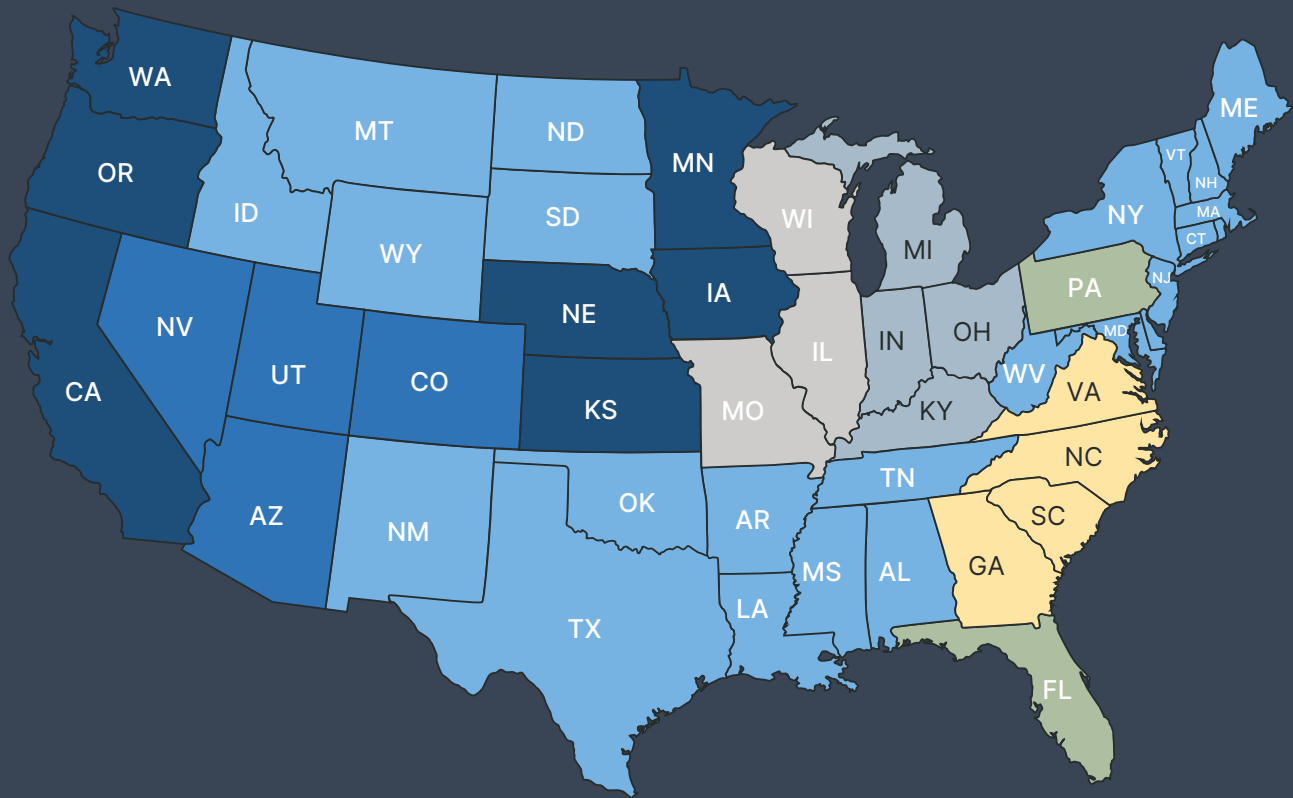


BECKNELL INDUSTRIAL **AVAILABILITY REPORT**

JUNE 2026



Our Team



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Who We Are

BUILT TO LEAD. DESIGNED TO DELIVER.

Becknell Industrial is a vertically integrated real estate investment company specializing in the acquisition, development, management and disposition of industrial buildings. The company was founded in 1990 and is headquartered in suburban Chicago, with five additional offices located throughout the country. Over its 36-year history, Becknell has acquired or developed more than 248 industrial buildings occupying in excess of 41 million square feet with total capitalization of \$4.5 billion.

36 YEARS
Providing Industrial
Real Estate Solutions

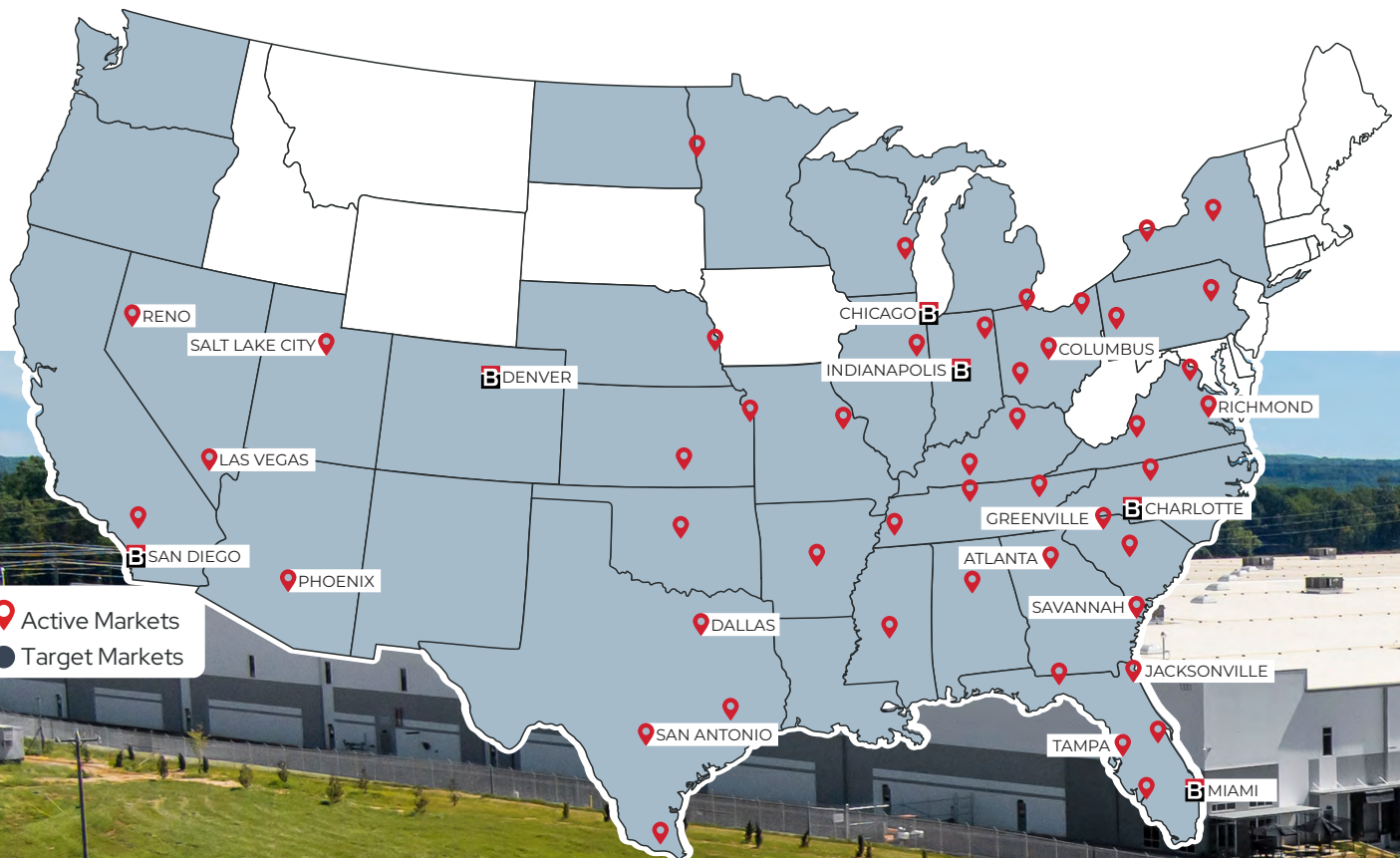
\$4.5 BILLION
in Acquisitions &
Developments

