

Ready for Occupancy!

View Video Here

View Website Here

66,719 SF – 254,794 SF Available
Divisible

295,272 SF – 314,363 SF
Available Fall 2027 - Divisible

The Logistics Campus

Warehouse/Distribution/Advanced Manufacturing

DERMODY

Colliers

Dermody.com

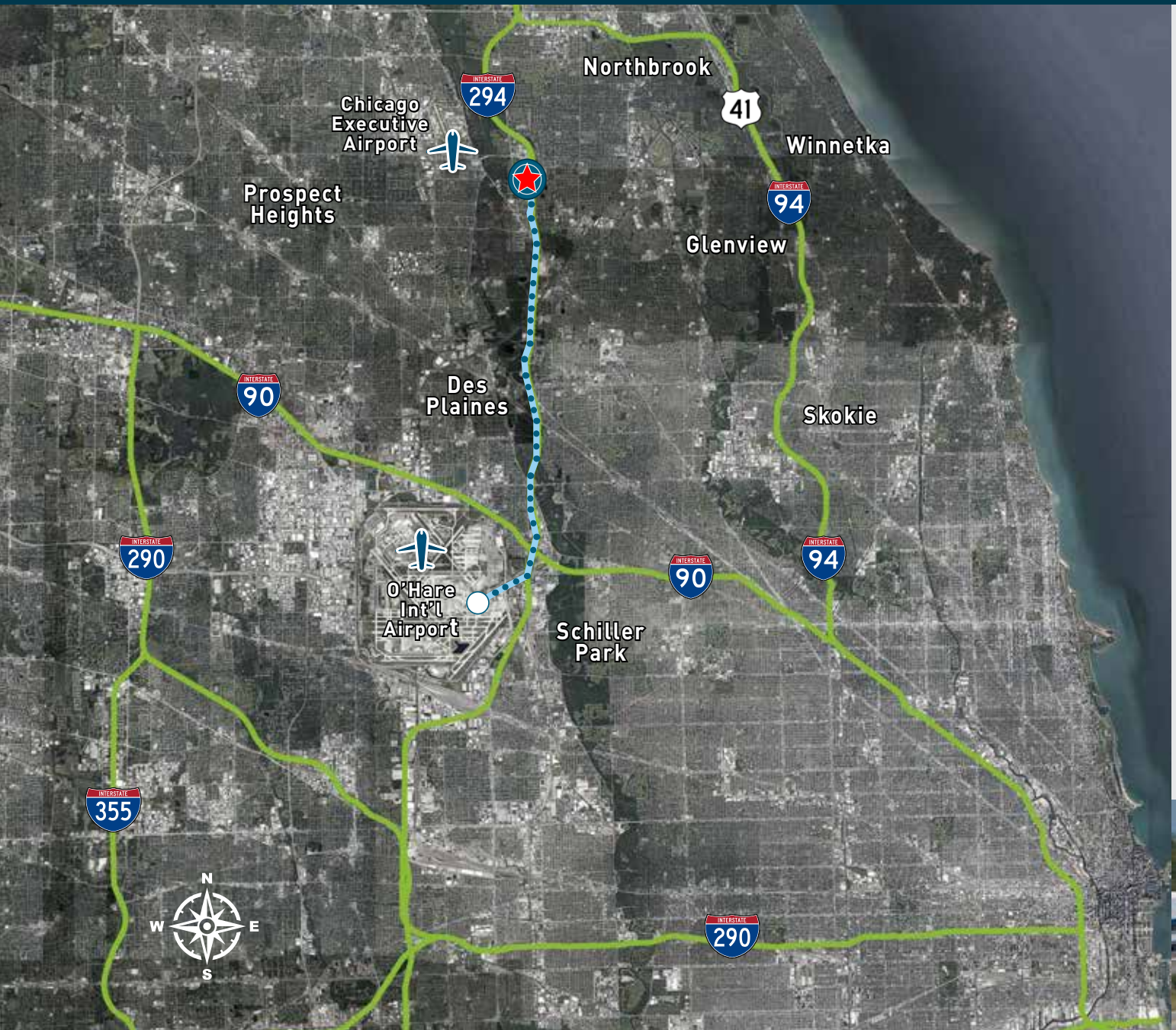
The Logistics Campus

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
- Three buildings ready for occupancy
- 32'-120' ft clear
- Trailer parking



