



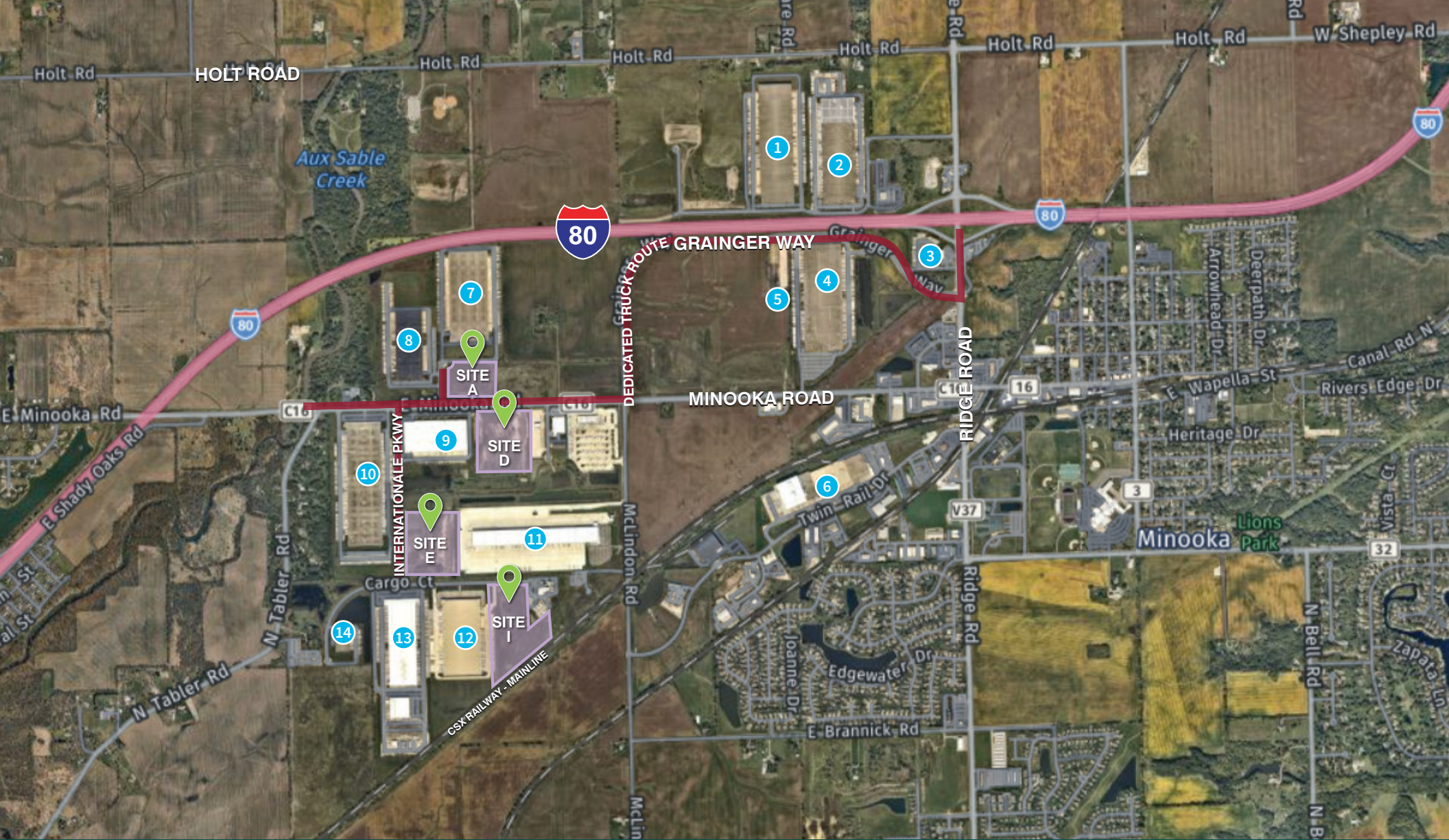
MINOOKA, ILLINOIS 60447

# Prologis Park Minooka

**144,650 – 409,050 SF BTS OPPORTUNITY**







45 miles to Midway Airport  
53 miles to O'Hare Airport



2.5 miles to I-80  
Interchange at Ridge Rd

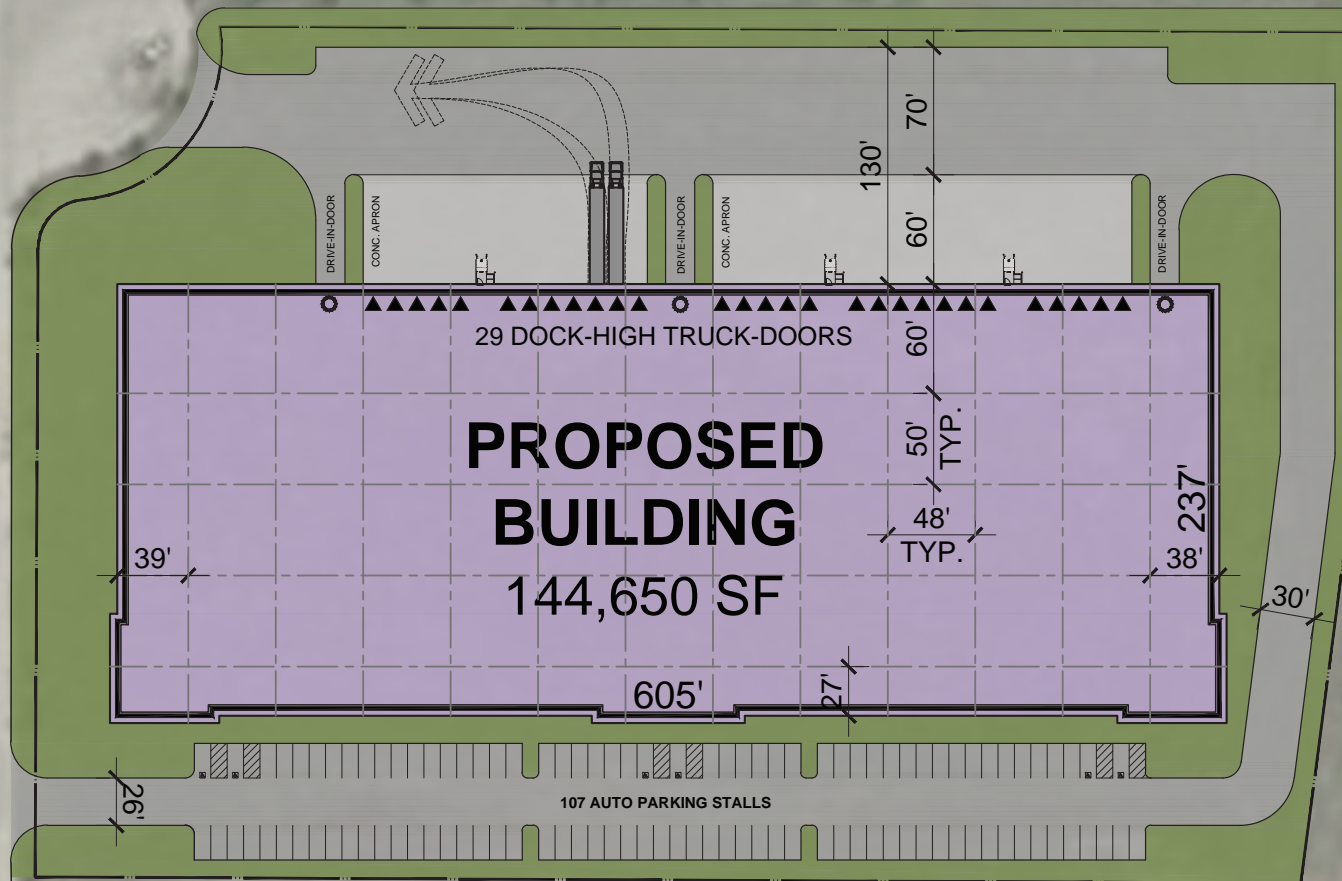


65 minutes to  
Downtown Chicago

## Corporate Neighbors

- |                       |                 |
|-----------------------|-----------------|
| 1 Electrolux          | 8 Menasha       |
| 2 Macy's              | 9 BMW           |
| 3 Pilot Travel Center | 10 Kellogg's    |
| 4 Grainger            | 11 Walmart      |
| 5 Grainger            | 12 Kellogg's    |
| 6 U.S. Cold Storage   | 13 Trader Joe's |
| 7 Kenco               | 14 NFI          |