41 MILLION
Square-Foot
Developed

250
Properties
Acquired or Developed

*Numbers reflect portfolio as of December 31, 2025

OUR MARKETS



Our **Expertise**

BUILD-TO-SUIT

As a vertically-integrated, full-service industrial developer and contractor, Becknell represents the ideal Build-To-Suit partner whether a client wants to own or lease the completed project. Several unrelated third parties are certainly able to collaborate successfully on a project, however, that structure lends itself to breakdown in communication and finger-pointing when challenges arise.

With Becknell, all of the key stakeholders (entitlement, preconstruction, design, permitting, construction, financing) are Becknell associates and team members. It is our experience that this team structure leads to a higher level of accountability and pride in ownership of the success of each individual project. Once we deliver an asset to our client, whether as the owner or our tenant, we stand behind the quality of the asset in the hope that we can repeat the process for that client.

SPECULATIVE DEVELOPMENT

Becknell's first-to-market spec strategy allows the company to remain competitive in markets where there is a demand for Class A, modern, industrial product. Through its speculative construction, Becknell is able to successfully meet the demands of companies with immediate real estate needs. While speculative construction can have its fair share of risks and challenges, our seasoned real estate professionals carefully analyze market conditions, determining whether the potential project meets current demand regarding its type, size and timing of completion.

More specifically, Becknell's speculative development strategy focuses on markets where we historically have strong market knowledge and limited competition for a specific size range. Our efforts are concentrated on locations with market fundamentals such as high absorption, low vacancy, good tenant demand and population growth. We also look to build on sites in close proximity to major highway intersections, ports and airports, as well sites located in MSA's with labor availability.



Our Relationships

Key customer relationships and repeat business are core to our strategy. Becknell continues to build on its strong relationships with industrial tenants and best-in-class real estate brokers across the U.S.

Our repeat business speaks to our customer-focused platform to deliver successful projects consistently across multiple markets and it is this platform that allows us to continually attract and execute for new clients nationwide.

Our relationships with our tenants has always been priority one at Becknell. Our clients know that they can count on us to keep our word and to deliver quality buildings on time and on budget. Doing what we say we will do is more than a tag line – it is what we have built our brand upon.

100+ CLIENTS NATIONWIDE



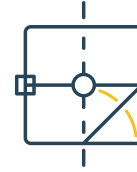
Development

Count on Becknell's decades of experience to deliver a full range of real estate solutions to meet your industrial needs.

Efficiency and quality are the cornerstones of Becknell's approach, providing complete end-to-end development that consistently delivers a high-value, low-cost solution to our clients.



VERTICAL INTEGRATION



Pre-Construction
 Project Planning
 Site Selection
 Due Diligence
 Investment Underwriting
 Site Plan Design



Development Services
 Architectural
 Engineering
 Entitlement Procurement
 Municipal Incentives
 Value Engineering



General Construction & Construction Management
 Design Build
 Estimating
 Bidding
 Permitting
 Project Management
 Field Supervision



Legal
 Contract Development
 Risk Mitigation
 Lease Documentation
 Compliance Oversight



Asset Management
 Lease Negotiations and Execution
 Lease Administration
 Client Relationship Management
 Facility Oversight
 Budgeting
 Financial Reporting



Capital
 Joint Ventures
 Equity
 Debt
 Reporting

Available For Sale or Lease

S Poinciana Blvd | South Orlando Logistics Center | Orlando, FL
±65,000 - 300,000 SF Class A Industrial Opportunity



LEARN MORE

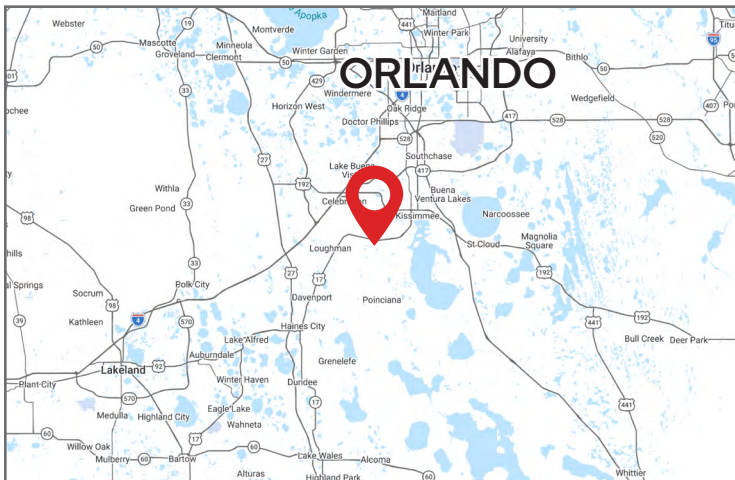


Logistics - Built Different

South Orlando Logistics (SOL) Center brings a new caliber of industrial opportunity to one of Central Florida's most active growth corridors. Delivering over 542,500 square feet of fully permitted Class A space, SOL Center offers a rare chance to secure modern space in a market where demand is rising, supply is limited and speed to market matters.

