

Ready for
Occupancy!



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Five Buildings Totaling 1.3M SF
66,719 SF – 162,553 SF Available
Divisible

The Logistics Campus

Warehouse/Distribution/Light Manufacturing

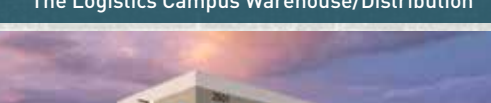
Phase I



Dermody.com



The Logistics Campus Warehouse/Distribution



Site Plan

[View Additional Site Plan Options Here](#)

- Three 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	162,553 SF
Building 5	LEASED



Property Overview

Three Buildings Ready for Occupancy

66,719 SF – 162,553 SF Available

Divisible



BUILDING 1

66,719 SF Available

BUILDING 2

92,426 SF Available

BUILDING 3

LEASED

SANDERS RD

Phase II

* Flexibility to construct
other layouts up to 1.3 M SF

BUILDING 5

LEASED

BUILDING 4

162,553 SF Available

LEASED

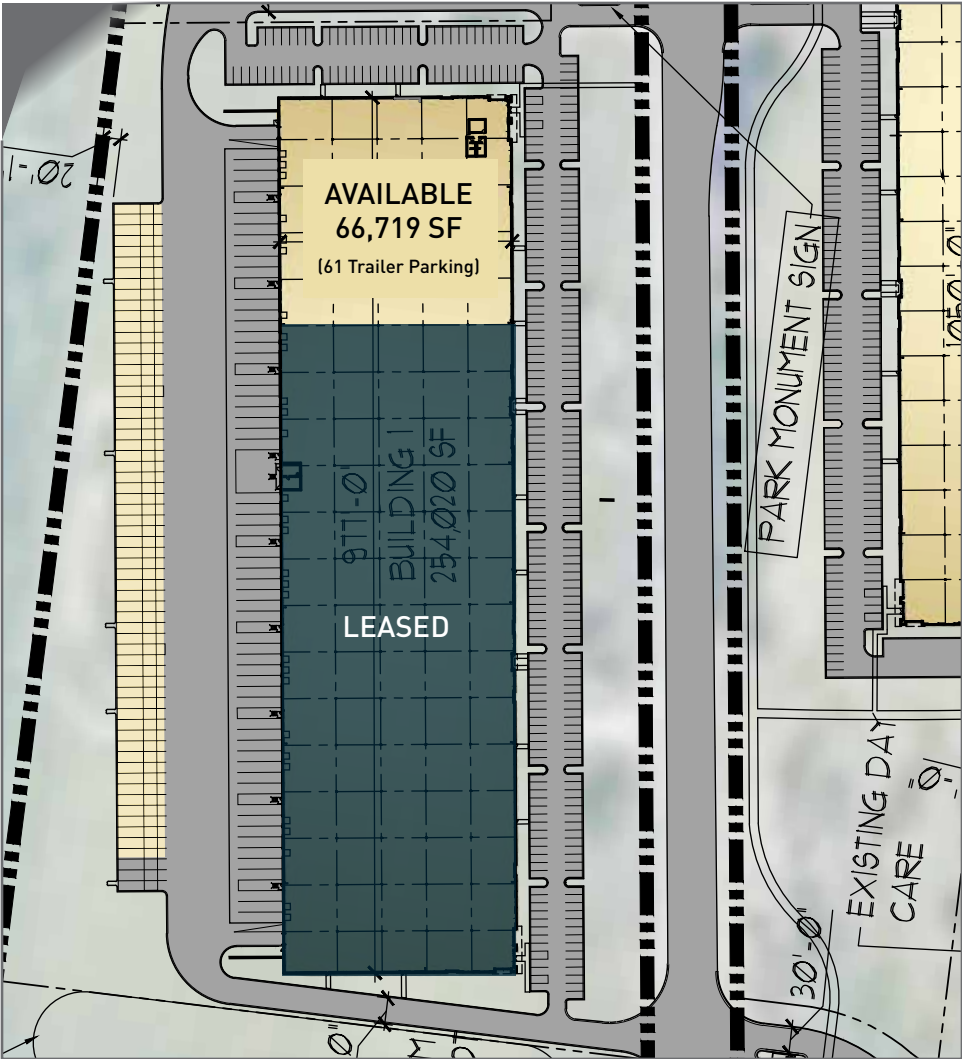
PROTECTION PKWY

WILLOW RD

INTERSTATE
294

Property Overview

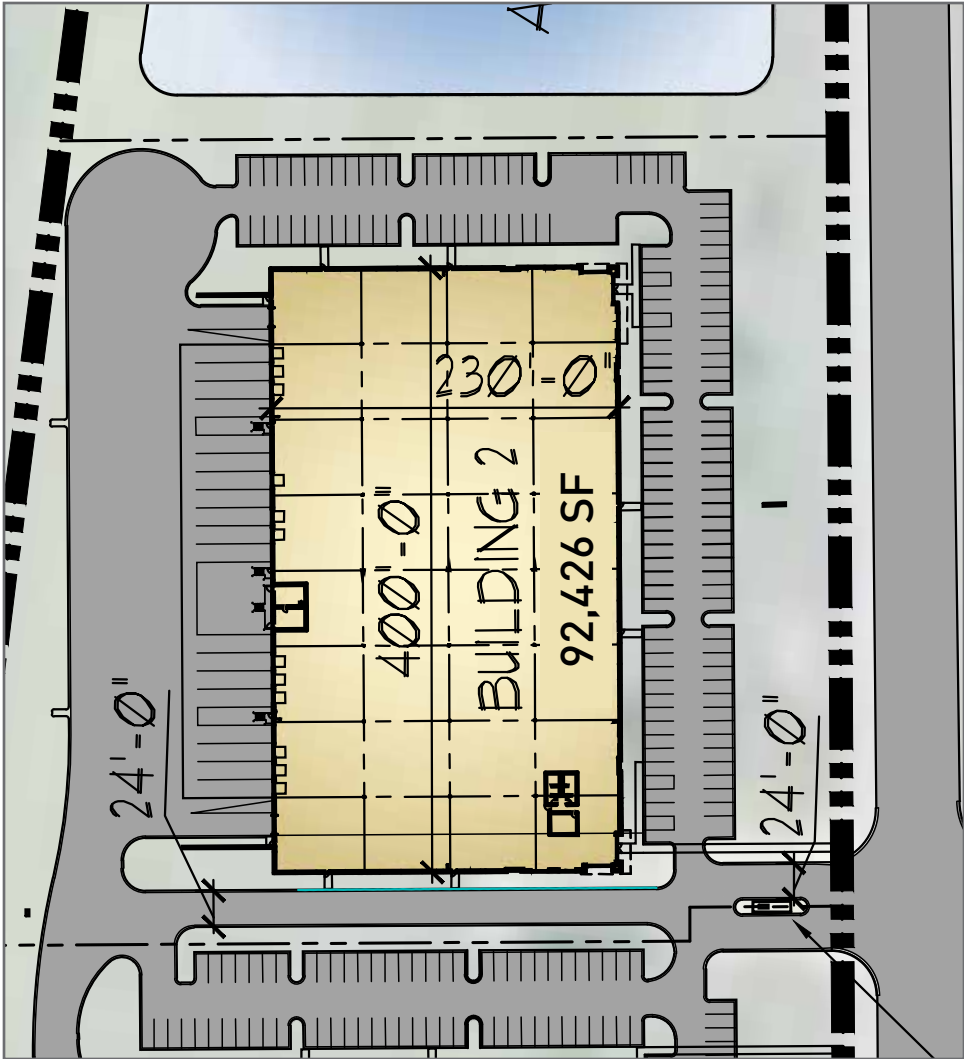
Building 1 - 66,719 SF
2600 Sanders Road



