



New State-Of-The-Art
Cross Dock Industrial
and Logistics Facility

± 460,428 SF
Q1 2026 Delivery

LogistiCenter® at Romeoville

251 S. Pinnacle Drive, Romeoville, IL 60446

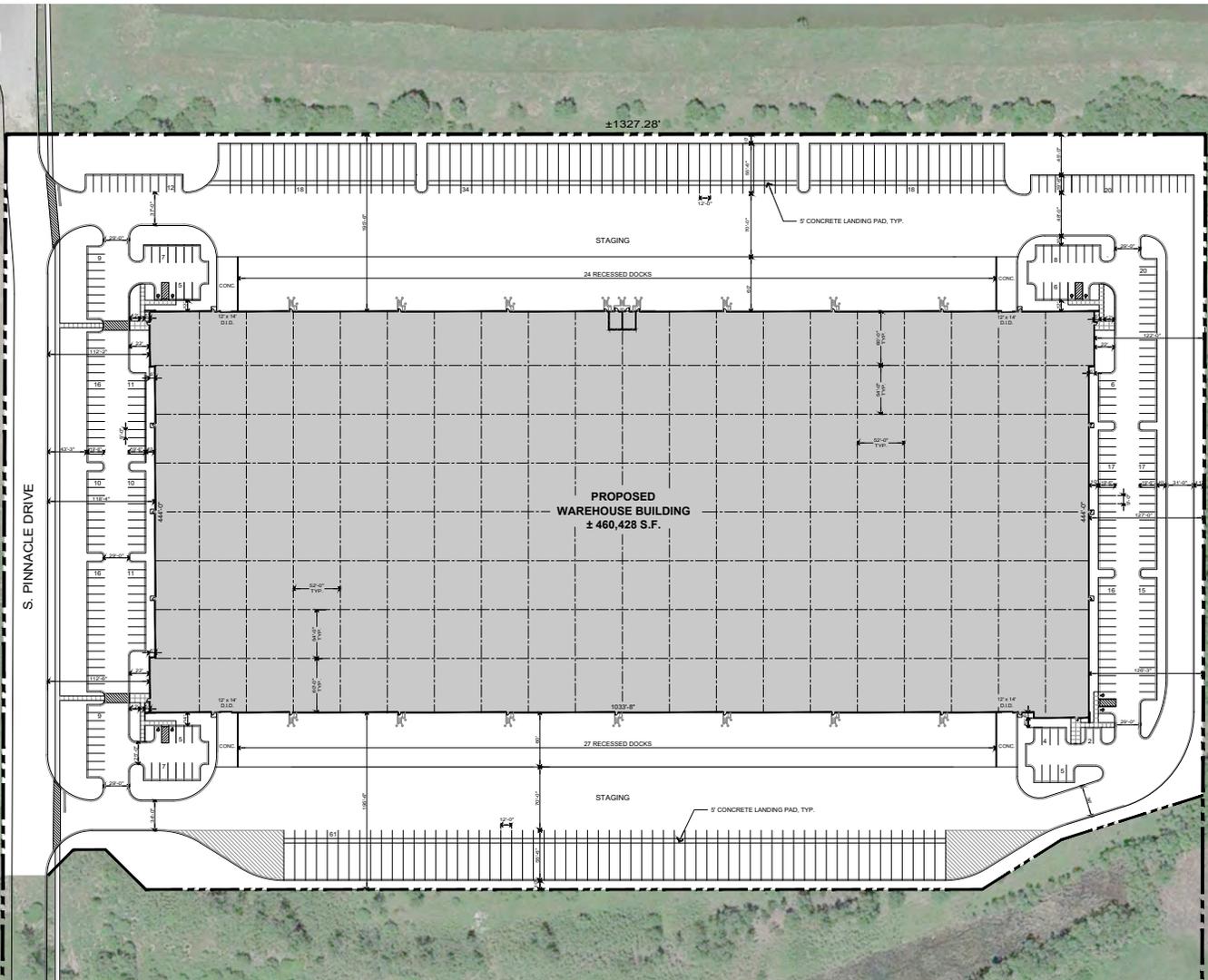


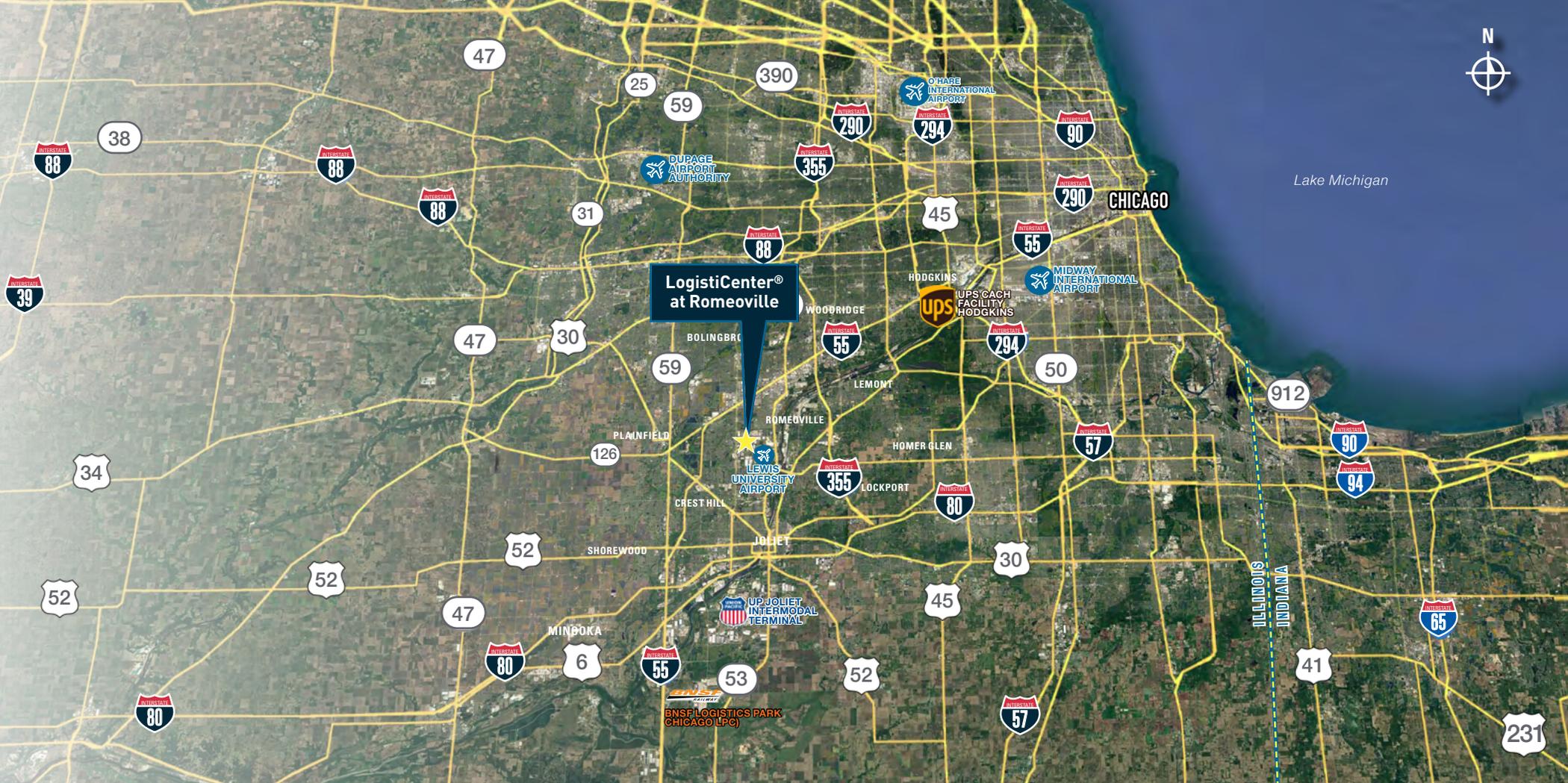
[Dermody.com](https://www.Dermody.com)