Highlights:

- Fully permitted
- Class-A modern small & mid-bay industrial
- 3 Buildings totaling 542,598 RSF
- Flexible suites from 20,000 to 300,000 SF

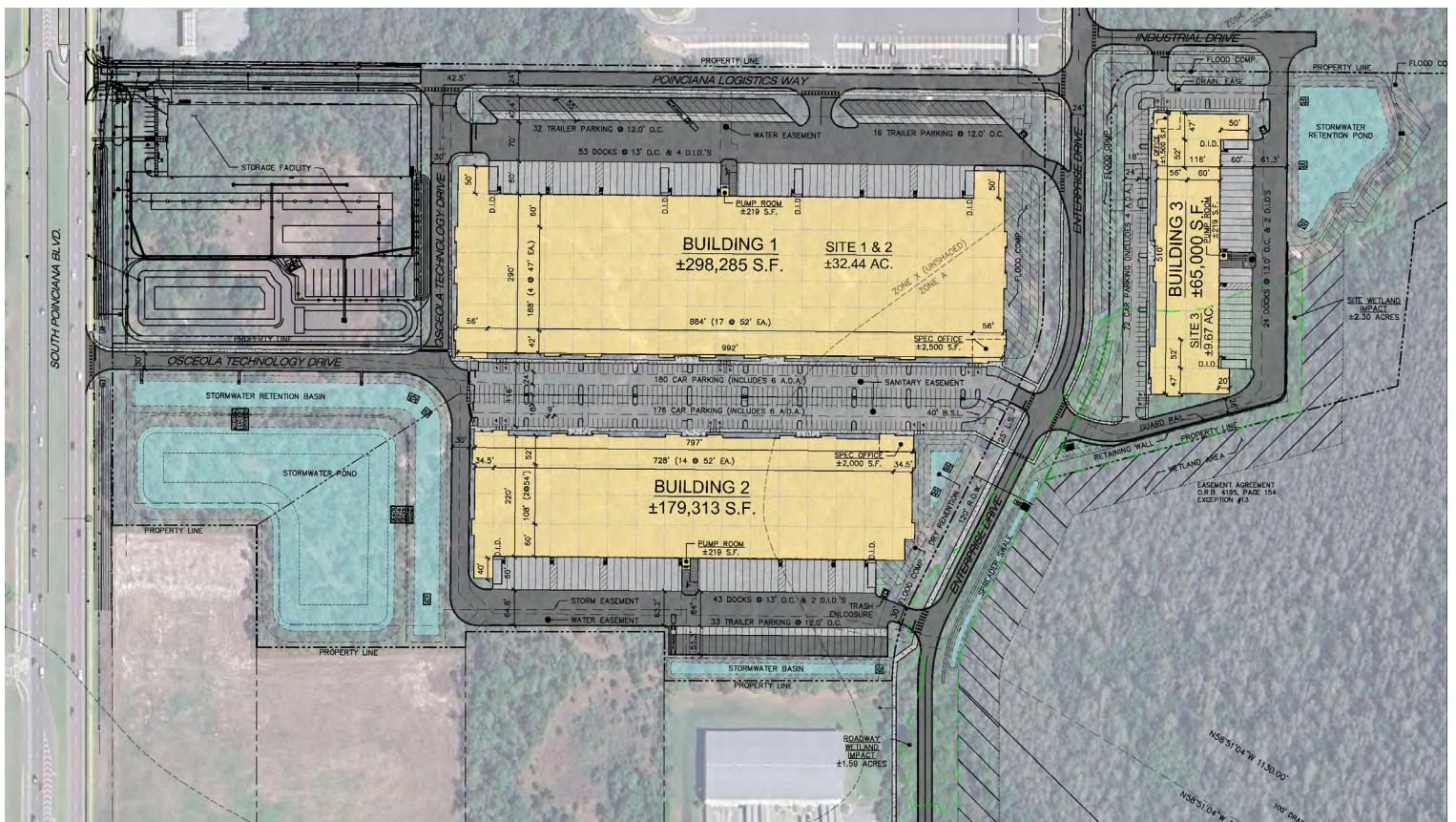


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±1,112,108 SF New Construction

	Building 1	Building 2	Building 3
Lot Area	+/- 42 acres		
Building Size	298,285 SF rear load	179,313 SF rear load	65,000 SF rear load
Dimensions	992' x 290'	797' x 220'	510' x 116'
Clear Height	32'		
Column Spacing	52' x 47'	52' x 54'	52' x 56'
Dock Loading	53/4	43/2	24/2
Trailer Stalls	48	33	N/A
Truck Court	130'	124'	121'
Car Parking	180	176	72
Electrical	3-phase power / 2,000 Amps	3-phase power / 1,600 Amps	3-phase power / 1,200 Amps
Floor Slab	7" thick, 4,000 PSFI reinforced concrete		
Concrete Walls	Tilt up		
Roof	60-Mil TPO roof / R-9 insulation with 20-year warranty		
Roof Structure	Structural steel, conventional joist and girders		
Fire Protection	ESFR sprinklers		
HVAC	Roof mounted exhaust fans with wall louvers		

