

MINOOKA RIDGE

I-80 BUSINESS PARK

1001 Midpoint Road, Minooka, IL

Up to 1,159,670 SF Available Q2 2023

MOLTO
PROPERTIES

Colliers



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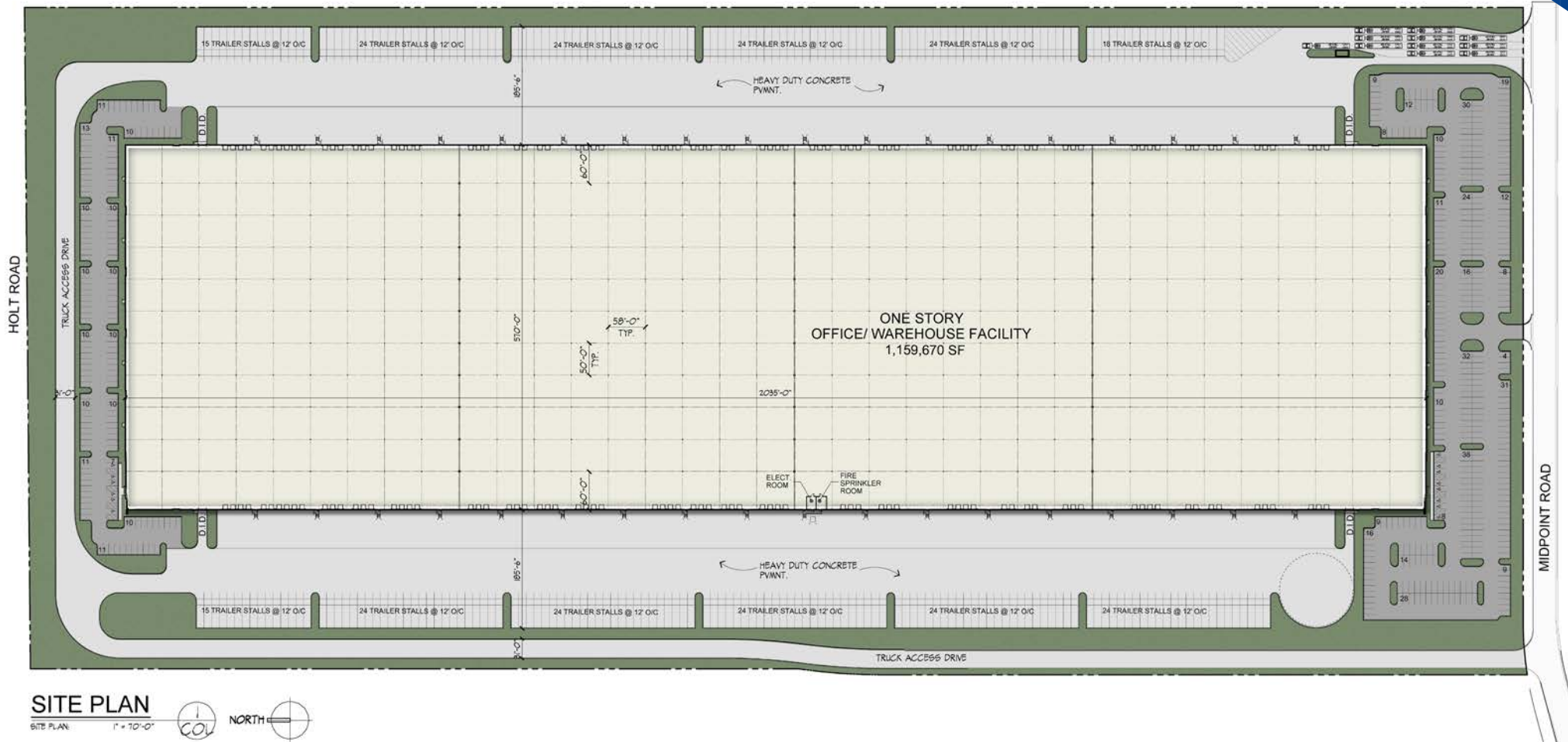
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PHASE I SITE PLAN



SITE PLAN

SITE PLAN: 1" = 10'-0"  NORTH

Building Size: 1,159,670 SF

Site Size: 157.12 acres

Car Parking: 541 spaces

Truck Docks: 156 docks

Drive-in Doors: 4

Trailer Parking: 264 (expandable to 1031)

Clear Height: 40'

