

# Ready for Occupancy!

[View Video Here](#)[View Website Here](#)

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

## The Logistics Campus Warehouse/Distribution

Phase I



[Dermody.com](http://Dermody.com)



# Building Specifications

Glenview, Illinois



CHICAGO CBD

25 Miles



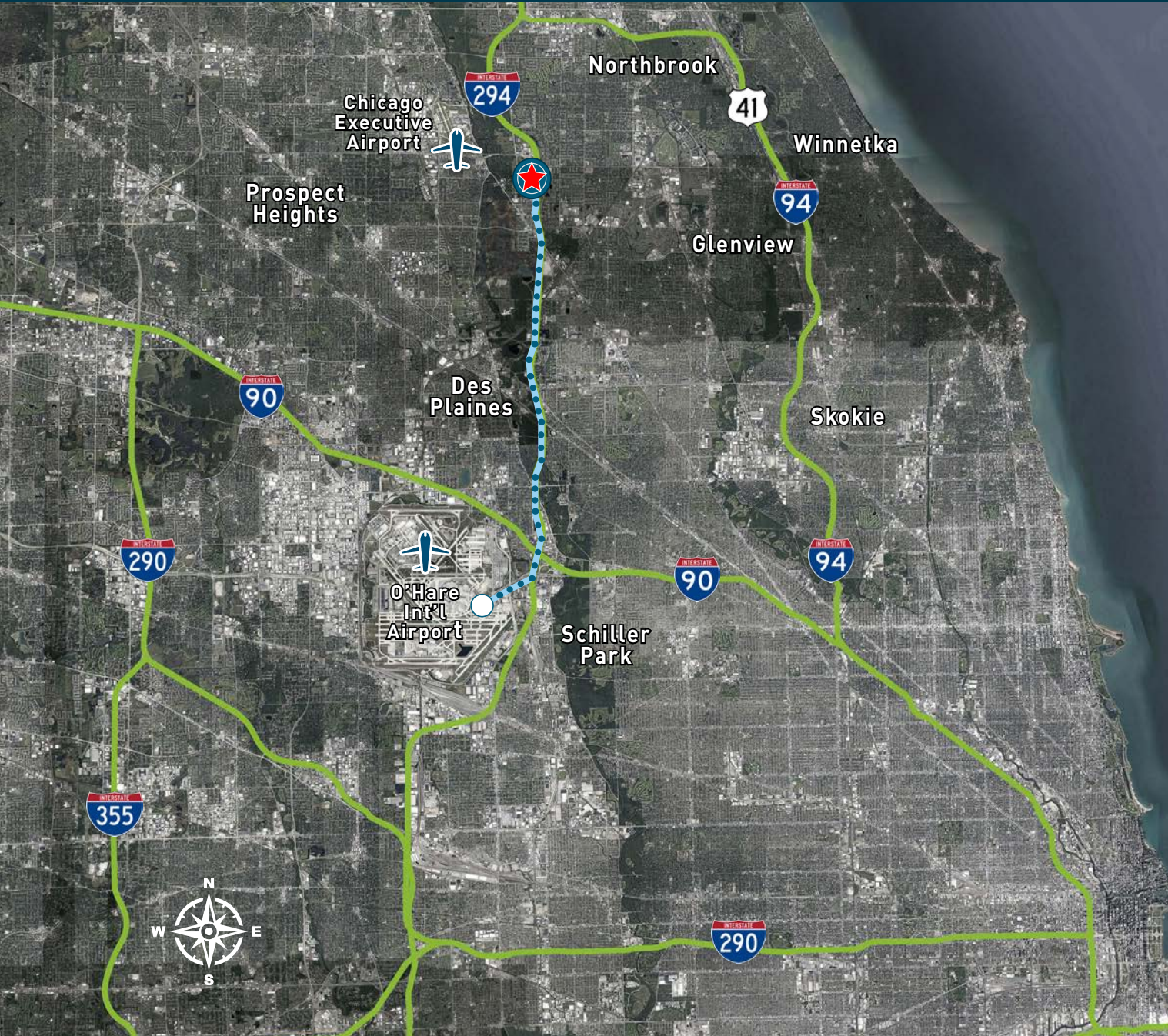
O'HARE AIRPORT

11 Miles



CHICAGO EXECUTIVE  
AIRPORT

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





# 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 1.3 