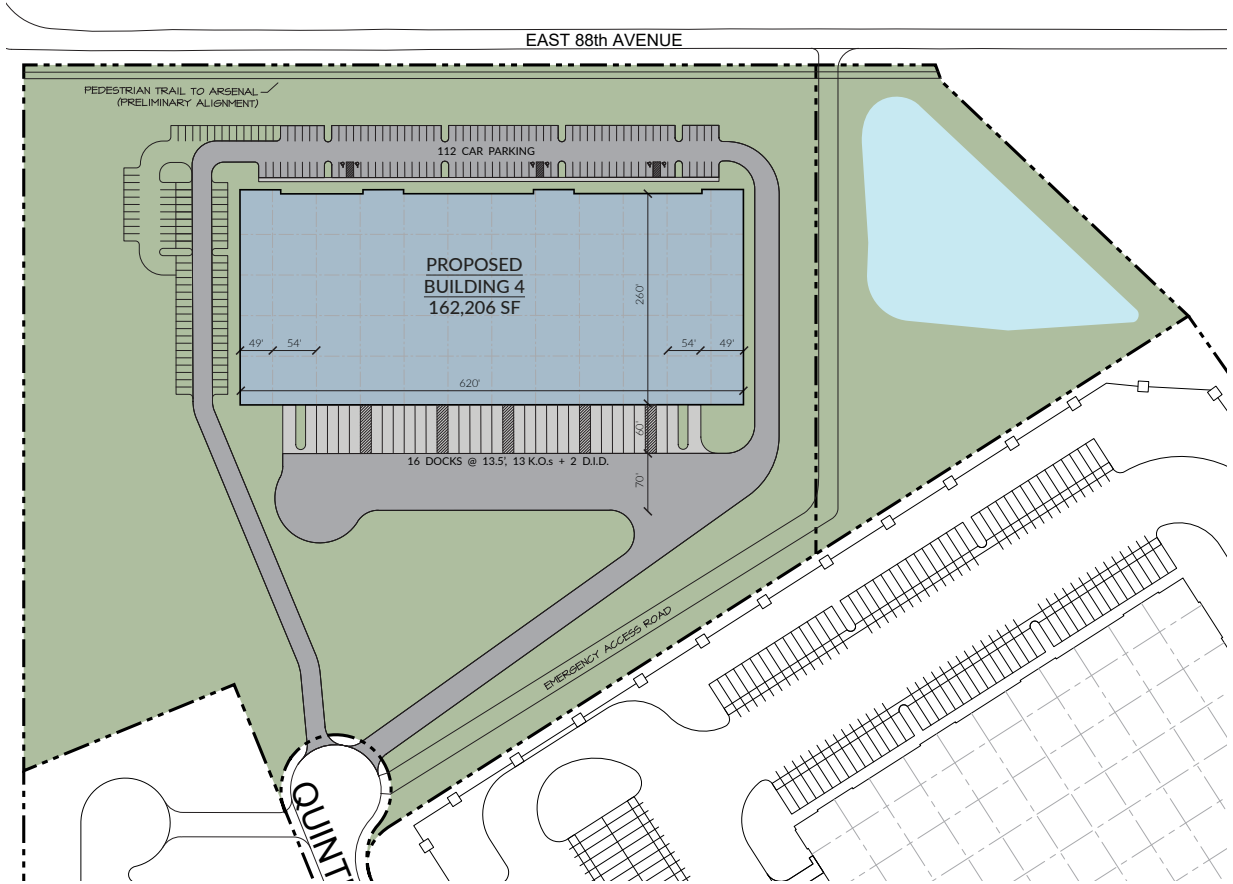


Build-to-Suit For Lease

17010 E 88th Avenue | Nexus at DIA | Commerce City, CO
±162,206 SF Class A Industrial Facility



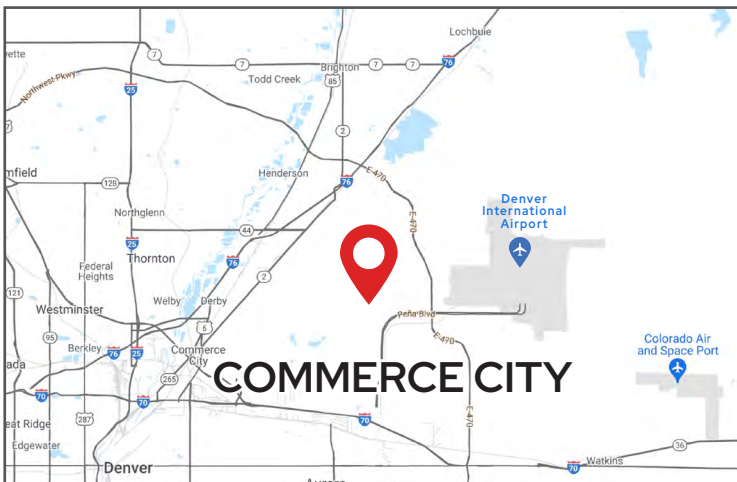
LEARN MORE



FEATURES:

- ±162,206 SF (260' x 620')
- ±2,000 Spec Office
- ±17.81 Acres
- 36' Clear Height
- 16 Dock Doors
- 2 Drive-In Doors
- 112 Car Parking
- ESFR Sprinkler System
- 1600A Electrical Service
- LED Lighting

Nexus at DIA is uniquely close to Denver International Airport and to significant hubs for both UPS and FedEx. The property is less than a two minute drive from Peña Boulevard and E-470.