A CHICAGO

ADVANCED MANUFACTURING AND LOGISTICS HUB

JUST NORTH OF O'HARE INTERNATIONAL AIRPORT

CAMPUS BENEFITS

COOPERATION FROM COMED
for higher power needs of tenants

CONVENIENT TRUCK COURT
loading ingress and egress

HIGH IMAGE
corporate identity on I-294

IMMEDIATE ACCESSIBILITY
to I-294

EMPLOYEE SUPPORT
amenities

PERMIT READY SITES
no public approvals

NON-RESTRICTIVE WATER USAGE
from the Village of Glenview

BUILDING HEIGHTS APPROVED
to 120'

CURRENT TENANTS WITHIN THE CAMPUS

HuFriedyGroup	LSL HEALTHCARE	S&C ELECTRIC	pepsico
CORPORATE HEADQUARTERS	CORPORATE HEADQUARTERS	SATELLITE MANUFACTURING FACILITY	LAST MILE LOGISTICS



Area Amenities

Site Plan

View Additional Site Plan Options Here

- Divisible
- LEED Silver Certified
- +/- 3,100 SF spec office in each building



Phase I
Ready for Occupancy

Building	Available SF
Building 1	254,794 SF
Building 2	92,426 SF
Building 3	LEASED
Building 4	162,553 SF
Building 5	LEASED

Phase II
Available Fall 2027

Building	Available SF
Building 6	295,272 SF
Building 7	314,363 SF

DERMODY



Unparalled Accessibility

66,719 SF – 162,553 SF Available

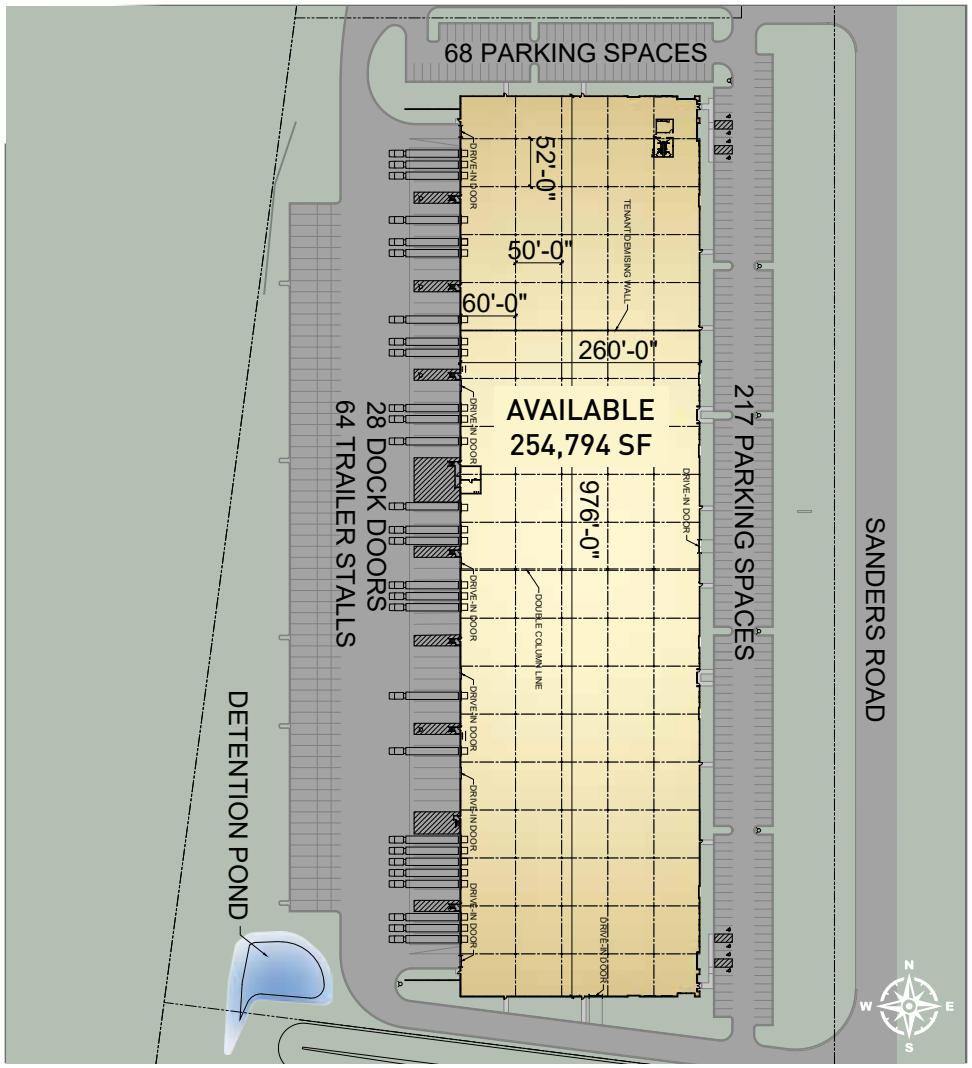
295,272 SF – 314,363 SF Available Fall 2027