Office SF: To Suit

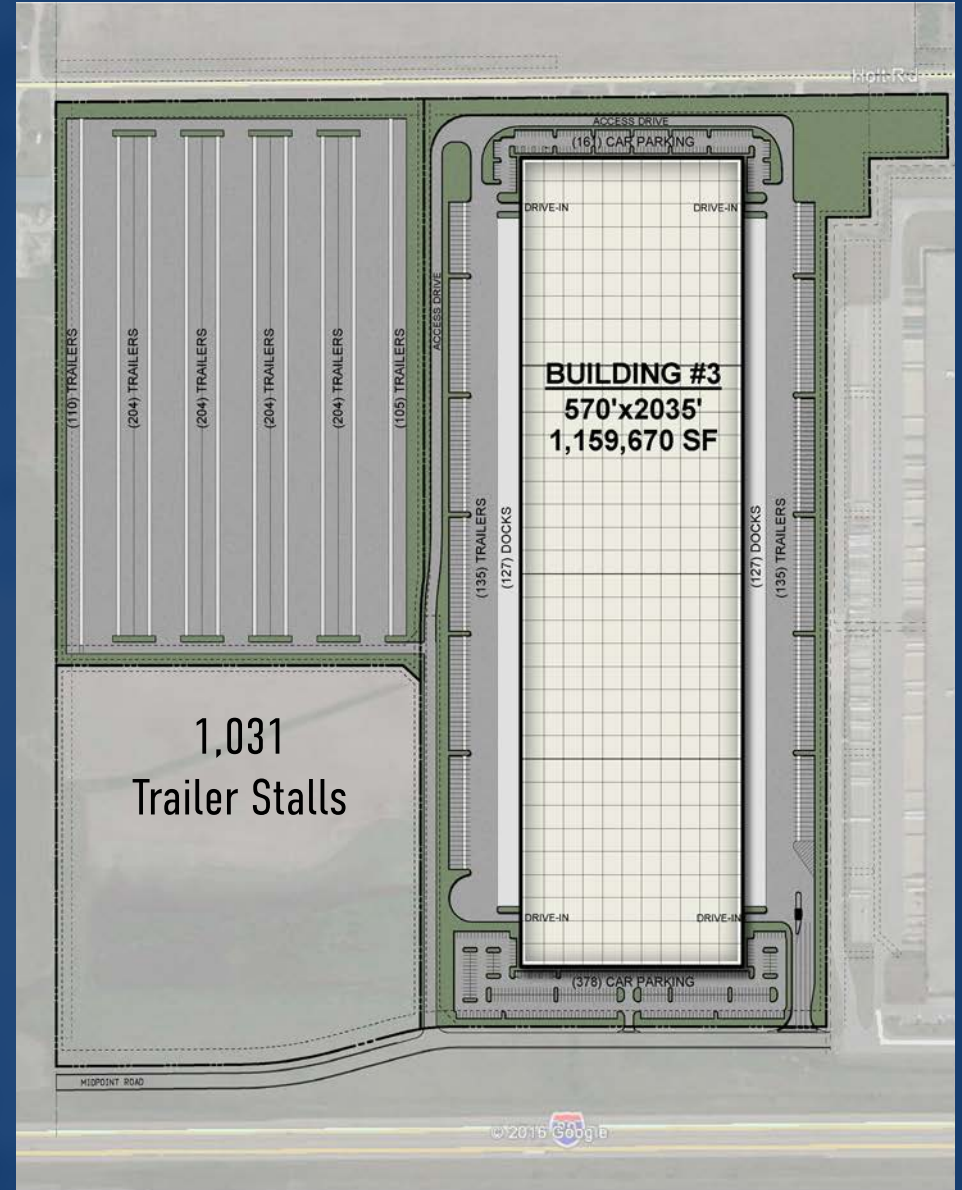