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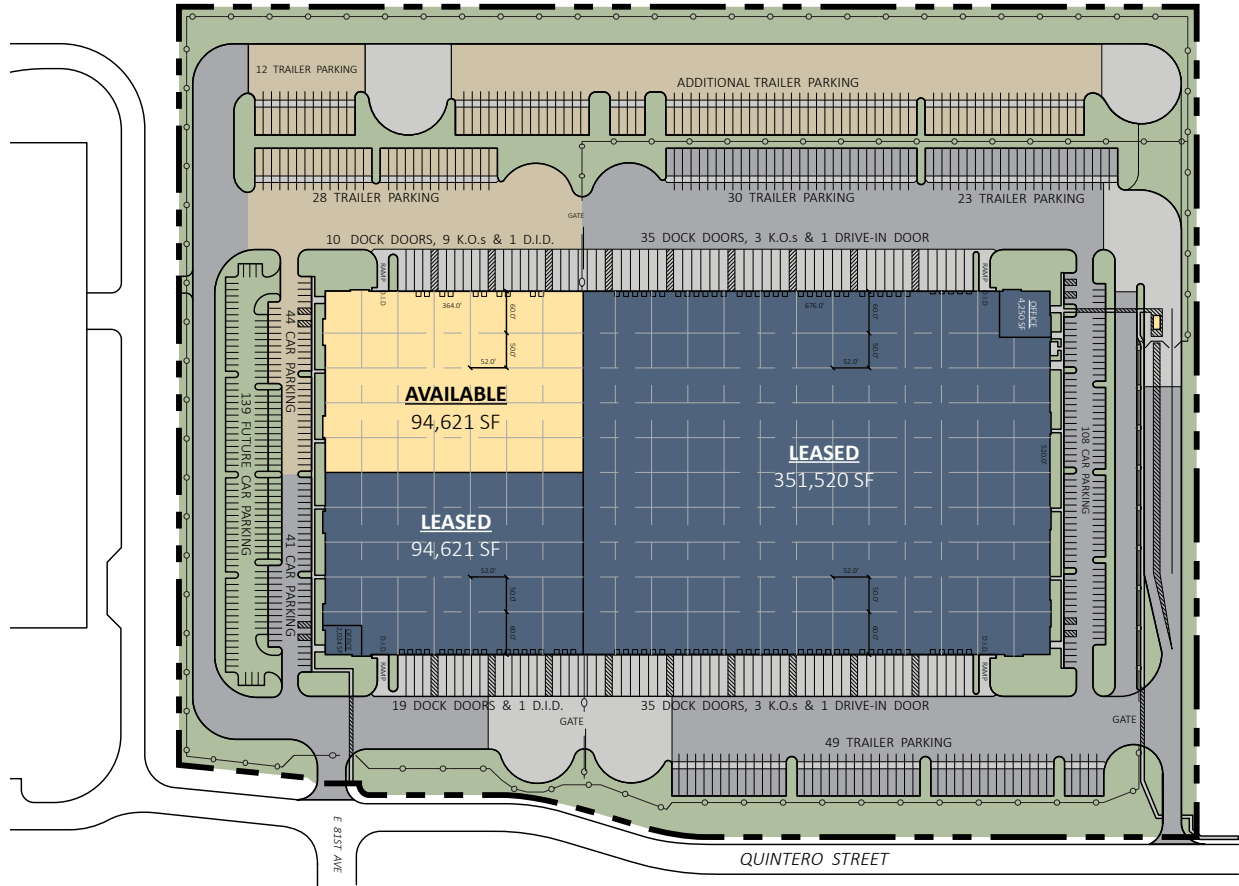
Jim Bolt
CBRE
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james.bolt@cbre.com

Available For Lease

8251 Quintero Street | Nexus at DIA | Commerce City, CO
 ±540,800 SF Class A Industrial Facility



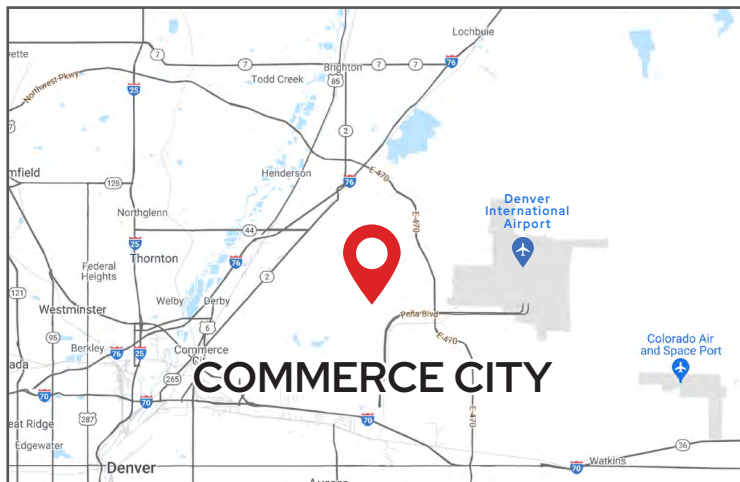
LEARN MORE



FEATURES:

- ±94,621 SF (364' x 260')
- ±4,089 SF Office Spaces
- 36' Clear Height
- 52' x 50' Column Spacing
- 19 Exterior Docks
- 1 Drive-in Door
- 109 Trailer Parking
- 145' Truck Court
- ESFR Sprinkler System
- 600A Electrical Service

Nexus at DIA is uniquely close to Denver International Airport and to significant hubs for both UPS and FedEx. The property is less than a two minute drive from Peña Boulevard and E-470.



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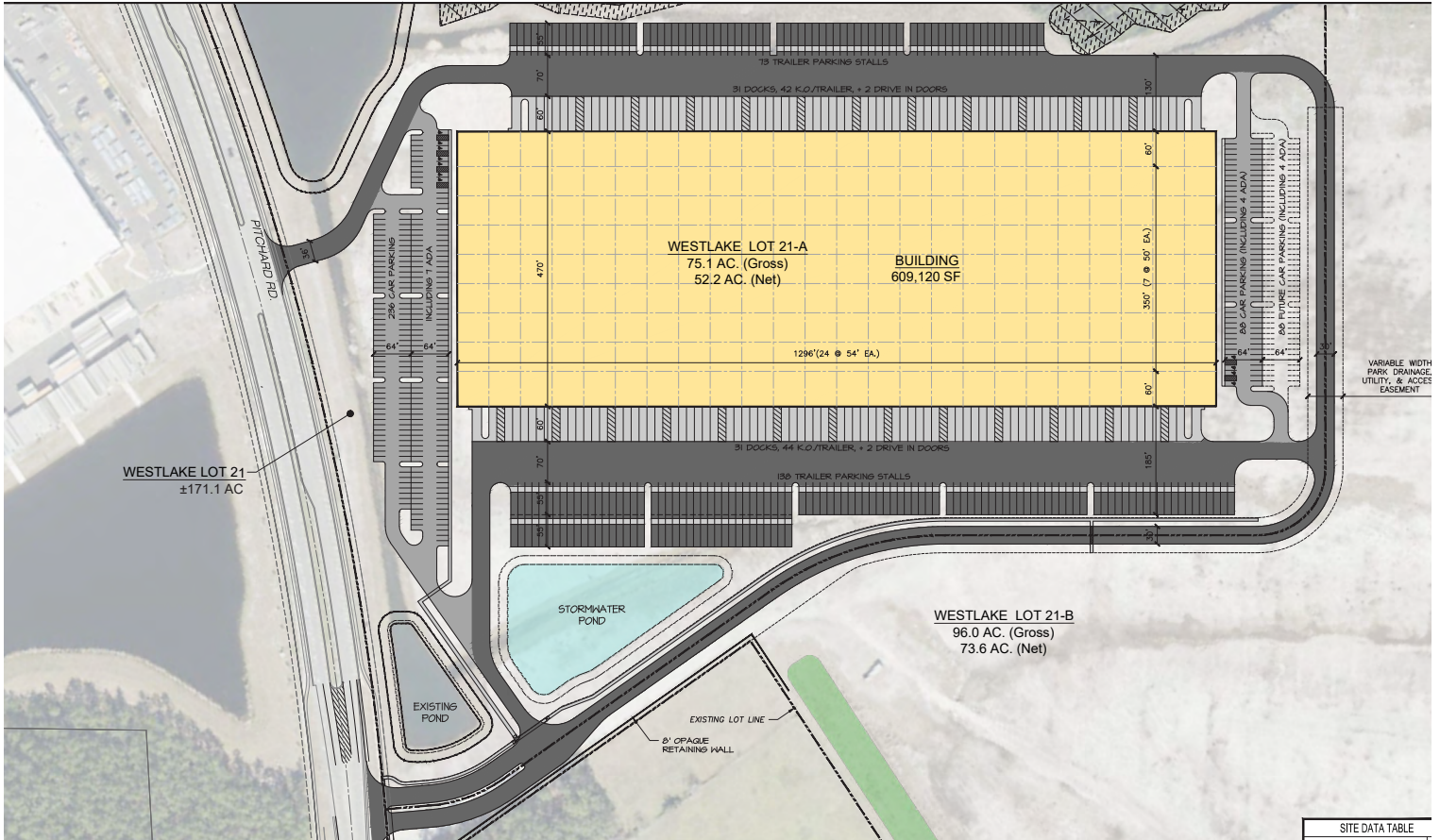
Jim Bolt
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Build-to-Suit For Sale / Lease