Divisible



Property Overview

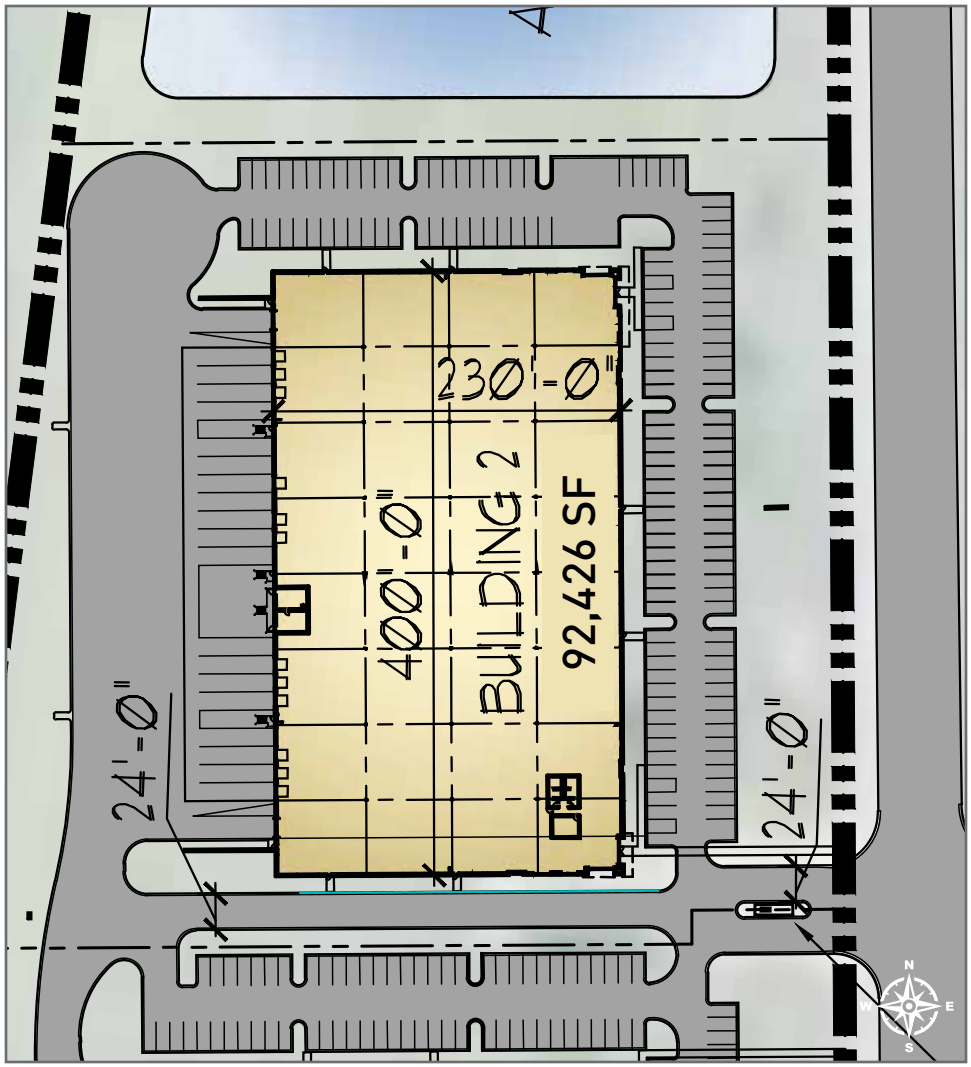
Building 1 - 254,794 SF
2600 Sanders Road