Building Specifications

Property Specifications

| | |
|--------------------|--------------------------------|
| Building Footprint | ± 460,428 SF (Divisible) |
| Site Size | ± 24.09 AC |
| Office Area | 3,000 SF (Speculative) |
| Clear Height | 40' |
| Building | 1,034' x 444' |
| Fire Suppression | ESFR |
| Column Spacing | 52' x 54' |
| Speed Bay | 52' x 60' |
| Dock-High Doors | 51 Exterior |
| Grade-Level Doors | 4 |
| Car Parking | 160 Spaces |
| Trailer Parking | 141 Stalls |
| Truck Court | 185'6" |
| Power | 4,000 amps @ 480 volt, 3-phase |
| Lighting | LED, 30' Candles |





Exceptional Access to the Region's Transportation Network

LogistiCenter® at Romeoville
 251 S. Pinnacle Drive, Romeoville, IL 60446

Key Distances / Fastest Drive-Times (One-Way)

| Major Arteries / Interstates | Drive Miles | Drive Time |
|--------------------------------------|-------------|------------|
| I-55 Expressway (via Weber Road) | 3.1 Miles | 8 Minutes |
| I-355 Expressway (via I-55) | 8.8 Miles | 14 Minutes |
| I-80 Expressway (via I-55) | 13.2 Miles | 12 Minutes |
| I-294 Expressway (via I-55) | 16.6 Miles | 22 Minutes |
| I-88 Expressway (via I-55) | 16.6 Miles | 22 Minutes |
| I-90 Expressway (via I-55) | 31.8 Miles | 45 Minutes |
| I-290 Expressway (via I-355) | 25.8 Miles | 30 Minutes |
| I-88 Expressway (via I-355) | 16.2 Miles | 21 Minutes |
| Weber Road | 1.0 Miles | 3 Minutes |
| IL-Route 53 / Independence Boulevard | 2.3 Miles | 5 Minutes |
| IL-Route 59 | 6.3 Miles | 14 Minutes |
| Destinations | Drive Miles | Drive Time |
| Midway International Airport | 26.3 Miles | 41 Minutes |
| O'Hare International Airport | 35.6 Miles | 41 Minutes |
| Downtown Chicago (Loop) | 34.1 Miles | 50 Minutes |
| Union Pacific Joliet Intermodal | 24.2 Miles | 36 Minutes |
| BNSF Logistics Park Chicago (LPC) | 28.8 Miles | 35 Minutes |

Location

Strategic Logistics Location.

Located in metro Chicago's desirable I-55 South industrial corridor, **LogistiCenter® Romeoville** offers exceptional access to the region's extensive transportation network.

The site is strategically positioned near major interstates, highways and arterial roads, including I-55, I-355, I-80, I-294, and IL-53.

O'Hare International Airport is ±36 miles away, while Midway International Airport is approximately ±25 miles away.

The Union Pacific Joliet Intermodal Terminal gate is approximately 24 miles away while BNSF Logistics Park Chicago is located approximately 29 miles away.

LogistiCenter® at Romeoville offers a prime location with convenient access to abundant skilled labor and a wide array of nearby retail amenities.