13522 Pritchard Road | Westlake Industrial Park | Jacksonville, FL
±609,120 SF Class A Industrial Build-to-Suit Opportunity



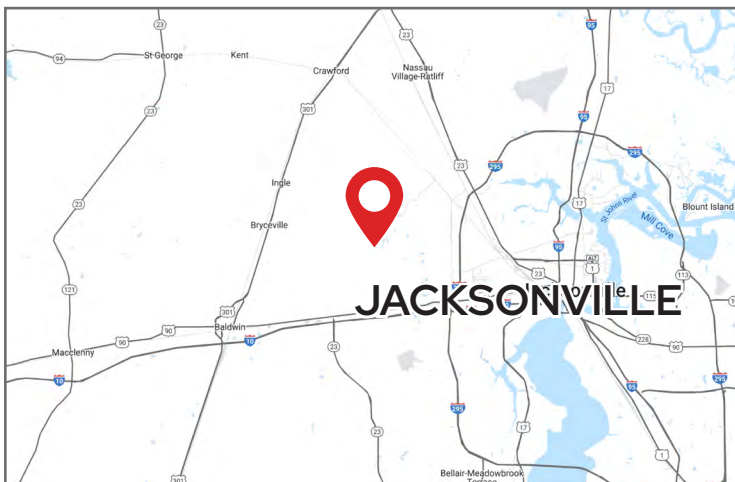
LEARN MORE



FEATURES:

- ±609,120 SF (1,296' x 350')
- ±2,000 Spec Office
- ±75.1 Acres
- 40' Clear Height
- 62 Dock Doors
- 4 Drive-In Doors
- 324 Car Parking
- 211 Trailer Parking
- ESFR Sprinkler System

Exceptional multimodal location in Jacksonville's Westside submarket, offering superior access to the southeastern U.S. market via I-295 and I-10, with easy access to I-95 and I-75



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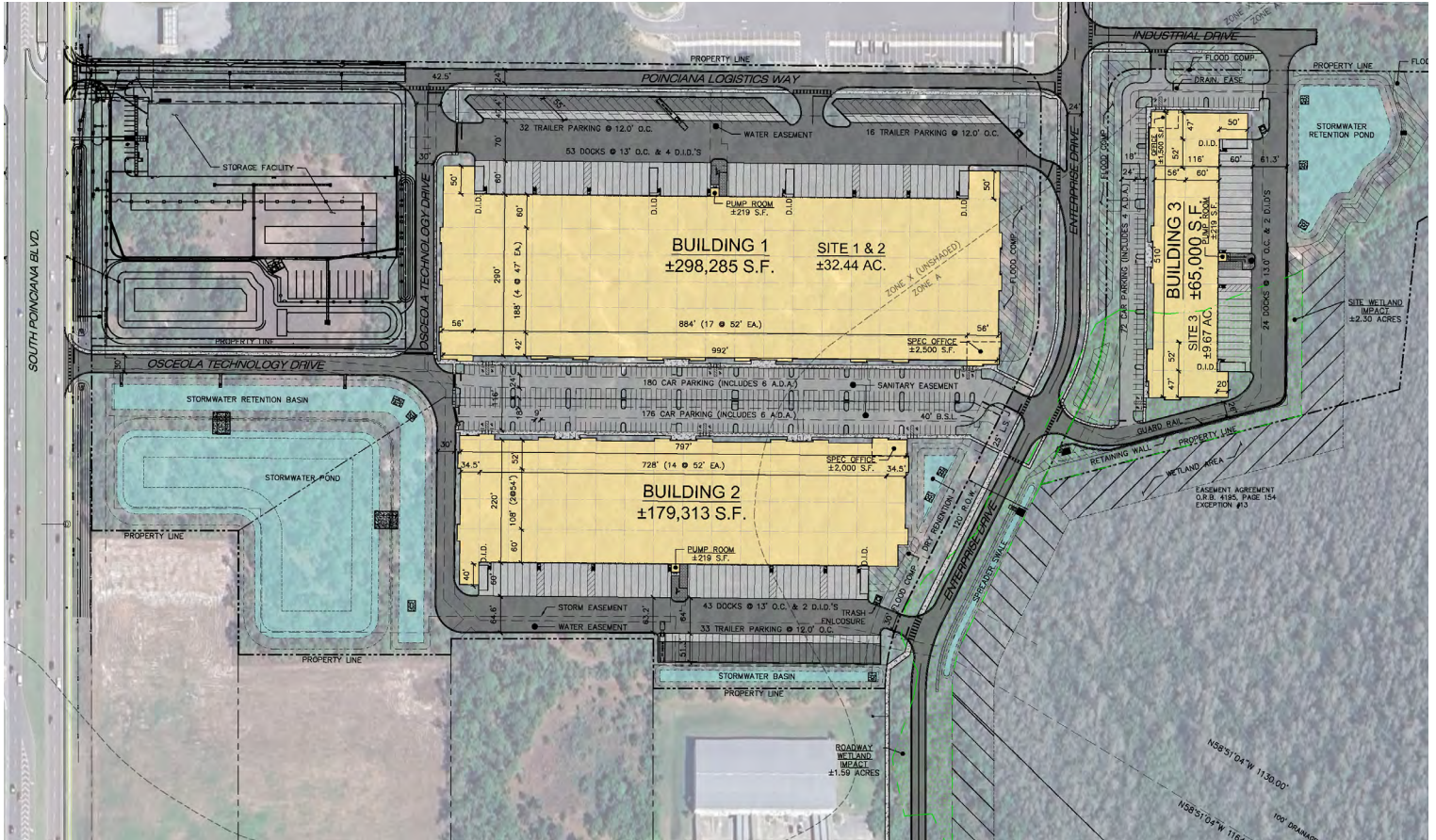
Guy Preston
Colliers
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guy.preston@colliers.com