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 PKWY**

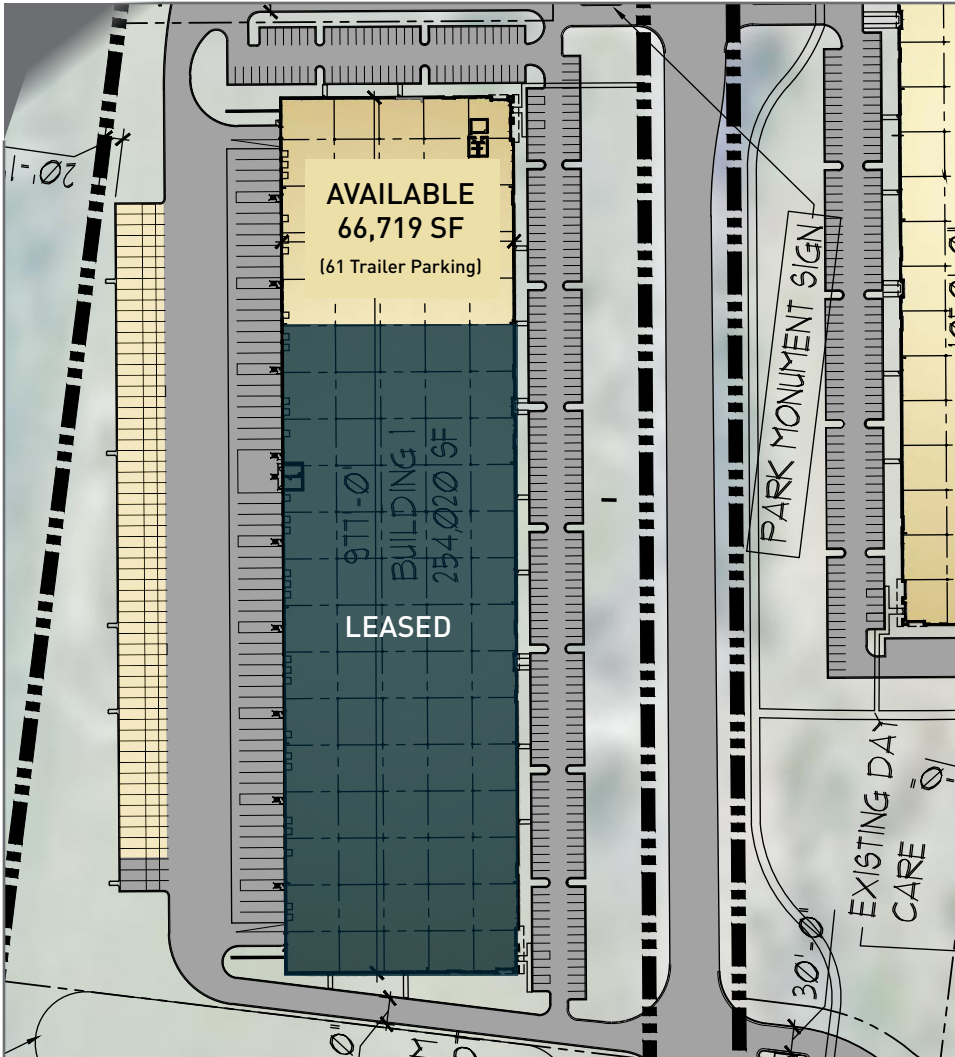
**WILLOW RD**

**INTERSTATE  
294**



# Property Overview

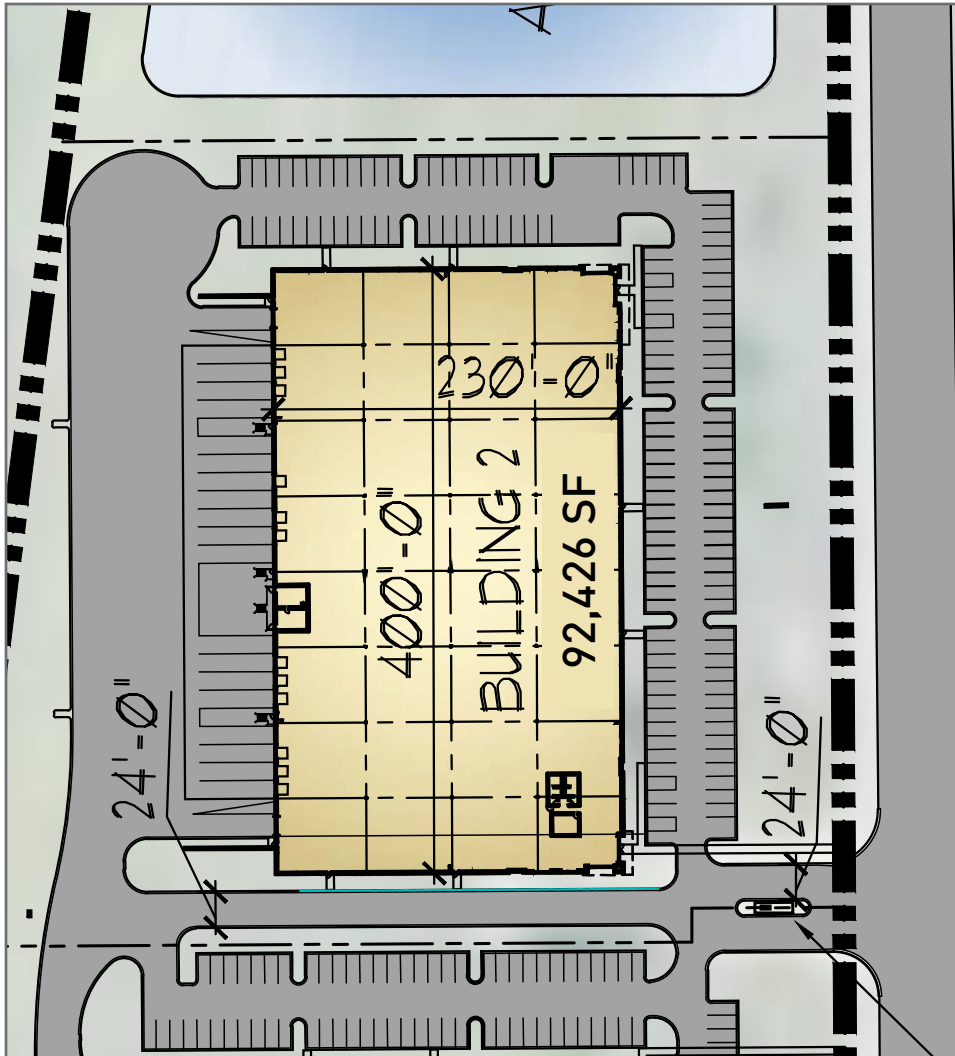
**Building 1 - 66,719 SF**  
**2600 Sanders Road**