## Site A



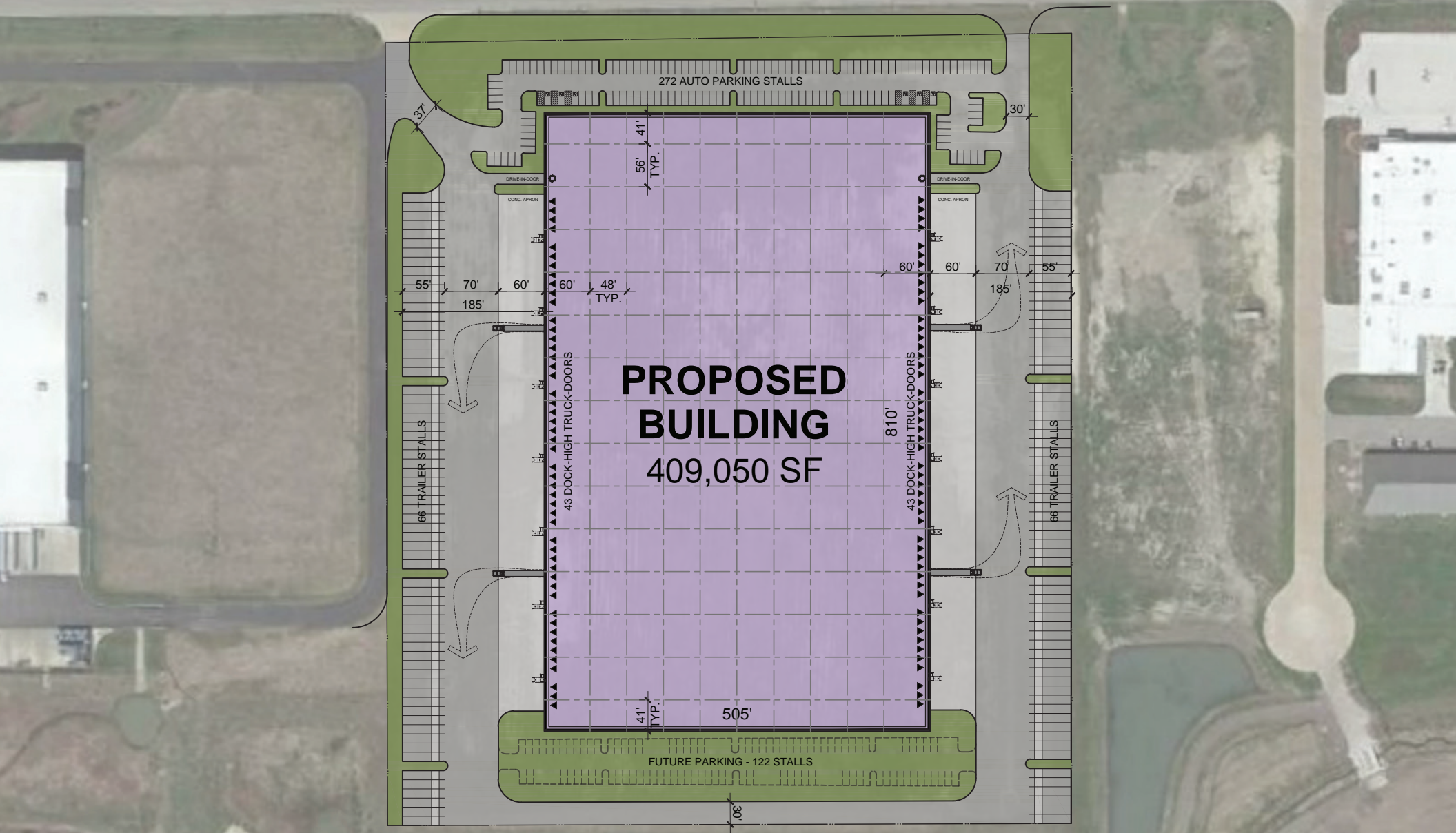
**SITE AREA:** ±7.50 Acres

**PROPOSED BUILDING AREA:** 144,650 SF

**PROPOSED CAR PARKING:** 107 Stalls

**PROPOSED DOCK DOORS:** 29 Positions

**PROPOSED DRIVE-IN