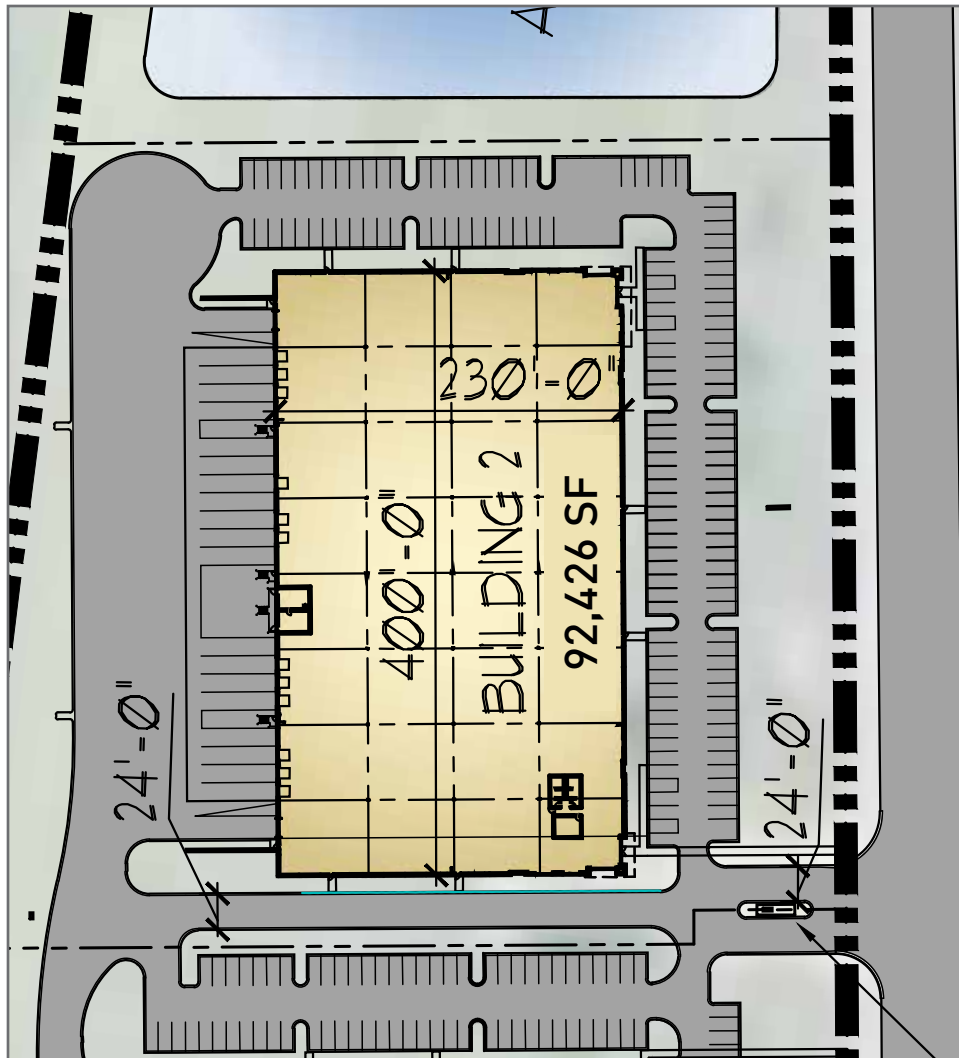
Building 1 - 66,719 SF
2600 Sanders Road



Building Dimensions: 260' x 254' 6"	Clear Height: 36'
Drive-In Doors: 2	Column Spacing: 50' X 52'
Dock Doors: 7 existing (expandable to 14)	Office Area: +/- 3,100 SF
Trailer Parking: 61	Floors: 7" / 4,000 PSI
Car Parking: 87	Lighting: High Bay LED
Zoning: Industrial	HVAC Systems: Rooftop Units
Year Built: 2024	Electric: 2,000 Amps
Structure Exterior: Precast	Roof: 45 mil Mechanically Fastened TPO