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

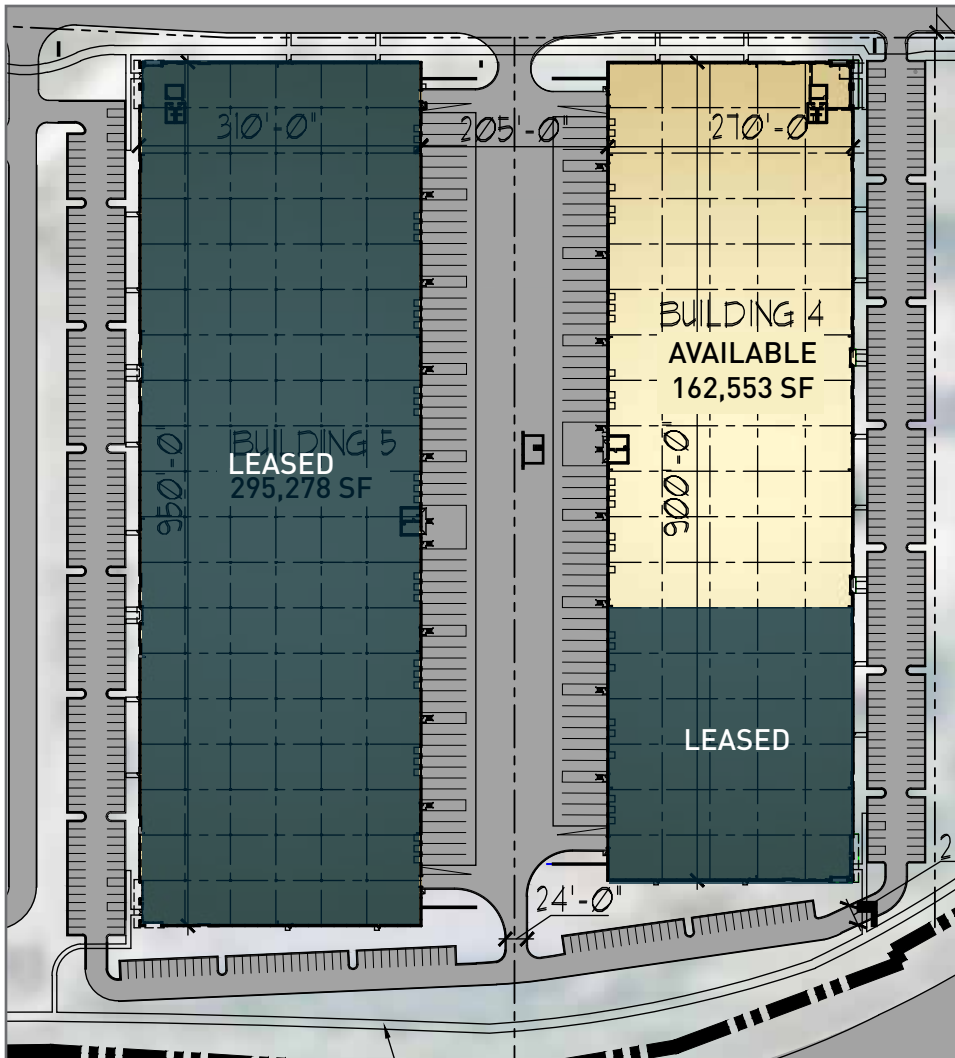
Building 2 - 92,426 SF
2500 Sanders Road