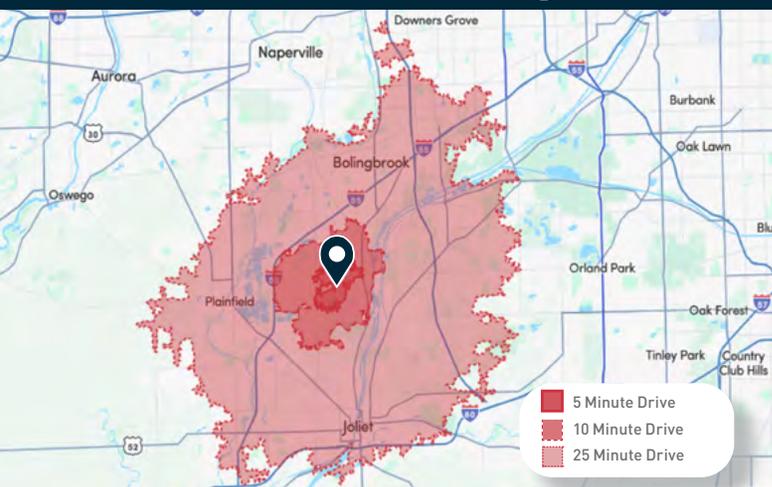


Labor Demographics

(within a 25 minute drive time)



226,290
LABOR FORCE



Corporate Neighbors

- | | | | |
|---|--|---|---|
| 1 RJW Logistics | 9 Ener Systems HnH Cycles Jurassic Junk Removal PuroClean of Romeoville QCA Roofing Stan's Roofing & Siding | 18 Aryzta ODW Logistics | 27 Florstar US Cabinet Depot Vital Proteins |
| 2 Pactiv | 10 RJW Logistics | 19 JB Hunt (Ross) Hach | 28 Amerisource Bergren |
| 3 APL Lego Brand Retail Mattress Firm | 11 Crate&Barrel Integrity Trade Services | 20 National Express Carriers | 29 FedEx Ground |
| 4 Wilton Industries | 12 Quality Custom Distribution Lennox Stores (Parts Plus) | 21 Seps, Inc. | 30 RJW Logistics |
| 5 FedEx | 13 Pioneer Technologies | 22 Viga Design | 31 MIQ Logistics |
| 6 Pactiv | 14 Metalrays | 23 Amazon GXO Sealed Air | 32 Pactiv Evergreen |
| 7 Geodis Logistics | 15 Chicago Tube & Iron | 24 Aerzen USA Automated Design Corp Cstore 1 Pharmacy Automation Supplies Vikiner | 33 CJ Logistics America |
| 8 Cougar Package Solutions D/C Electronic Solutions Illing Packaging Movu Robotics Rubber Senese & Associates Stow USA Tangkula United Tire & Wheel Vpet USA | 16 Cadrex Clean Energy PNA Molding | 25 Wilton Industries | 34 Hub Group |
| | 17 Great Kitchens | 26 Geodis Logistics Bouer/Omron/A&I | 35 Geodis |
| | | | 36 RJW Logistics |
| | | | 37 Wayfair |



LogistiCenter® at Romeoville

251 S. Pinnacle Drive
Romeoville, IL 60446

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, Indianapolis, New Jersey, and Reno. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. 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 LogistiCenter® 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 Broker

NAI Hiffman is a full-service, privately owned commercial real estate brokerage, management and advisory services company, headquartered in Oakbrook Terrace, Illinois with additional offices across the country to serve our clients. NAI Hiffman is our Chicago-based brokerage operation, and is the Chicago representative of NAI Global, a robust real estate services platform with more than 220 member firms worldwide. Hiffman employs over 260 management and brokerage professionals, and manages and leases in excess of 650 assets in the Chicagoland area including retail, office, medical office and industrial properties.

©NAI Hiffman. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors or omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



John Whitehead
NAI Hiffman
Executive Vice President
(630) 693-0643
jwhitehead@hiffman.com

Adam Roth, CCIM, SIOR
NAI Hiffman
Executive Vice President
(630) 691-0607
aroth@hiffman.com

Neal Driscoll
Dermody
Partner, Midwest Region
(224) 567-8503
ndriscoll@dermody.com

Ryan Sikorski
Dermody
Senior Vice President
(224) 348-3020
rsikorski@dermody.com