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

# Property Overview

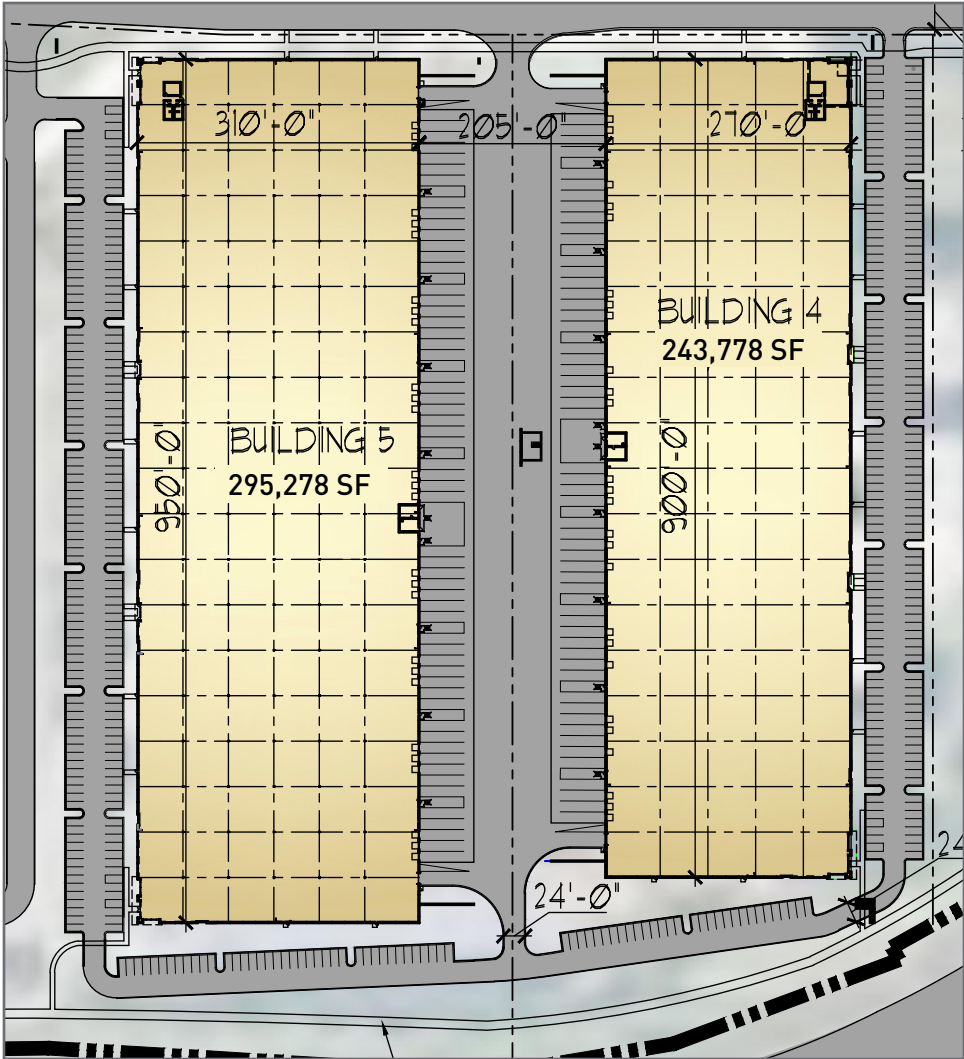
Building 2 - 92,426 SF  
2500 Sanders Road