DOORS:** 3 Positions



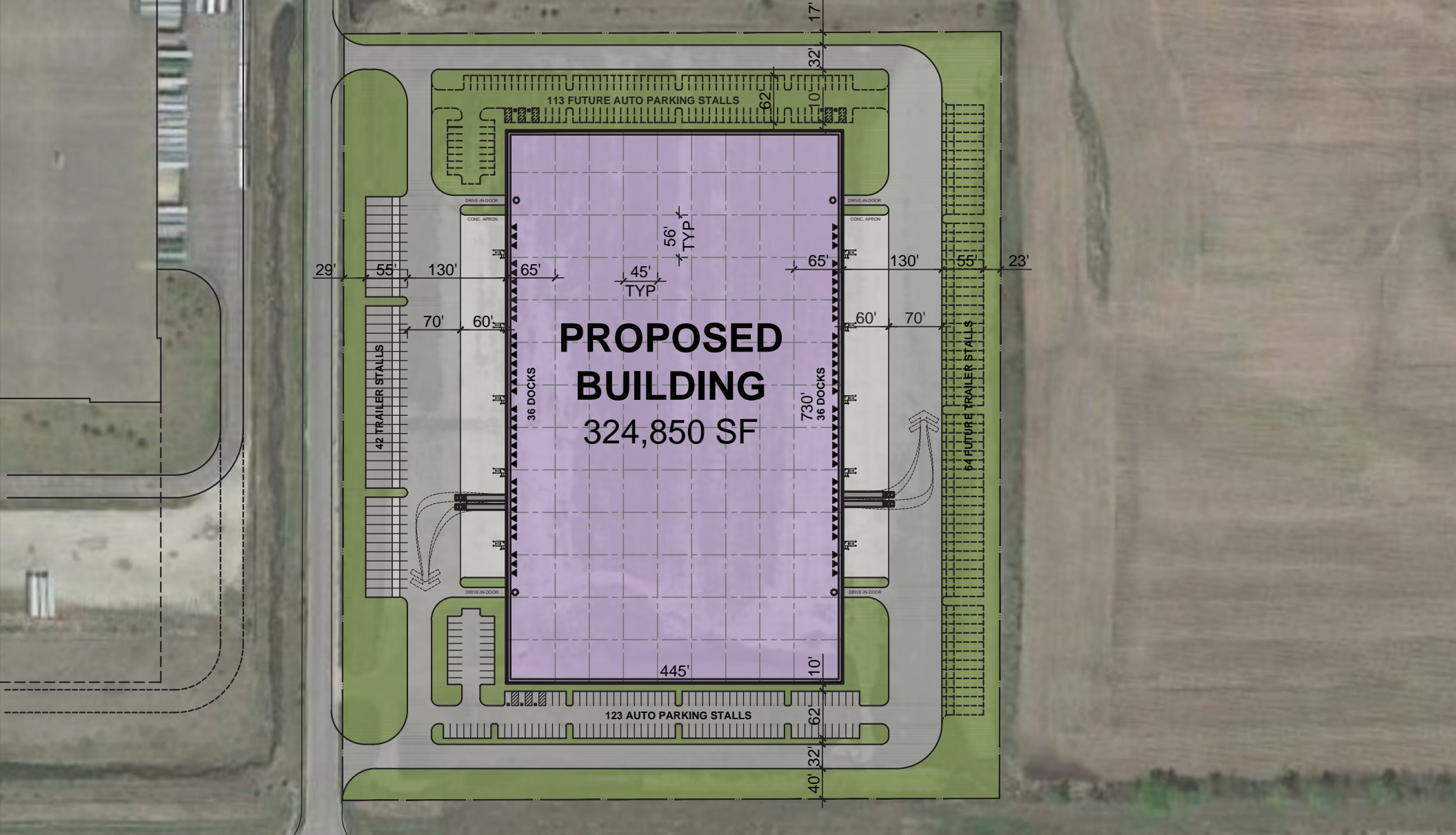
## Site D



<b>SITE AREA:</b>	±21.19 Acres
<b>PROPOSED BUILDING AREA:</b>	409,050 SF
<b>PROPOSED CAR PARKING:</b>	147 Stalls + 122 Future Stalls = 269 Stalls

