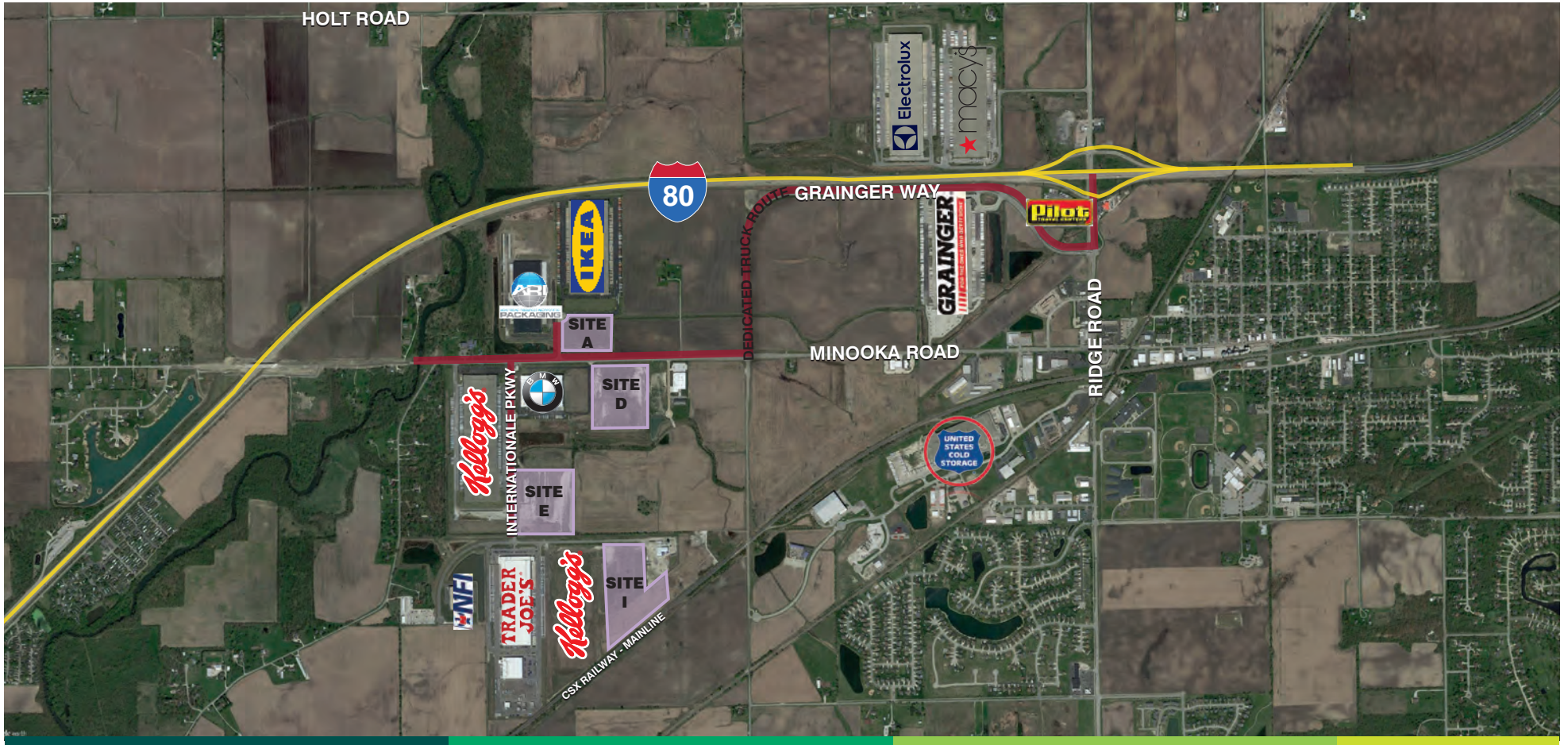




# Prologis Park Minooka

Minooka, Illinois 60447

144,650 – 409,050 Planned Square Feet Available  
Sites from  $\pm 7.5$  -  $\pm 21$  Acres