Property Overview

Building 2 - 92,426 SF
2500 Sanders Road

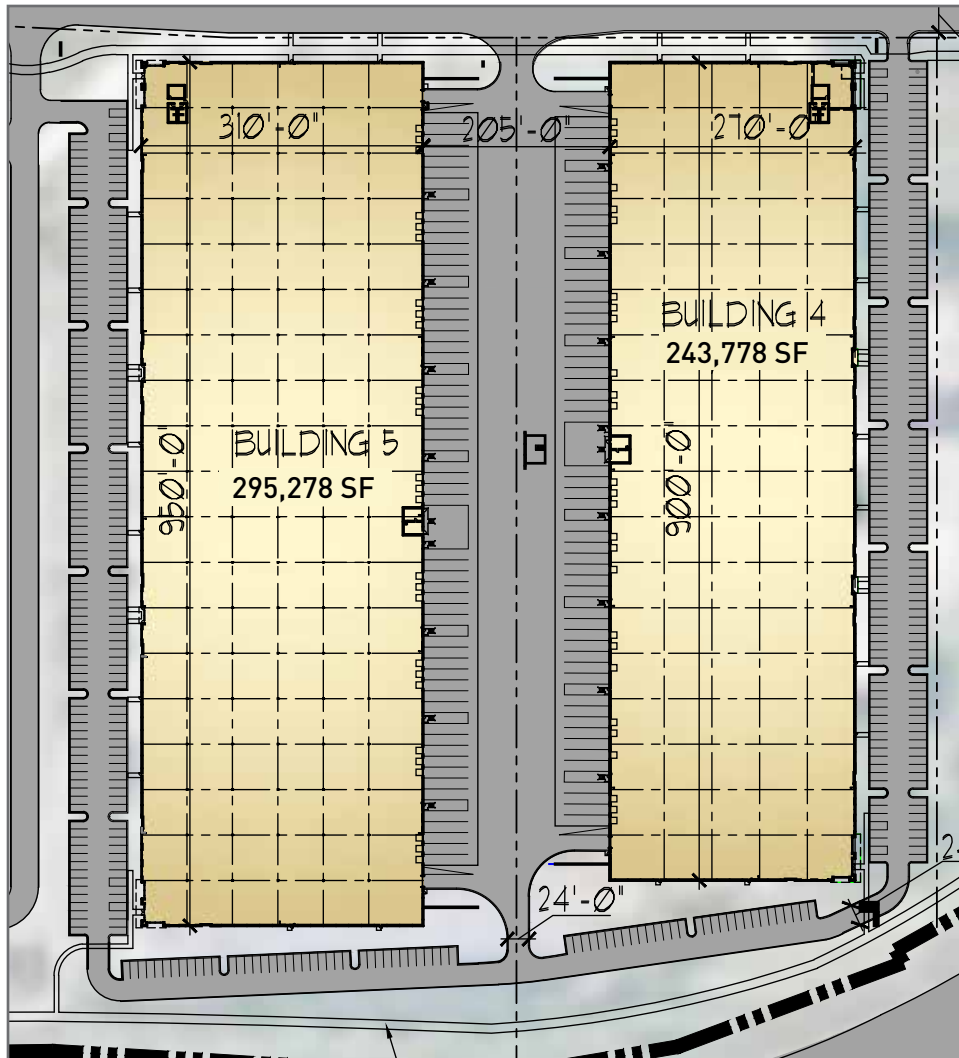


Building Dimensions: 230' x 400'	Clear Height: 32'
Drive-In Doors: 2	Column Spacing: 50' x 56'8"
Dock Doors: 12 existing (expandable to 19)	Office Area: +/- 3,100 SF
Trailer Parking: 0	Floors: 7"/4,000 PSI
Car Parking: 142	Lighting: High Bay LED
Zoning: Industrial	HVAC Systems: Rooftop Units
Year Built: 2024	Electric: 1200 Amps
Structure Exterior: Precast	Roof: 45 mil Mechanically Fastened TPO