Building Dimensions: 260' x 254' 6"	**Clear Height:** 36'
Drive-In Doors: 8	**Column Spacing:** 50' X 52'
Dock Doors: 28	**Office Area:** +/- 3,100 SF
Trailer Parking: 64	**Floors:** 7"/4,000 PSI
Car Parking: 285	**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



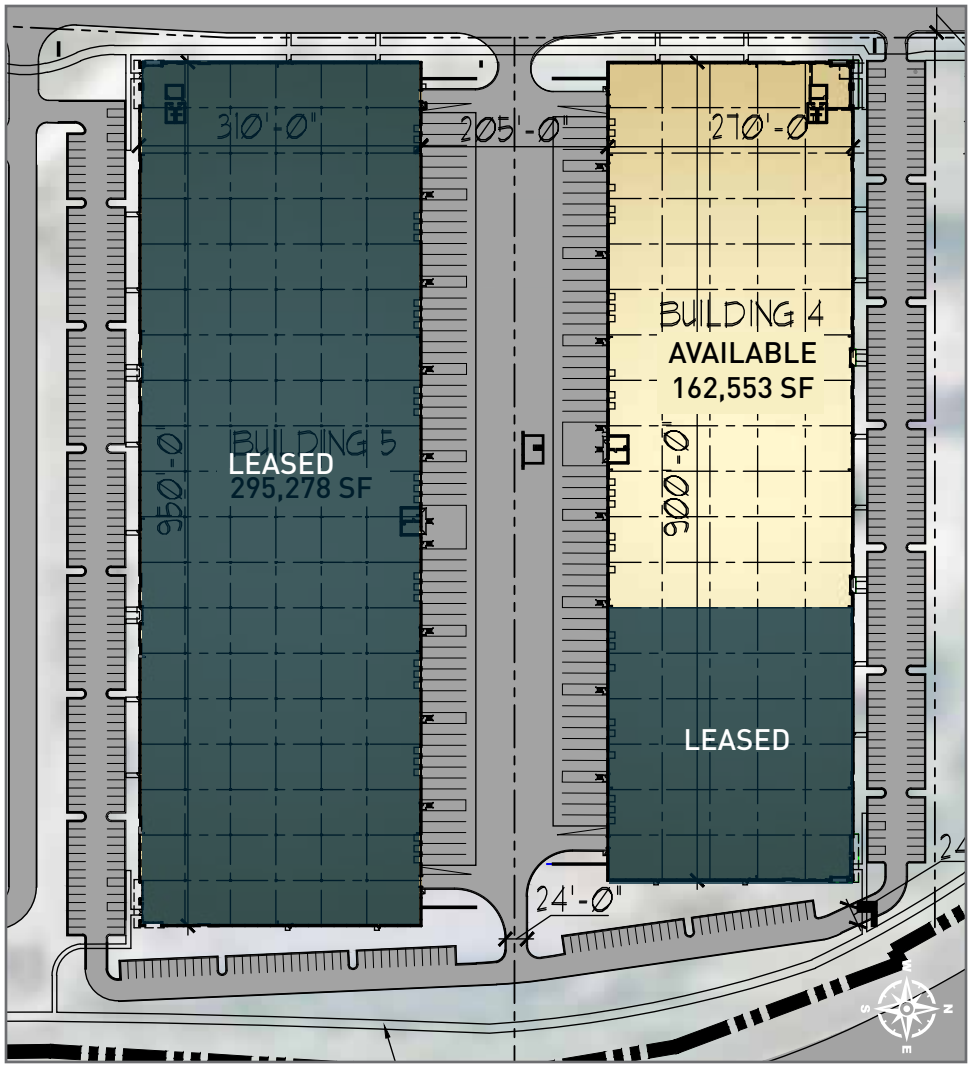
Building Dimensions: 230' x 400'	**Clear Height:** 32'
Drive-In Doors: 2	**Column Spacing:** 50' x 56'8"
Dock Doors: 12 existing (expandable to 19)	**Office Area:** +/- 3,100 SF
Trailer Parking: 0	**Floors:** 7"/4,000 PSI
Car Parking: 142	**Lighting:** High Bay LED
Zoning: Industrial	**HVAC Systems:** 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