# Prologis Park Minooka

Minooka, Illinois 60447

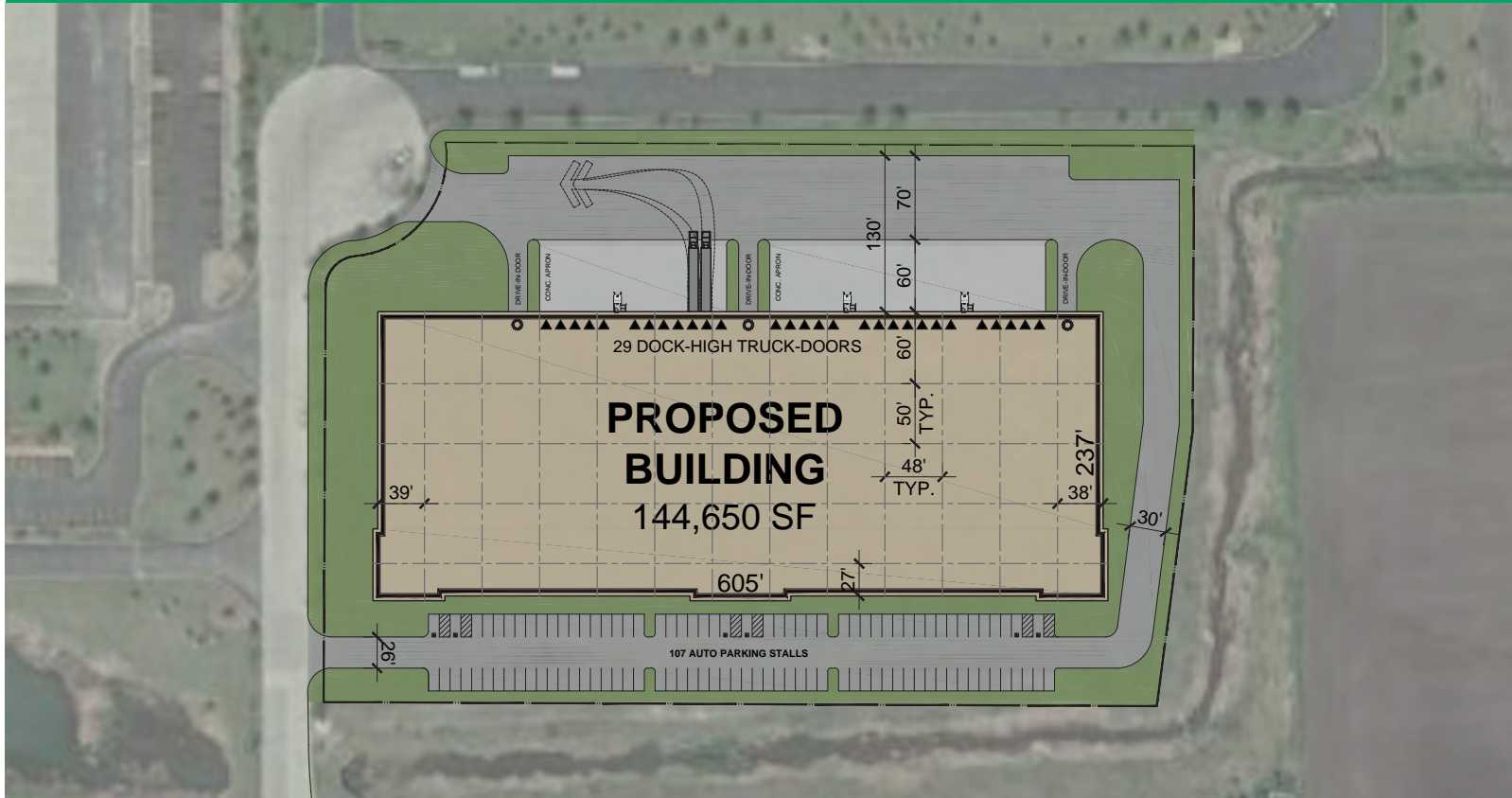
144,650 – 409,050 Planned Square Feet Available  
Sites from  $\pm 7.5$  -  $\pm 21$  Acres

# Prologis Park Minooka - Site A

Minooka, Illinois 60447

144,650 Square Feet Available

+7.50 Acres

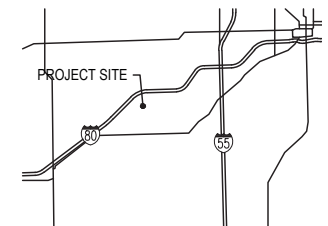


SITE AREA:	+/- 15.00 AC (326,725 SF)
BUILDING AREA:	144,650 SF
COVERAGE:	44.27%
PROPOSED CAR PRKNG:	107 STALLS
DRIVE-IN DOORS:	3 POSITIONS
PROPOSED DOCK-DOORS:	29 POSITIONS

**LEGEND:**

- ▲ DOCK DOOR
- △ FUTURE DOCK DOOR (KNOCK OUT)
- DRIVE IN DOOR

**NOTE:**  
THIS CONCEPTUAL PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED BASED ON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION BY A PROFESSIONAL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL REGULATIONS.