Available For Sale or Lease

S Poinciana Blvd | South Orlando Logistics Center | Orlando, FL
 ±65,000 - 300,000 SF Class A Industrial Opportunity



LEARN MORE



FEATURES:

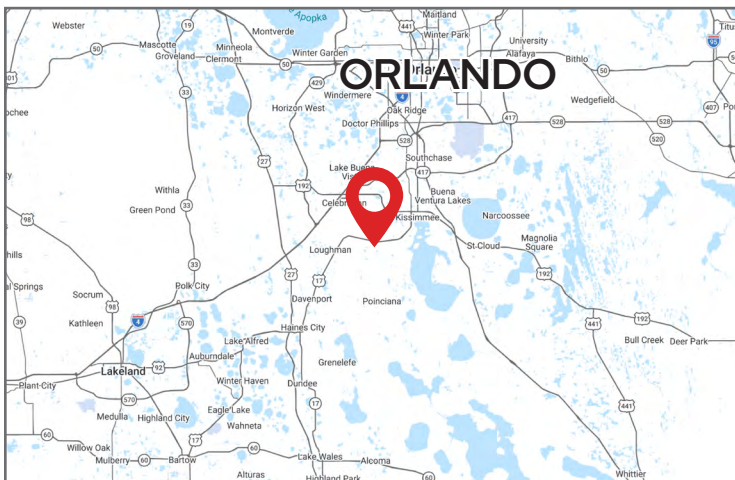
- ±298,285 SF (188' x 884')
- Rear Load
- ±2,500 SF Office
- 32' Clear Height
- 53 Dock Doors

BUILDING 2:

- ±179,313 SF (220' x 728')
- Rear Load
- ±2,000 SF Office
- 32' Clear Height
- 43 Dock Doors

BUILDING 3:

- ±65,000 SF (116' x 510')
- Rear Load
- ±1,500 SF Office
- 32' Clear Height
- 24 Dock Doors



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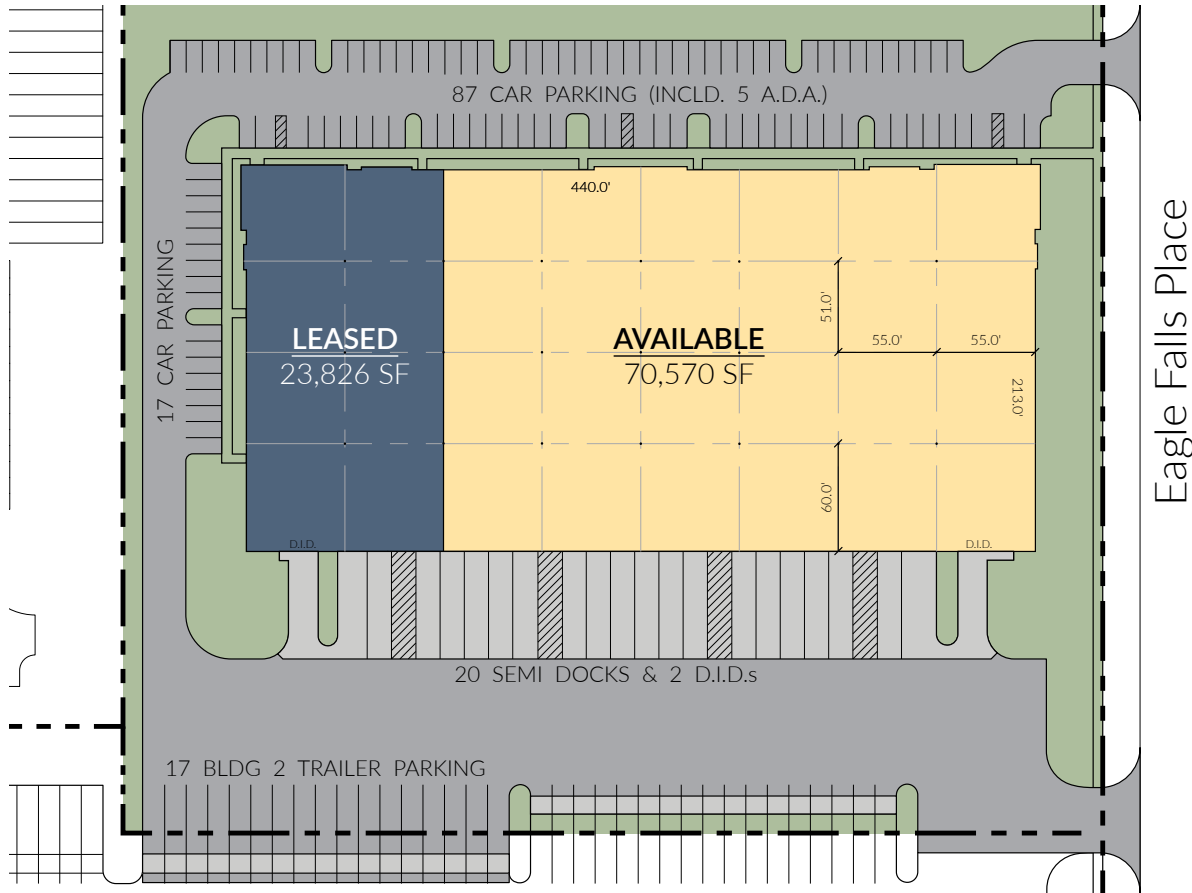
Jared Bonshire
 Cushman & Wakefield
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 jared.bonshire@cushwake.com