Tollway signage available



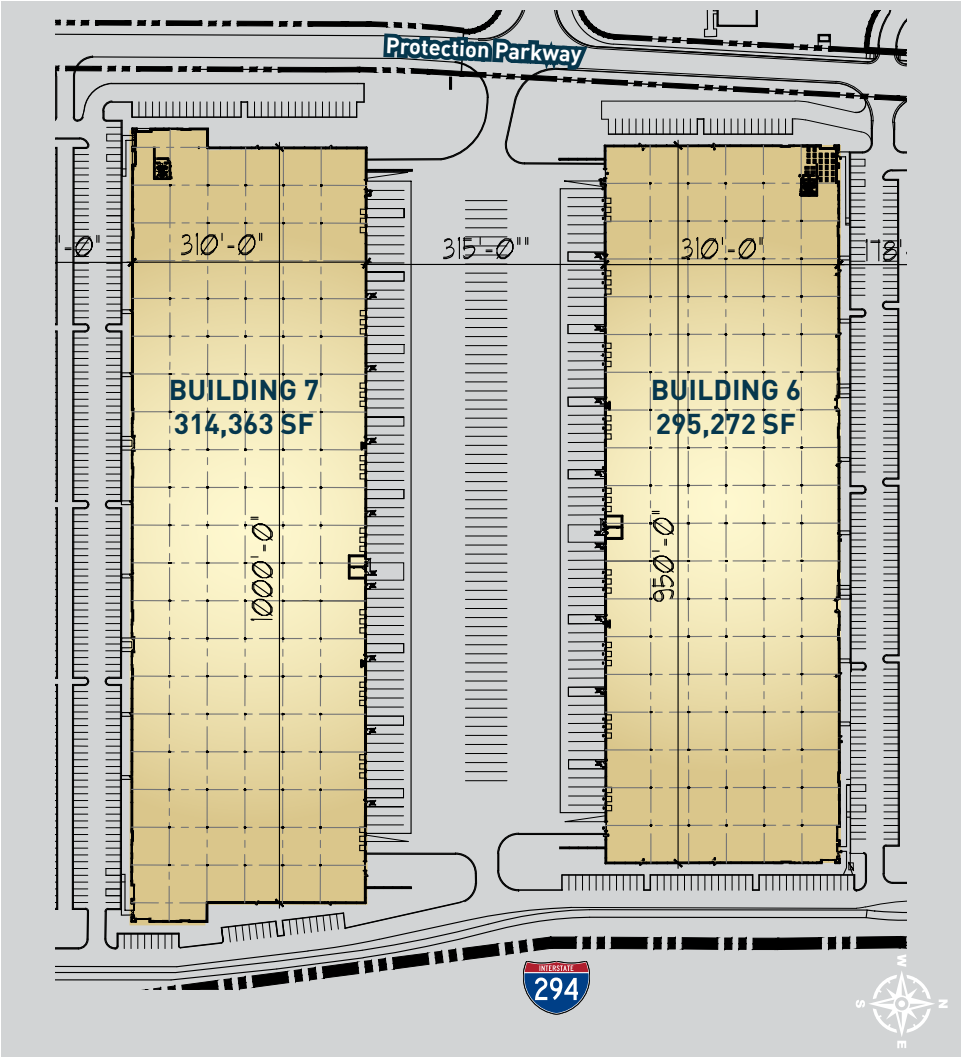
Building Dimensions: 270' x 900'	**Clear Height:** 36'
Drive-In Doors: 1	**Column Spacing:** 50' x 52'6"
Dock Doors: 18 existing (expandable to 36)	**Office Area:** +/- 3,100 SF
Trailer Parking: 0	**Floors:** 7"/4,000 PSI
Car Parking: 143	**Lighting:** High Bay LED
Zoning: Industrial	**HVAC Systems:** Rooftop Units
Year Built: 2024	**Electric:** 1,700 Amps
Structure Exterior: Precast	**Roof:** 45 mil Mechanically Fastened TPO

