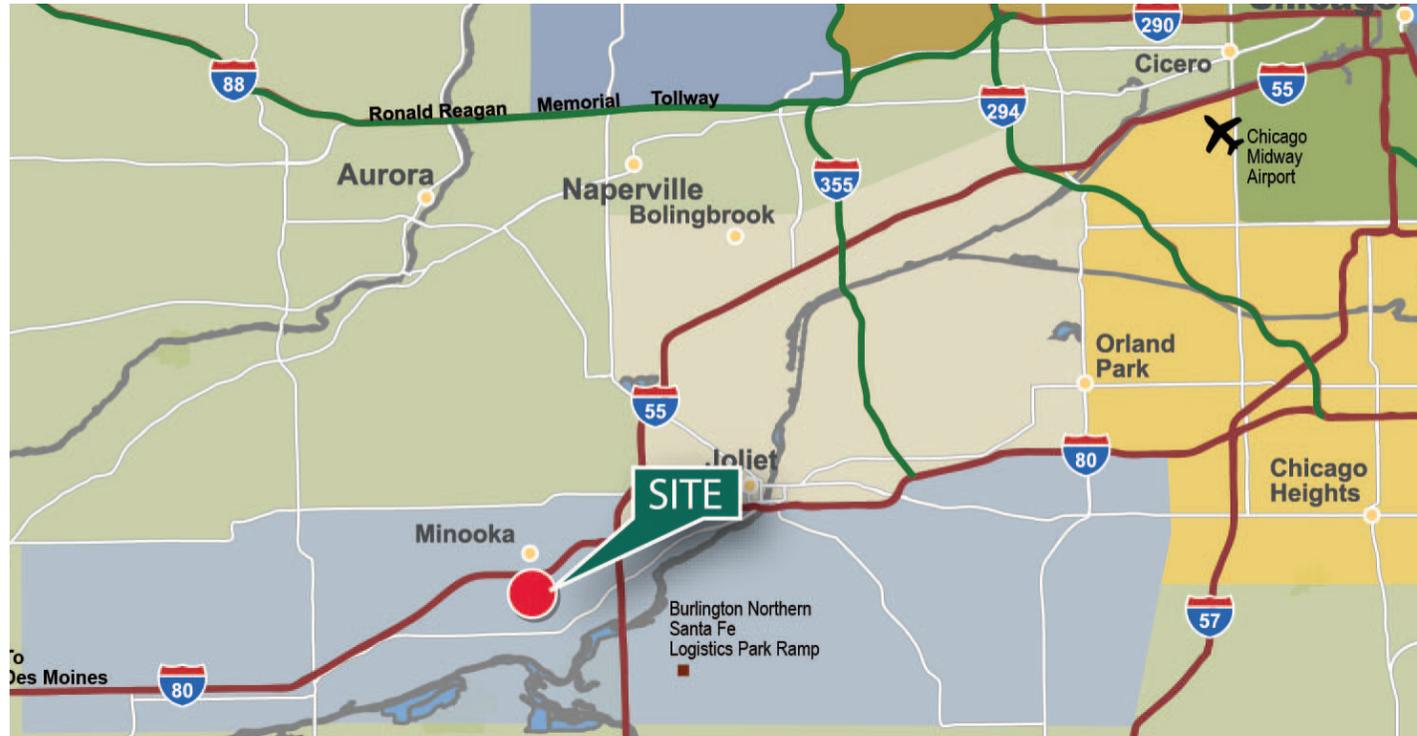


Prologis Park Minooka

Directly on Interstate 80
Minooka, Illinois



Property Description

- Premier 6.25 million sf master-planned park
- Less than 2 miles west of the I-80 and Ridge Road interchange in Minooka
- Excellent accessibility
- Fully entitled and site plan approved
- CSX rail service
- All utilities at park
- Land parcels available for build-to-suit opportunities
- 100+ acres available

About Prologis

Prologis, Inc., is the global leader in industrial real estate. As of December 31, 2014, Prologis owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 590 million square feet (55 million square meters) in 21 countries. The company leases modern distribution facilities to more than 4,700 customers, including third-party logistics providers, transportation companies, retailers and manufacturers. Locally Prologis owns and operates over 220 buildings encompassing more than 37 million square feet of industrial distribution facilities in the Chicago market.