<b>PROPOSED TRAILER PARKING:</b>	132 Stalls
<b>PROPOSED DOCK DOORS:</b>	86 Positions
<b>PROPOSED DRIVE-IN DOORS:</b>	2 Positions



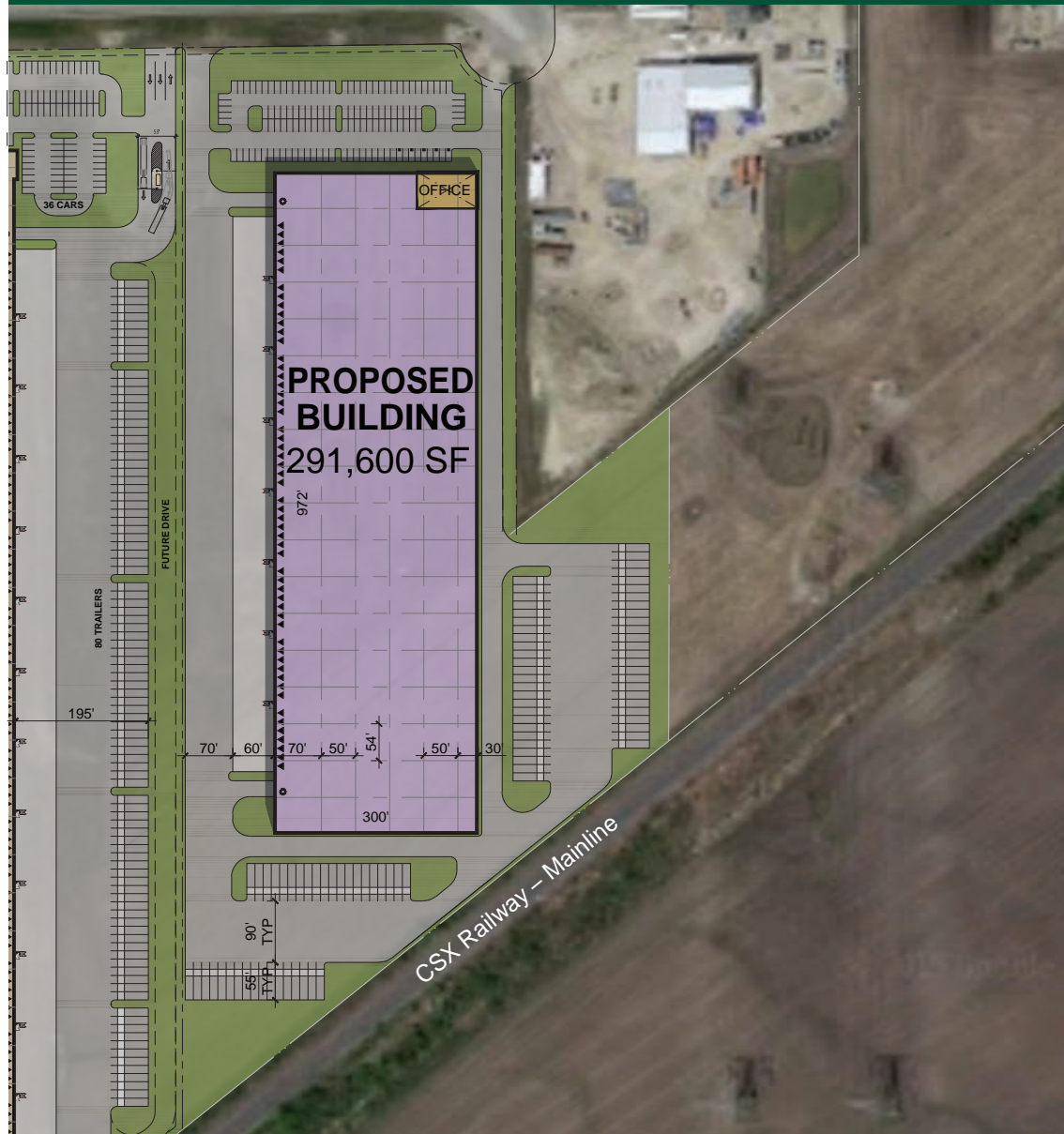


# Site E



<b>SITE AREA:</b>	±20.1 Acres
<b>PROPOSED BUILDING AREA:</b>	324,850 SF
<b>PROPOSED CAR PARKING:</b>	123 Stalls + 113 Future Stalls = 236 Stalls

<b>PROPOSED TRAILER PARKING:</b>	42 Stalls + 64 Future Stalls = 106 Stalls
<b>PROPOSED DOCK DOORS:</b>	68 Positions
<b>PROPOSED DRIVE-IN DOORS:</b>	4 Positions