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

# Property Overview

Building 4 - 243,778 SF  
2551 Protection Parkway  
Divisible

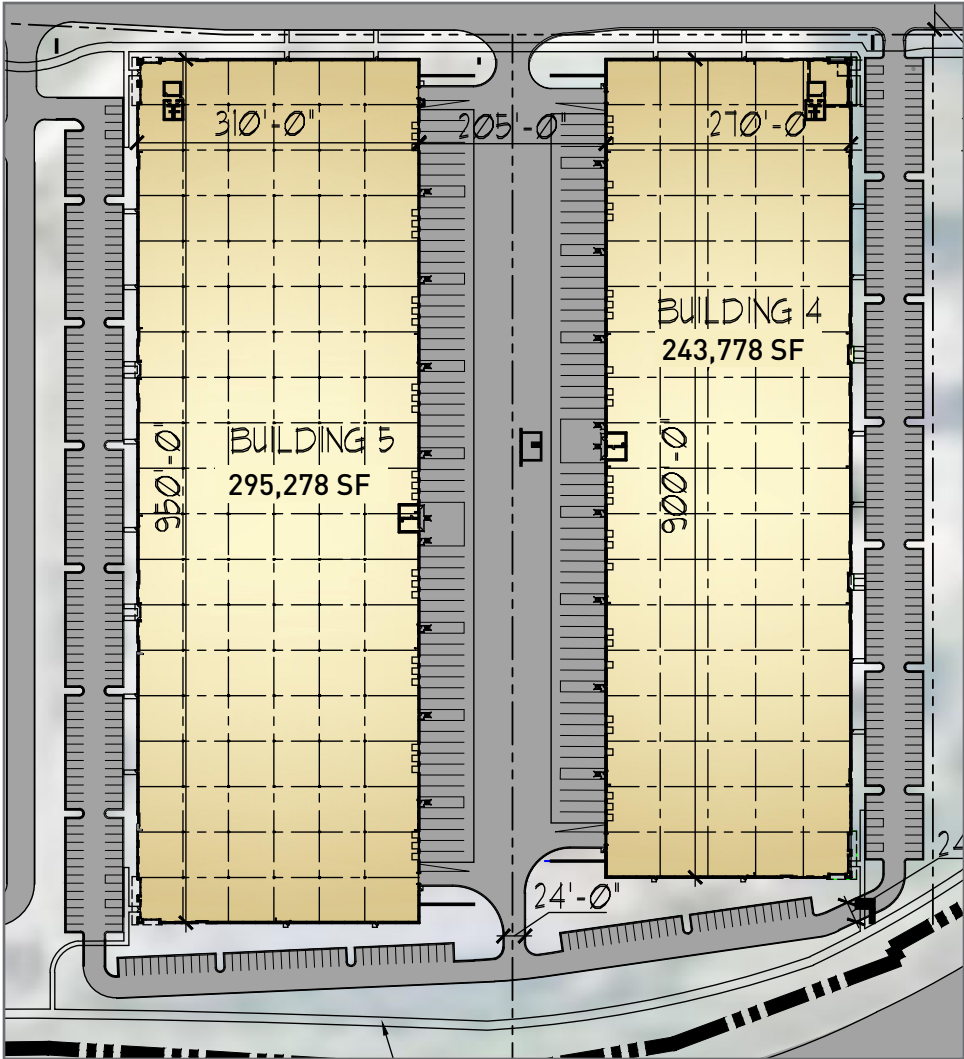


<b>Building Dimensions:</b> 270' x 900'	<b>Clear Height:</b> 36'
<b>Drive-In Doors:</b> 2	<b>Column Spacing:</b> 50' x 52'6"
<b>Dock Doors:</b> 27 existing (expandable to 55)	<b>Office Area:</b> +/- 3,100 SF
<b>Trailer Parking:</b> 0	<b>Floors:</b> 7"/4,000 PSI
<b>Car Parking:</b> 214	<b>Lighting:</b> High Bay LED
<b>Zoning:</b> Industrial	<b>HVAC Systems:</b> Rooftop Units
<b>Year Built:</b> 2024	<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  
2601 Protection Parkway  
Divisible