# Prologis Park Minooka - Site D

Minooka, Illinois 60447

409,050 Square Feet Available

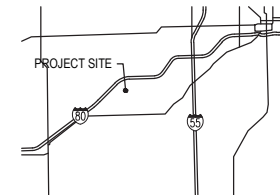
+21.20 Acres



SITE AREA:	+/- 21.19 AC (923,145 SF)
BUILDING AREA:	409,050 SF
COVERAGE:	44.31%
PROPOSED CAR PRKNG:	147 STALLS
FUTURE CAR PRKNG:	122 STALLS
FUTURE TOTAL:	269 STALLS
TRAILER PARKING	132 STALLS
DRIVE-IN DOORS:	2 POSITIONS
PROPOSED DOCK-DOORS:	86 TOTAL

- LEGEND:
- ▲ DOCK DOOR
  - △ FUTURE DOCK DOOR (KNOCK OUT)
  - DRIVE IN DOOR

NOTE:  
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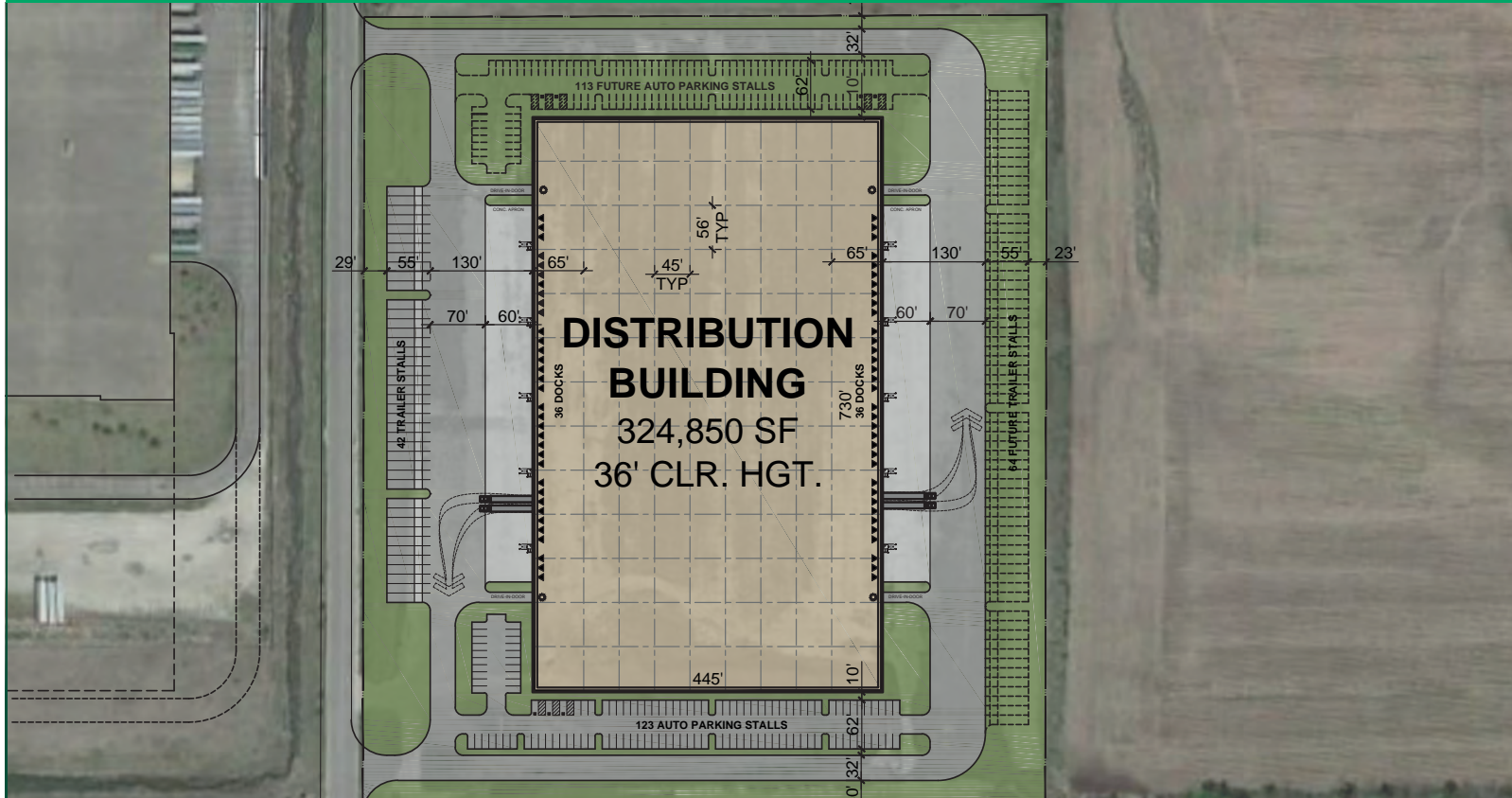