Property Overview

Building 4 - 243,778 SF
2551 Protection Parkway

Divisible

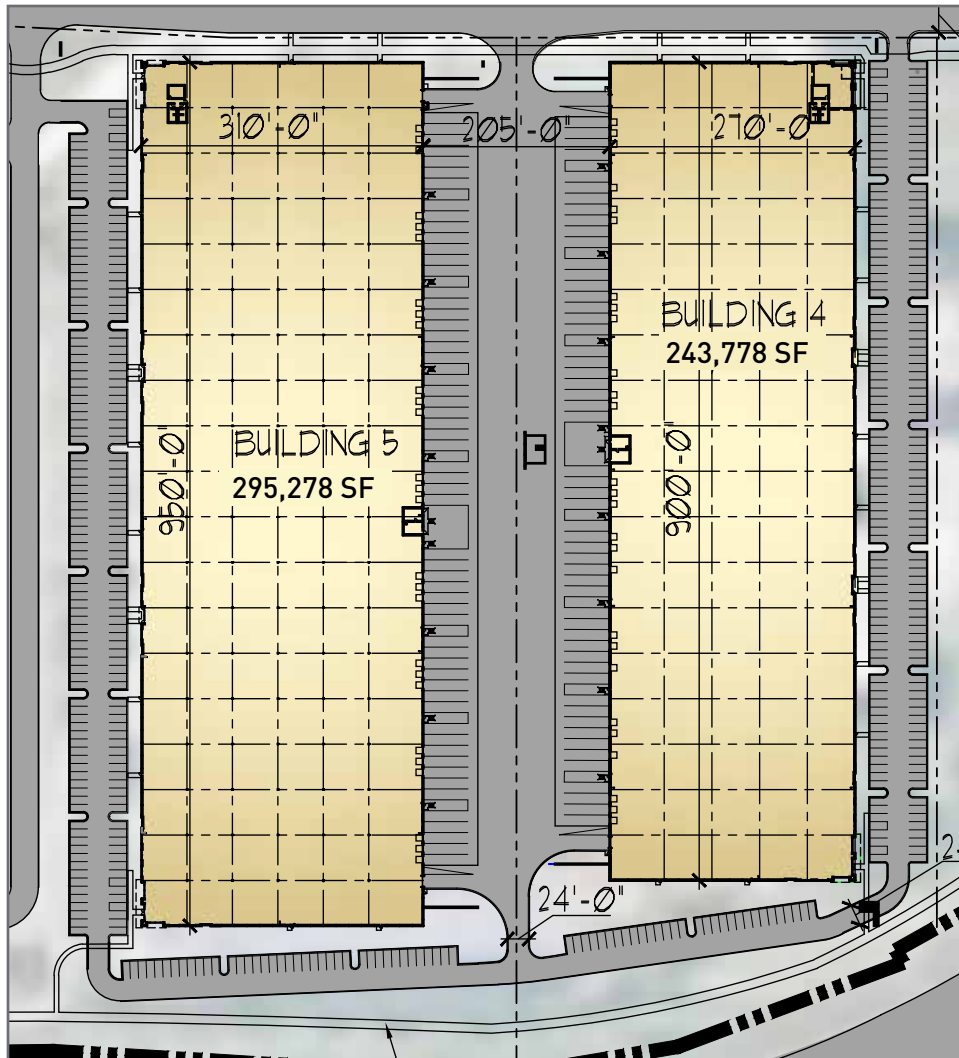


Building Dimensions: 270' x 900'	Clear Height: 36'
Drive-In Doors: 2	Column Spacing: 50' x 52' 6"
Dock Doors: 27 existing (expandable to 55)	Office Area: +/- 3,100 SF
Trailer Parking: 0	Floors: 7" / 4,000 PSI
Car Parking: 214	Lighting: High Bay LED
Zoning: Industrial	HVAC Systems: Rooftop Units
Year Built: 2024	Electric: 2,500 Amps
Structure Exterior: Precast	Roof: 45 mil Mechanically Fastened TPO