Property Overview

Building 6 - 295,272 SF
2701 Protection Parkway

Available Fall 2027

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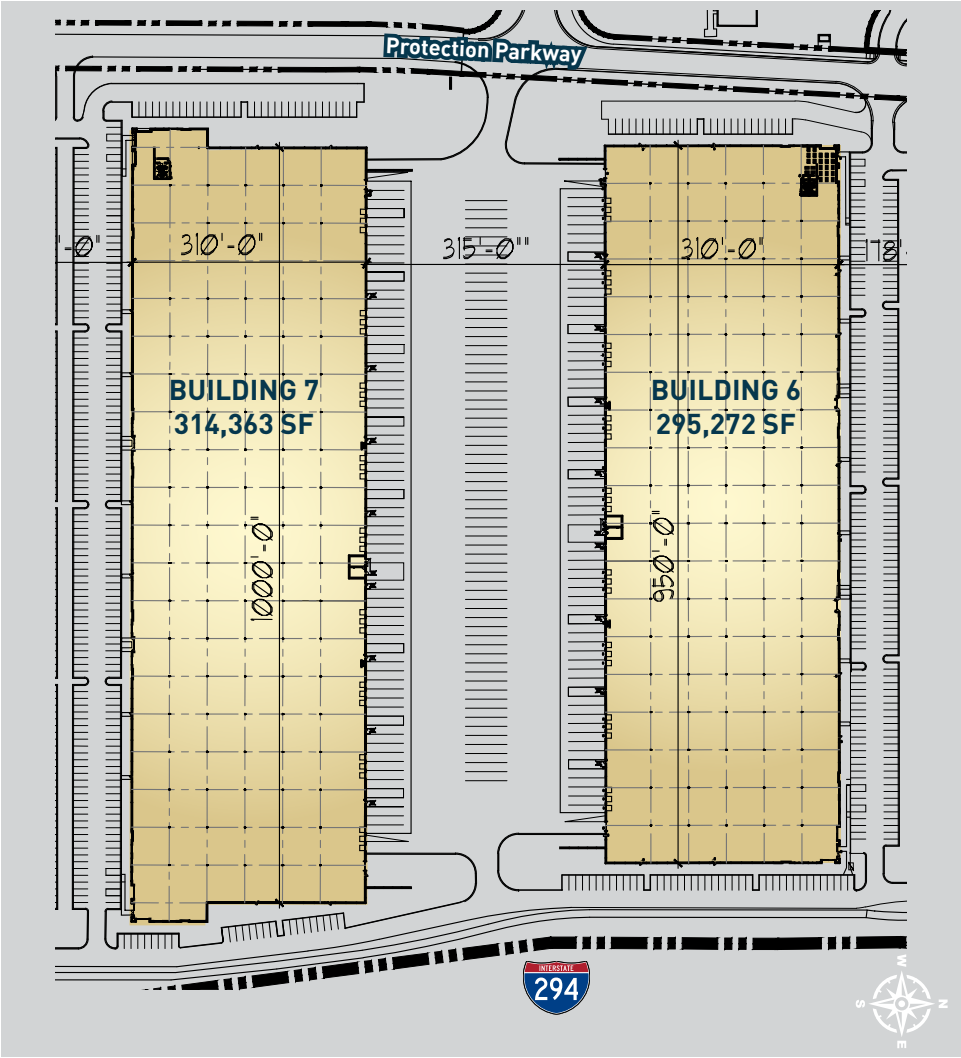
Building Dimensions: 950' x 310'	**Clear Height:** 40'
Drive-In Doors: 2	**Column Spacing:** 50' x 50'
Dock Doors: 27	**Office Area:** To suit
Trailer Parking: 64	**Floors:** 8"/4,000 PSI
Car Parking: 258	**Lighting:** LED w/ motion sensors
Zoning: Industrial	**HVAC Systems:** Rooftop Units
Year Built: 2027	**Electric:** 4,000 Amps
Structure Exterior: Precast	**Roof:** 45 mil Mechanically Fastened TPO