Disclaimer

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

Prologis Park Minooka

Directly on Interstate 80
Minooka, Illinois



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Prologis Park Minooka

Directly on Interstate 80
Minooka, Illinois



Advantages and Amenities

- Master-Planned Business Park:** Developed by Prologis, Prologis Park Minooka is a master-planned park situated in the center of Chicago's vibrant I-80 Corridor.
- Superior Interstate Access:** Located less than two miles from the Ridge Road/I-80 Full Interchange via dedicated, truck-ready roads with signalized intersections.
- Excellent Visibility:** Direct frontage on I-80 creates commanding visibility and presence for companies located in the park.
- Flexible Zoning and Pro-Business Environment:** Zoning is available for a full range of uses, with a fast-track approval process.
- Major Highway Proximity:** Located only four (4) miles from the intersection of two of the country's major freight routes, Interstate 80 and Interstate 55.
- High-Quality Construction:** State-of-the-art building amenities include 32'+ clear heights, pre-cast construction, ESFR sprinklers and attractive landscaping.
- Growing Labor Force:** Within a 30-mile radius, a work force of over 850,000 people offers a wide range of skills and stands ready to serve local companies.
- Competitive Economics:** Lower land costs and low Grundy County property taxes significantly reduce total occupancy costs within the park.
- Room to Grow:** Over 120 acres remain in this 425-acre park, allowing for an additional 2+ million square feet of future development.
- Public Incentives:** County-sponsored 3-year and 5-year property tax abatement programs available for qualifying companies.
- Corporate Neighborhood:** Home to prominent corporate neighbors such as Kellogg's, W.W. Grainger, BMW, Trader Joe's, Ikea, Macy's and Electrolux.
- Development Expertise:** When it comes to development of industrial facilities across the globe, customers choose Prologis time and time again as their build-to-suit developer. Prologis has managed more than \$1 billion in build to suit development for customers who prefer to own their facilities. As the leading global provider of industrial real estate, our expertise and superior platform make us the best in the business. With local teams in strategic markets across 21 countries, we are well positioned to deliver custom solutions for our customers.

Parcel and Building Information

Building / Parcel	Customer / Site Size	Existing / Planned Building SF
Building 1	Kellogg's	1,034,200
Building 3	Ikea	849,691
Building 4	BMW	306,240
Site A	7.35 Ac.	130,000
Site D	21.20 Ac.	400,000
Site E	19.90 Ac.	350,000
Site F	SOLD	
Building 5	Trader Joe's	695,911
Site H	39.13 Ac.	915,000
Site I	13.55 Ac.	200,000
Site J	SOLD	

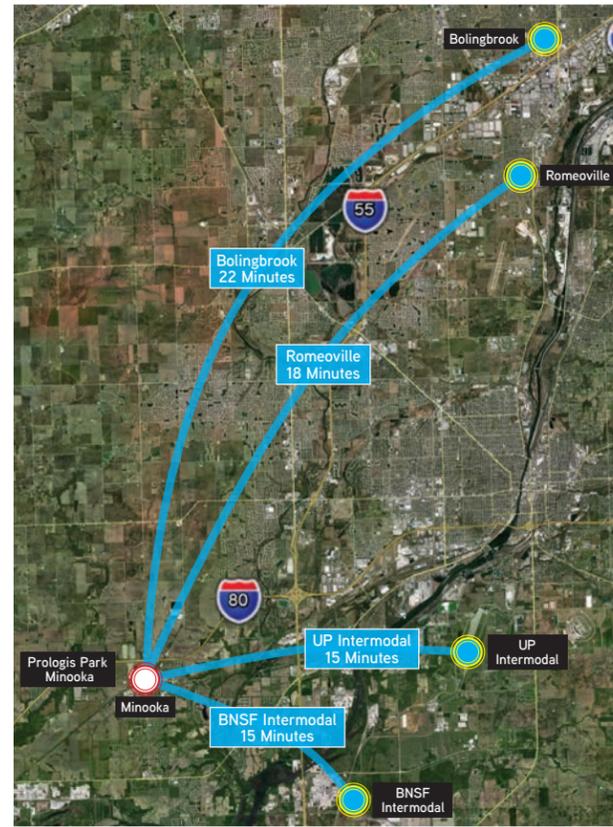


PROLOGIS PARK MINOOKA

- LEASED
- PLANNED

Prologis Park Minooka offers state-of-the-art facilities in a convenient location within a controlled environment. The park encompasses the quality, service and economics required by today's distribution providers.

Intermodal Proximity Map



Aerial View