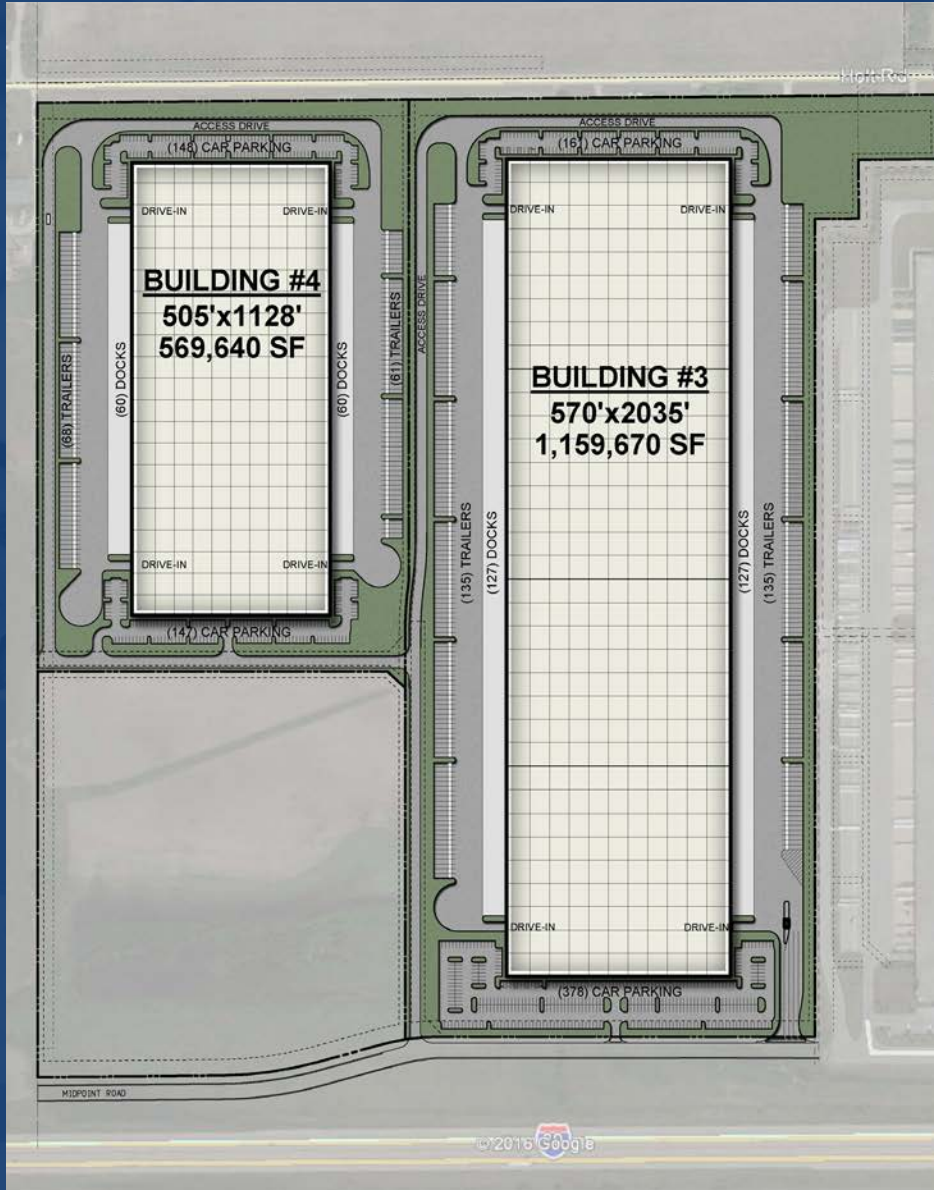
Sprinklers: ESFR