# Prologis Park Minooka - Site E

Minooka, Illinois 60447

324,850 Square Feet Available

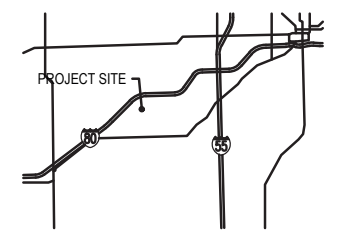
+20.10 Acres



SITE AREA:	+/- 20.1 AC 876,247 (SF)
BUILDING AREA:	324,850 SF
COVERAGE:	37.07%
PROPOSED CAR PRKNG:	123 STALLS
FUTURE CAR PRKNG:	113 STALLS
TOTAL CAR PRKNG:	236 STALLS
PROPOSED TRAILER PARKING:	42 STALLS
FUTURE TRAILER PARKING:	64 STALLS
TOTAL TRAILER PARKING:	106 STALLS
DRIVE-IN DOORS:	4 POSITIONS
PROPOSED DOCK-DOORS:	68 TOTAL

- LEGEND:**
- ▲ DOCK DOOR
  - △ FUTURE DOCK DOOR (KNOCK OUT)
  - DRIVE IN DOOR

**NOTE:**  
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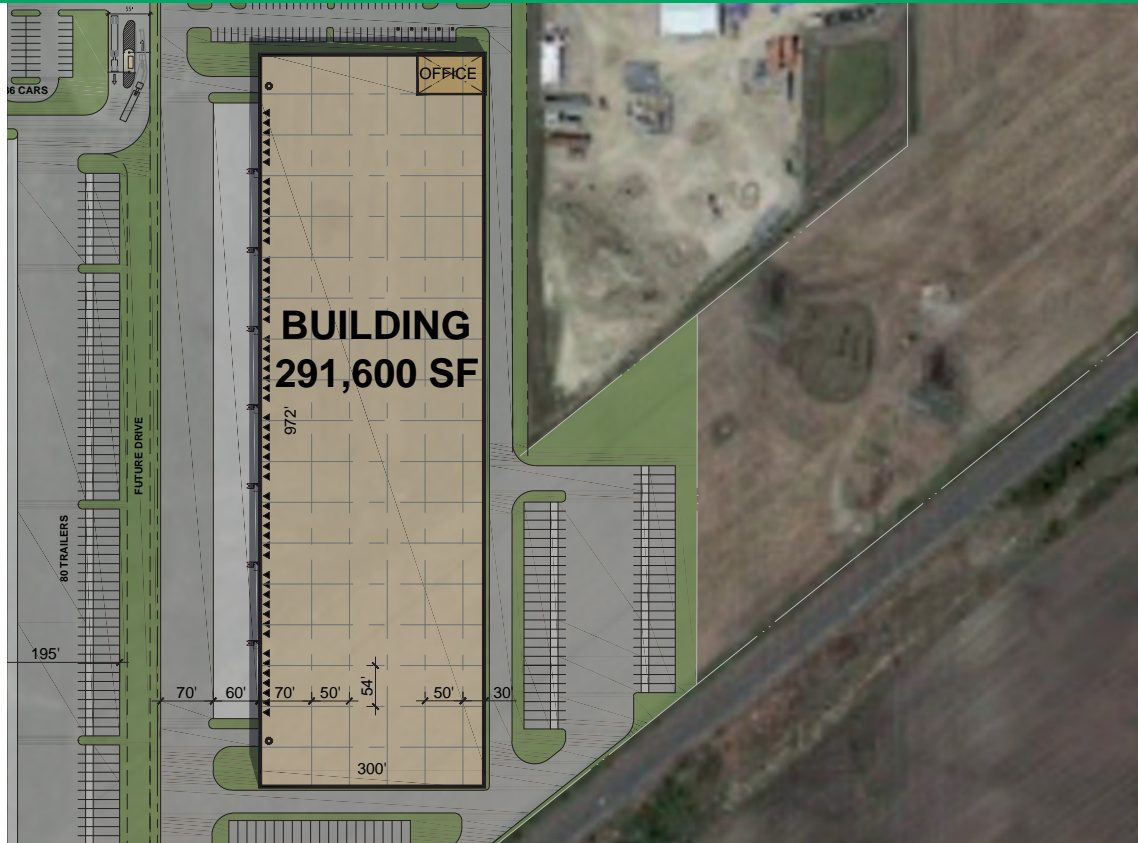


# Prologis Park Minooka - Site I

Minooka, Illinois 60447

291,600 Square Feet Available

+18.09 Acres

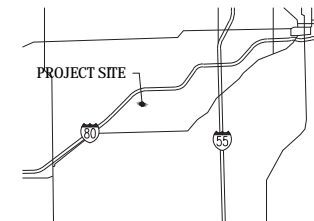


SITE AREA:	+/- 18.09 AC. (787,820 SF)