# Site I



**SITE AREA:** ±18.09 Acres

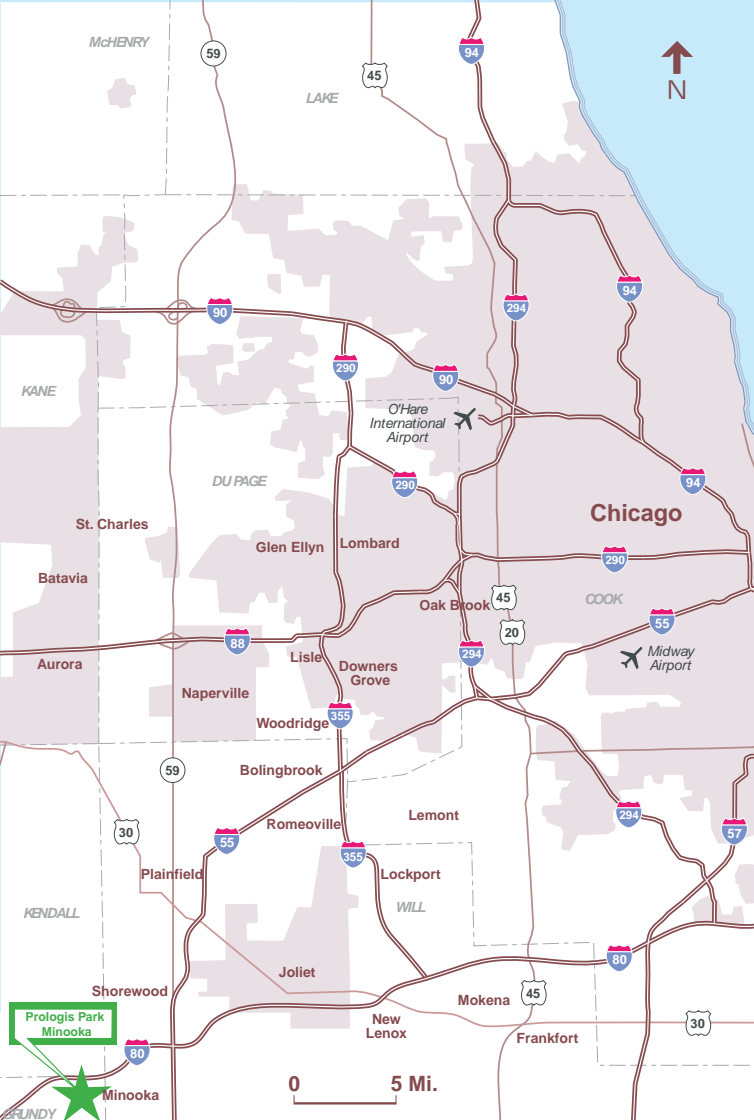
**PROPOSED BUILDING AREA:** 291,600 SF

**PROPOSED CAR PARKING:** 128 Stalls

**PROPOSED TRAILER PARKING:** 88 Stalls

**PROPOSED DOCK DOORS:** 48 Positions

**PROPOSED DRIVE-IN DOORS:** 2 Positions



## 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.

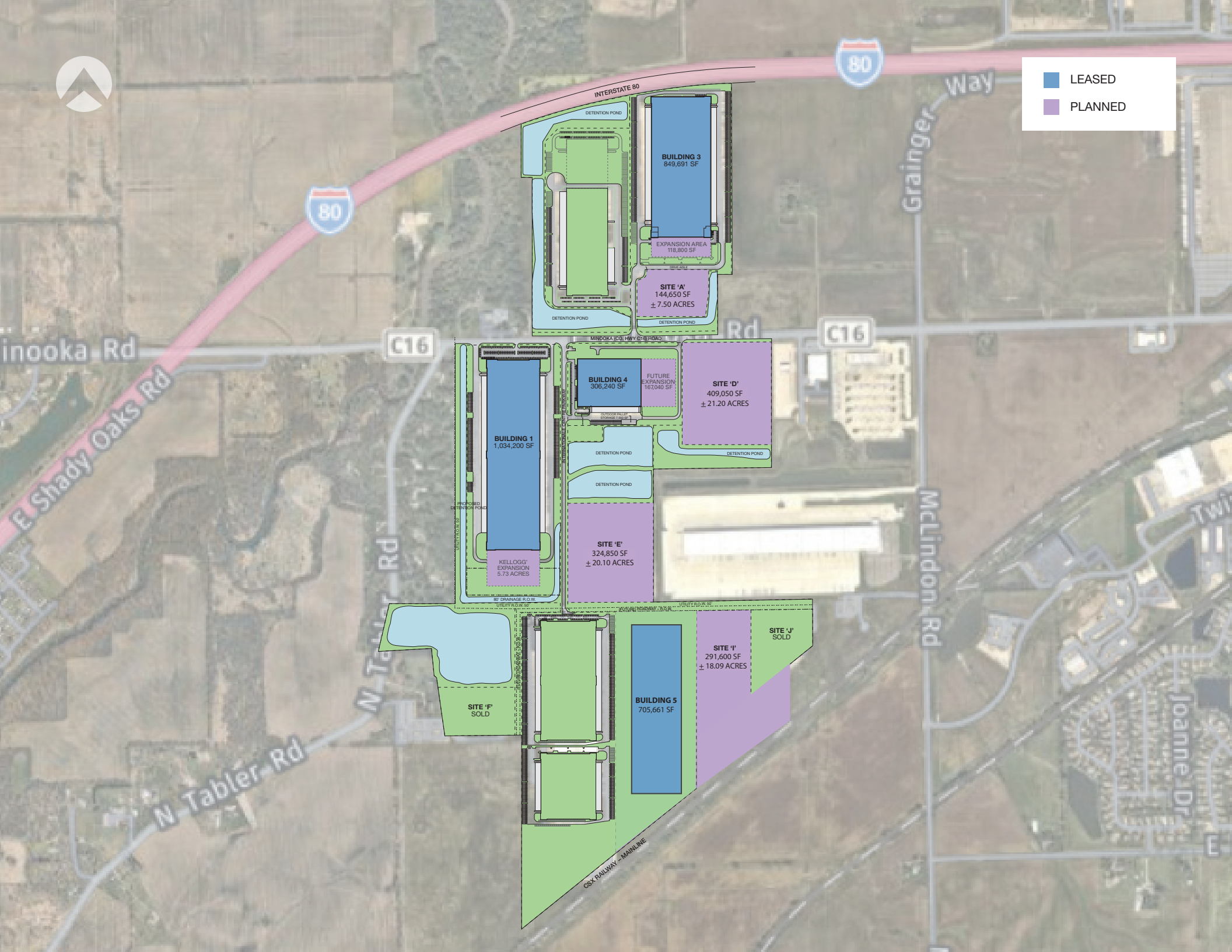
# 144,650 - 409,050

square feet available

# 4 miles

from the intersection of Interstate 80 and Interstate 55









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Prologis is the global leader in logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of February 29, 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

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