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

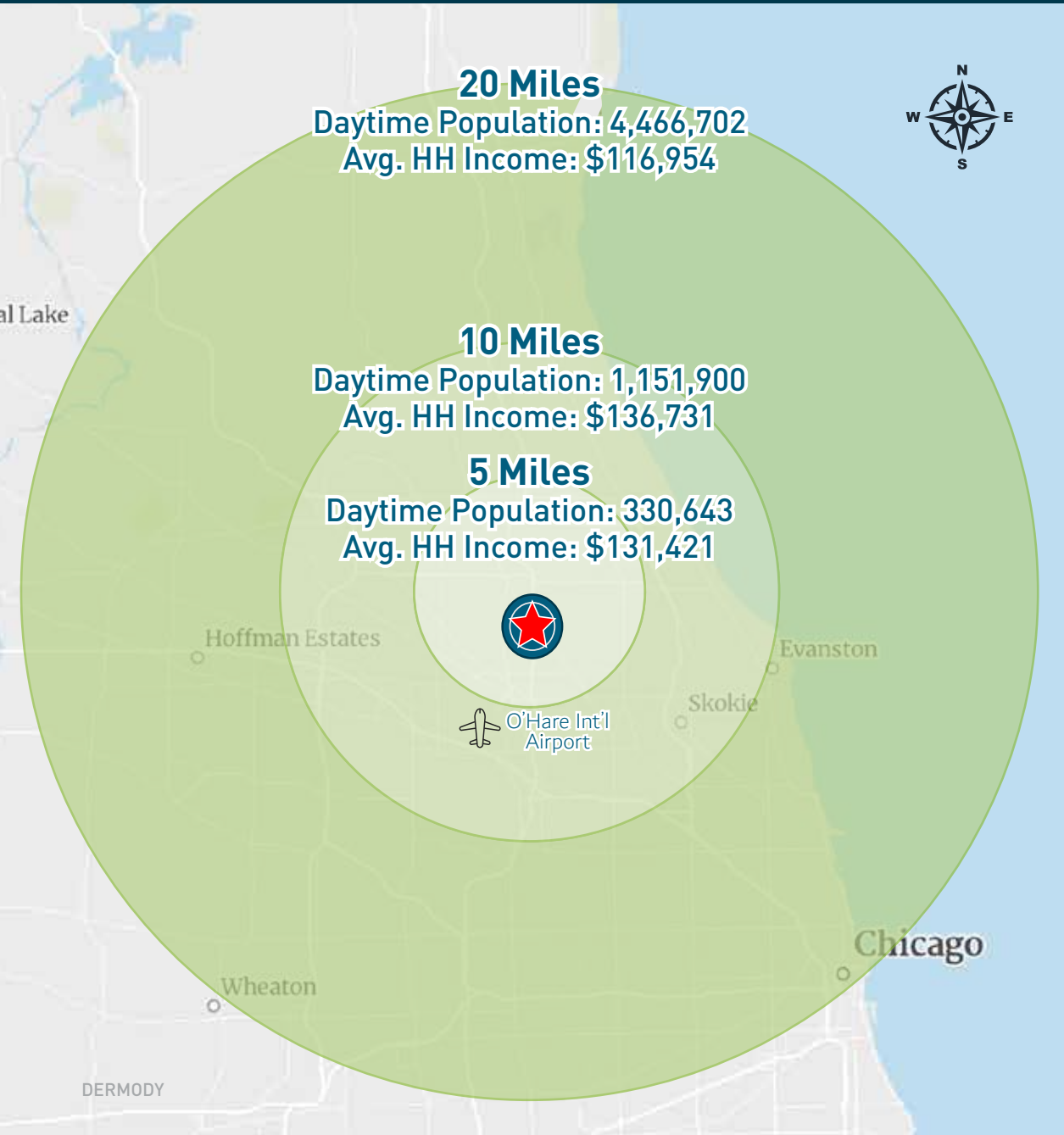
Building 4 - 162,553 SF
2551 Protection Parkway
Divisible



Building Dimensions: 270' x 900'	Clear Height: 36'
Drive-In Doors: 1	Column Spacing: 50' x 52'6"
Dock Doors: 18 existing (expandable to 36)	Office Area: +/- 3,100 SF
Trailer Parking: 0	Floors: 7"/4,000 PSI
Car Parking: 143	Lighting: High Bay LED
Zoning: Industrial	HVAC Systems: Rooftop Units
Year Built: 2024	Electric: 1,700 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

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 developed 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, Nevada, it has regional offices in Atlanta, Boston, Chicago, Dallas, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

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