BUILDING AREA:	291,600 SF
COVERAGE:	37.01% (GROSS)
AUTOMOBILE PARKING:	128 STALLS
TRAILER PARKING:	88 STALLS
DRIVE-IN DOORS:	2 POSITIONS
DOCKS:	48 POSITIONS

#### LEGEND:

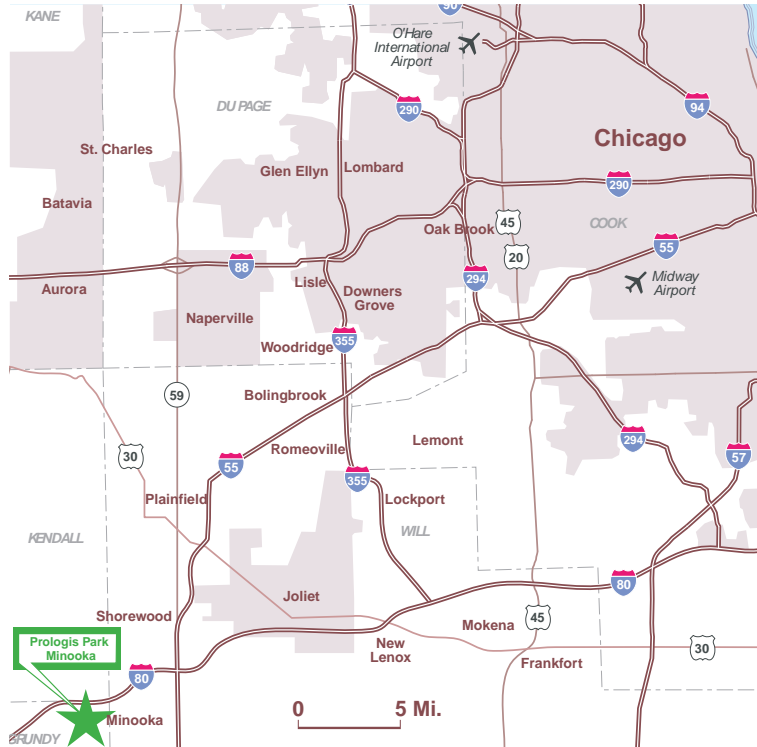
- ▲ DOCK DOOR
- △ FUTURE DOCK DOOR (KNOCK C
- DRIVE IN DOOR

**NOTE:**  
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# Prologis Park Minooka

Minooka, Illinois 60447



144,650 - 409,050

square feet available

4 miles

from the intersection of Interstate 80 and Interstate 55

## Property Description

Parcel	Site Size	Planned Building SF
Site A	± 7.50 Acres	144,650 SF
Site D	± 21.20 Acres	409,050 SF
Site E	± 20.10 Acres	324,850 SF
Site I	± 18.09 Acres	291,600 SF

## Highway Access

- Superior interstate access with immediate access to the Ridge Road/I-80 full interchange via dedicated, truck ready roads with signalized intersections.