Pavement: Heavy duty concrete truck courts

Lighting: LED To Suit

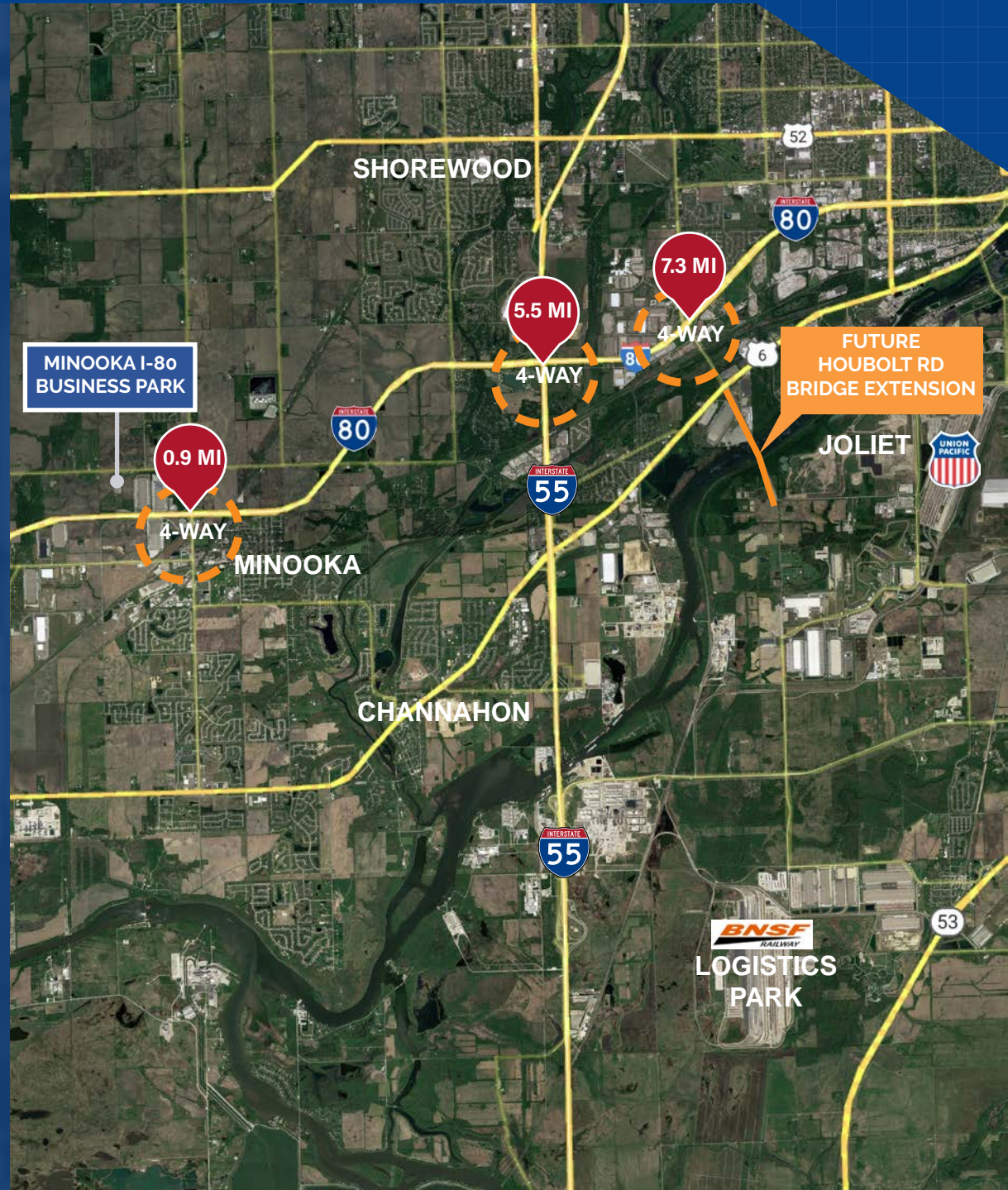
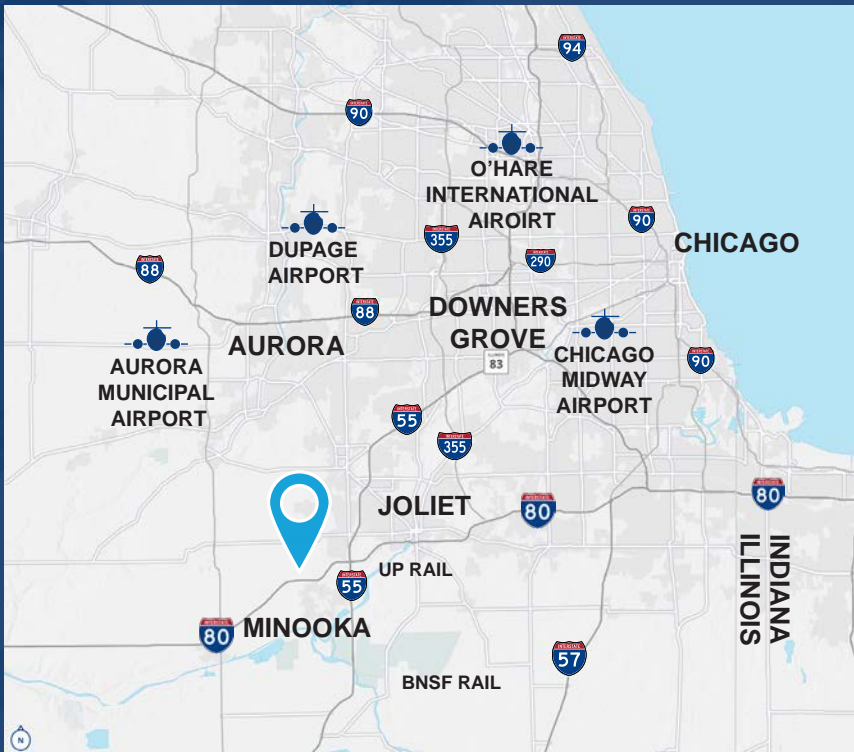
Speed Bay: 60'

FUTURE EXPANSION - 30.8 ACRES



HIGHWAY ACCESS & HIGHLIGHTS

- Excellent I-80 frontage/visibility
- Access via full interchange at Ridge Road
- Potential real estate tax abatement (3 yrs. - 50%)
- Low Kendall County Real Estate Taxes
- Close proximity to BNSF – UP Intermodal
- Green building features qualified for LEED certification
- Planned I-80 improvements at Ridge Rd.





HOLT RD



MID POINT RD



4-WAY

1 mile to I-80



MINOOKA RD



N MCLINDEN RD



RIDGE RD

AERIAL OVERVIEW

AREA AMENITIES



MINOOKA RIDGE

I-80 BUSINESS PARK



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