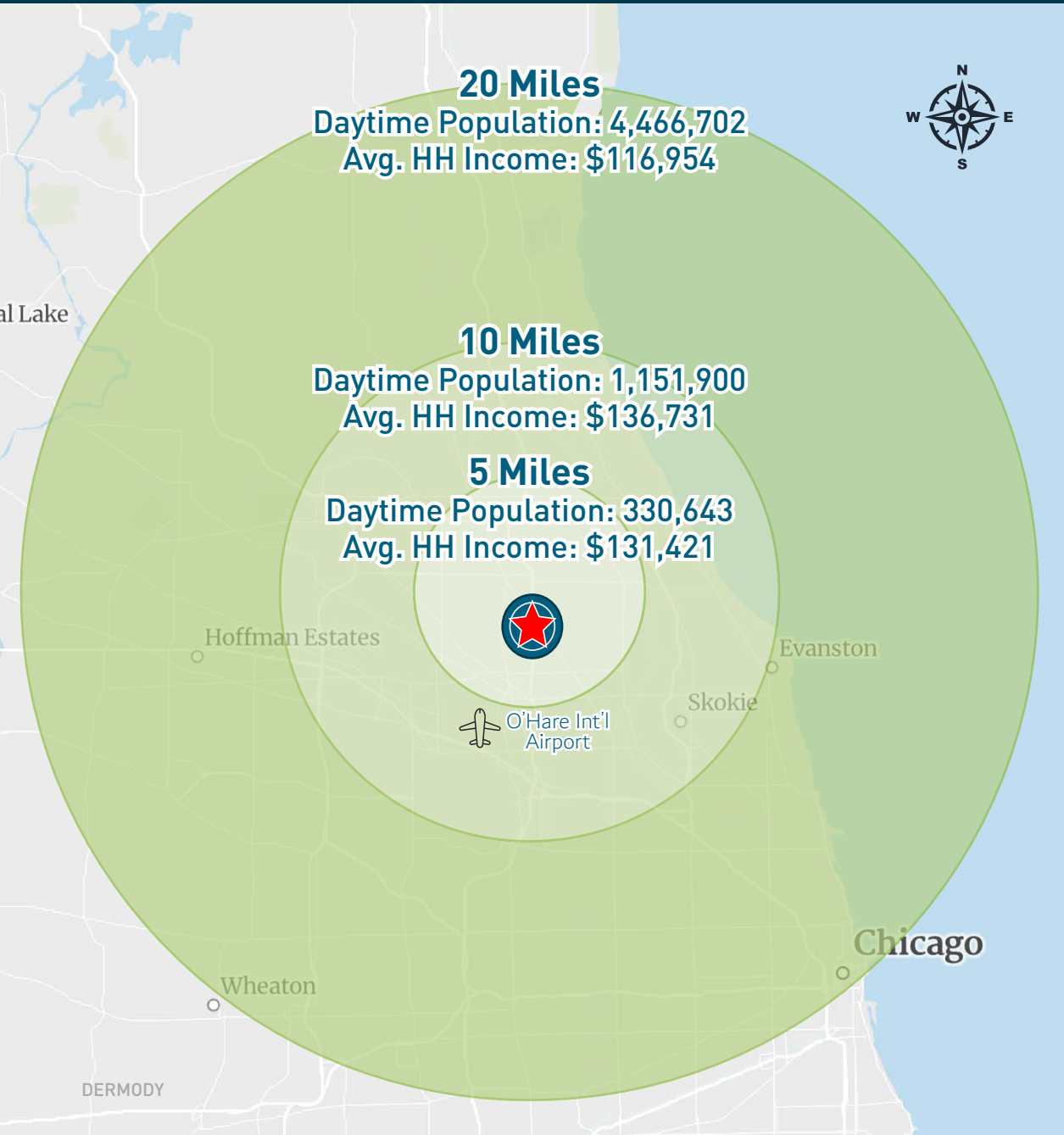


<b>Building Dimensions:</b> 310' x 950'	<b>Clear Height:</b> 36'
<b>Drive-In Doors:</b> 2	<b>Column Spacing:</b> 50'x50'
<b>Dock Doors:</b> 27 existing (expandable to 58)	<b>Office Area:</b> +/- 3,100 SF
<b>Trailer Parking:</b> 0	<b>Floors:</b> 7"/4,000 PSI
<b>Car Parking:</b> 229	<b>Lighting:</b> High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

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](http://www.Dermody.com).

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