Property Overview

Building 5 - 295,278 SF
2601 Protection Parkway

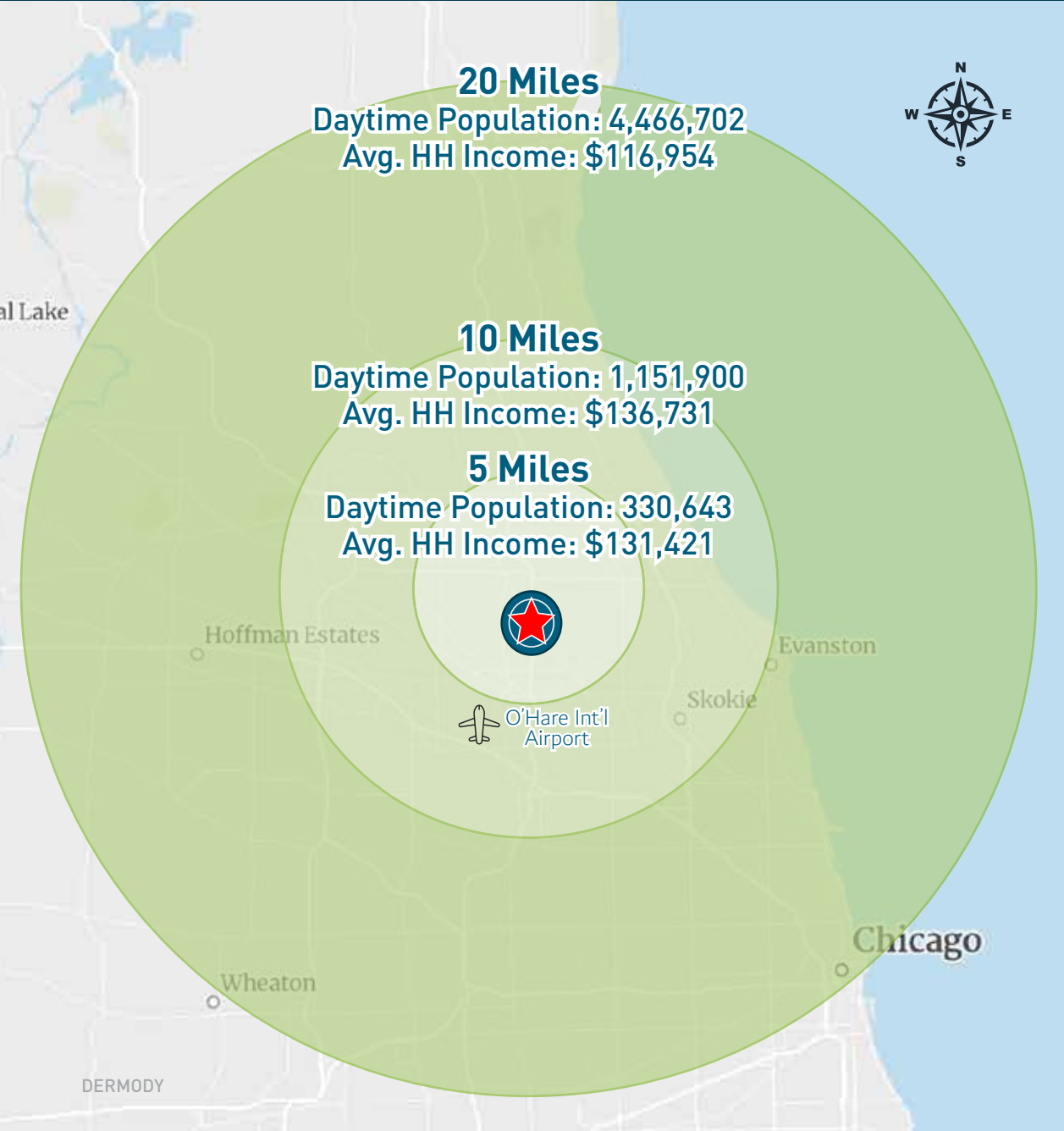
Divisible



Building Dimensions: 310' x 950'	Clear Height: 36'
Drive-In Doors: 2	Column Spacing: 50'x50'
Dock Doors: 27 existing (expandable to 58)	Office Area: +/- 3,100 SF
Trailer Parking: 0	Floors: 7"/4,000 PSI
Car Parking: 229	Lighting: High Bay LED
Zoning: Industrial	HVAC Systems: Rooftop Units
Year Built: 2024	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



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Glenview, Illinois

About Dermody

Dermody 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 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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