## Location

- **Growing Labor Force:** Within 30-Mile radius, a work force of over 850,000 people offers a wide range of skills and stand ready to serve local companies.

## Taxes

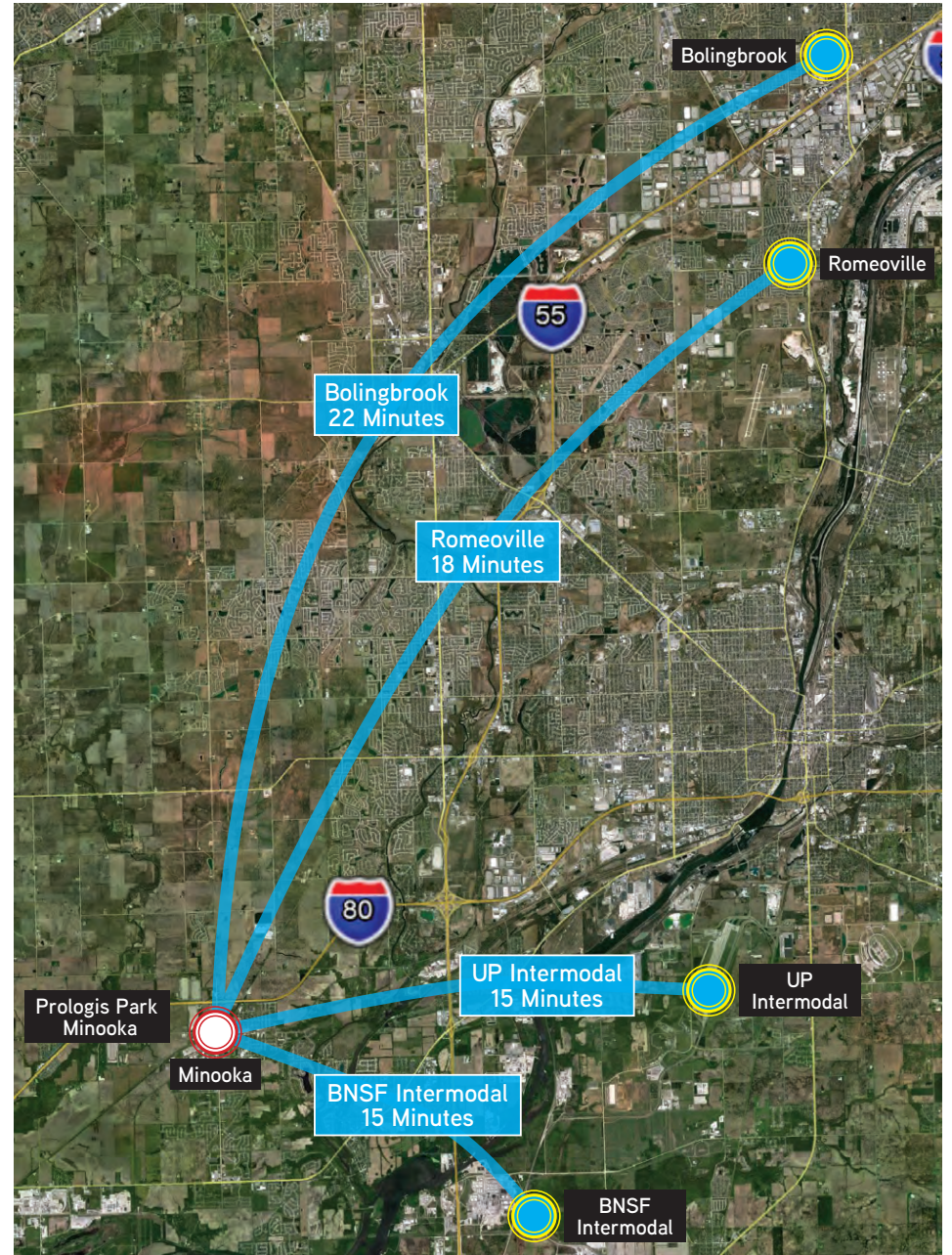
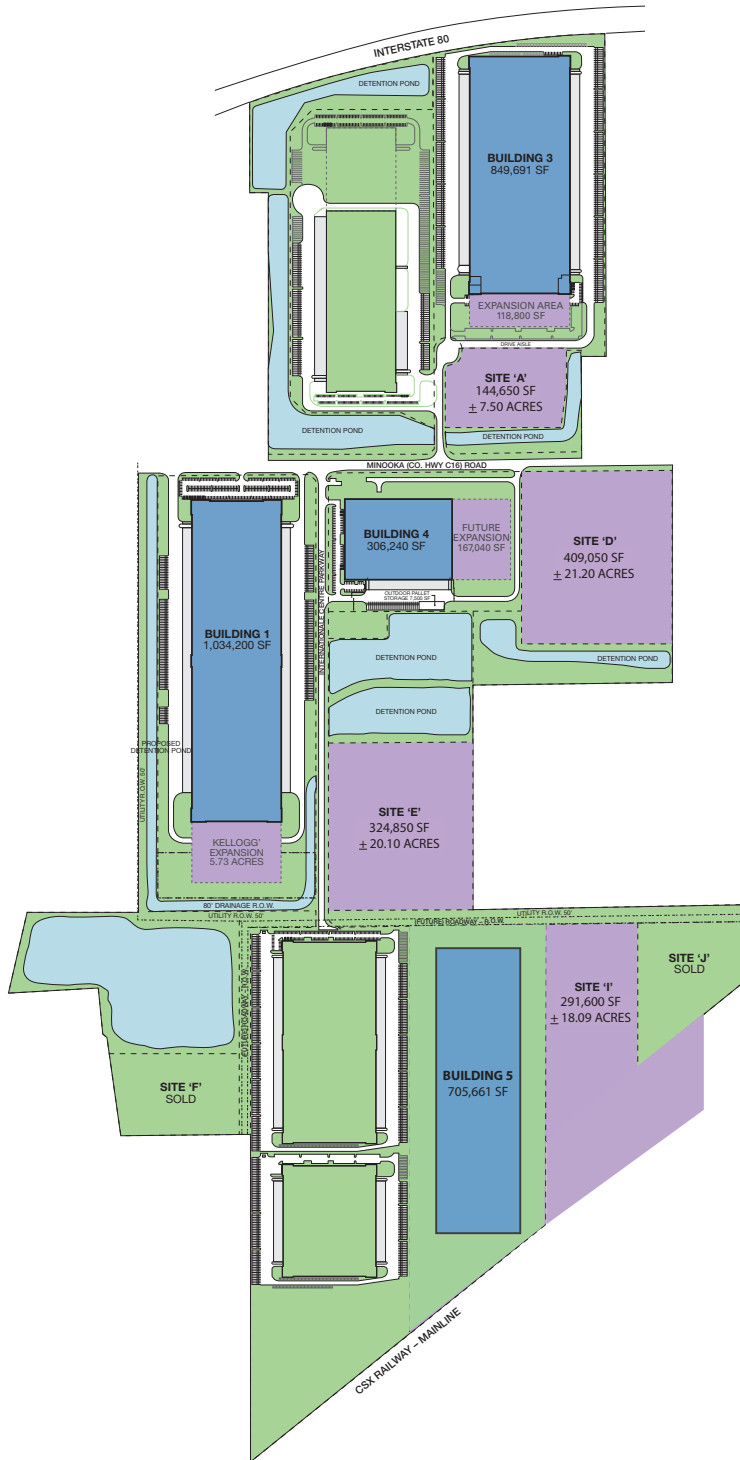
- **Tax Abatement:** Grundy County offers a pre-negotiated three year property tax abatement to qualifying companies. Eligible companies with qualifying projects can receive an abatement:
  - 75% during the first fully assessed tax year
  - 50% the second year
  - 25% the third year

Grundy County also offers four and five year property tax abatements at 50% each year to qualifying high impact companies.

## Local Advantages

- **Competitive Economics:** Lower land costs and low Grundy County property taxes significantly reduce total occupancy costs within the park.
- **Corporate Neighborhood:** Home to prominent corporate neighbors such as Kellogg's, W.W. Grainger, BMW, Trader Joe's, Ikea, Macy's and Electrolux.

■ LEASED  
 ■ PLANNED







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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 666 million square feet (62 million square meters) owned and under management in 20 countries on four continents.