Property Overview

Building 7 - 314,363 SF
2801 Protection Parkway

Available Fall 2027

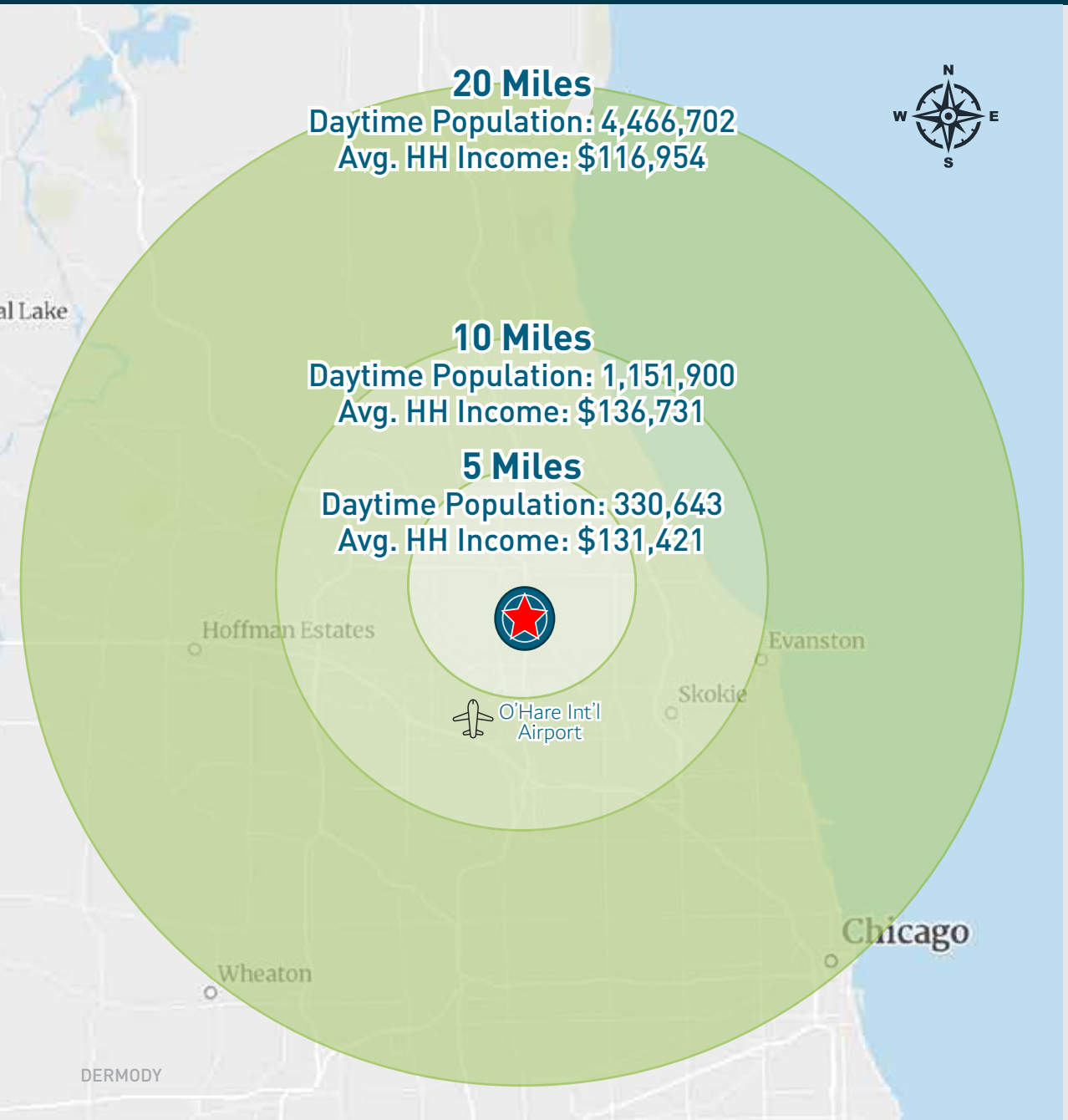
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Building Dimensions: 1,000' x 310	**Clear Height:** 40'
Drive-In Doors: 2	**Column Spacing:** 50' x 50'
Dock Doors: 30	**Office Area:** To suit
Trailer Parking: 64	**Floors:** 8"/4,000 PSI
Car Parking: 271	**Lighting:** LED w/ motion sensors
Zoning: Industrial	**HVAC Systems:** Rooftop Units
Year Built: 2027	**Electric:** 4,000 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

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 deployed more than $11 billion of total capital across all platforms nationwide, having acquired and developed approximately 125 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 Dermody.com.

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