Available For Lease

4527 Eagle Falls Place | Madison Business Center | Tampa, FL
±70,570 SF Class A Industrial Opportunity

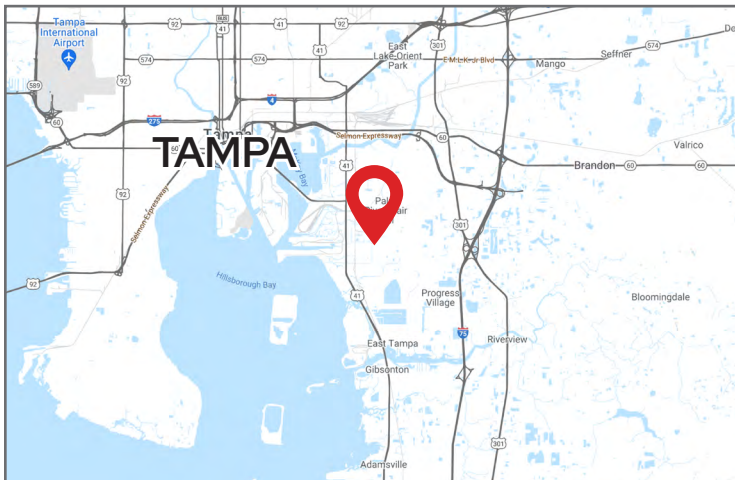


LEARN MORE



FEATURES:

- ±70,570 SF (213' x 330')
- ±788 Office
- ±6.0 Acres
- 32' Clear Height
- 16 Dock Doors
- 1 Drive-In Door
- ESFR Sprinkler System
- 400A 277/480V 3-Phase
- 8.0 miles to Tampa CBD
- 14.2 miles to Tamp Intl Airport
- 7.3 miles to Port Tampa Bay



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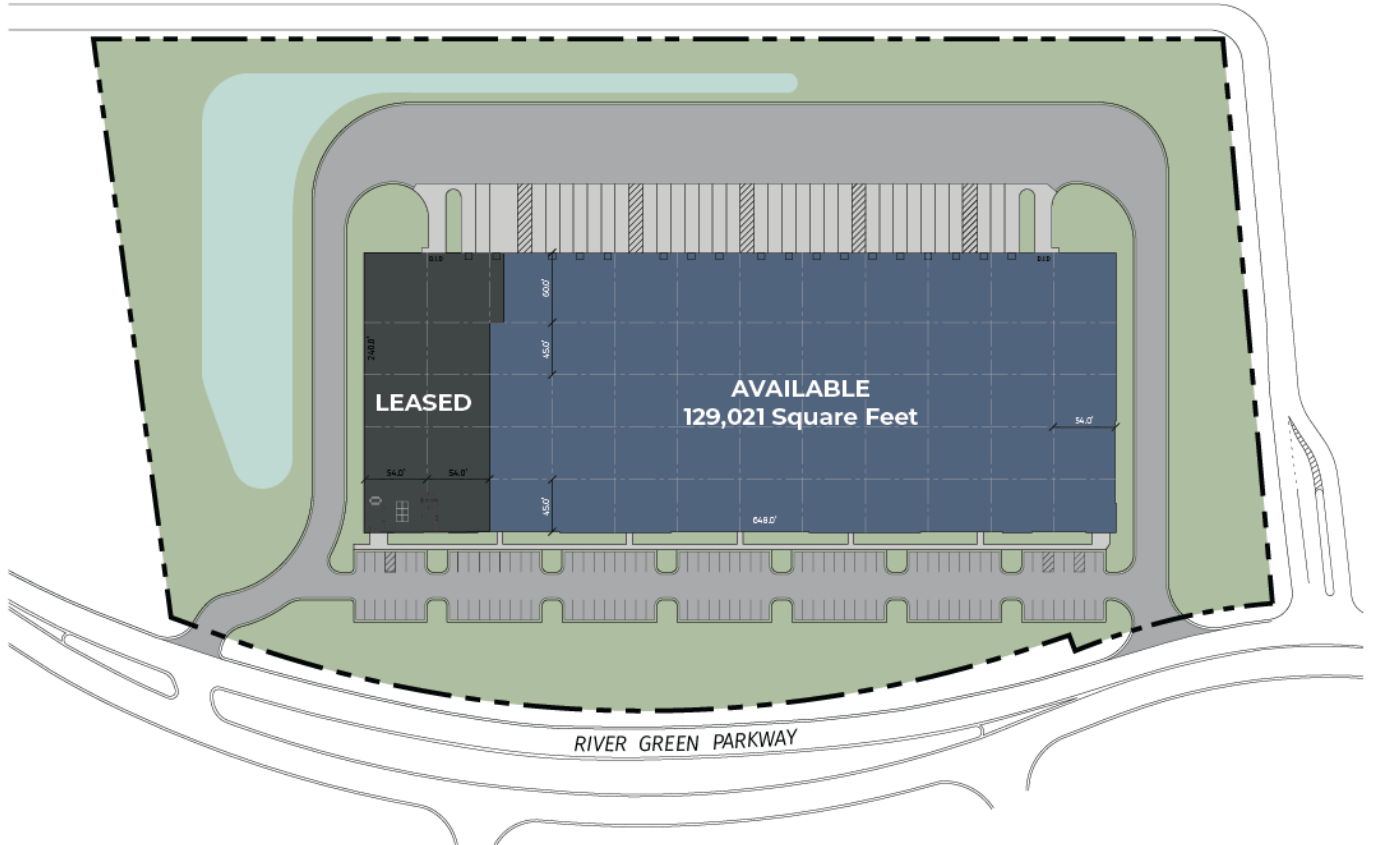
Lisa Ross, SIOR
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Available For Lease

4575 River Green Parkway, Suite 100 | River Green Business Park
 Duluth, GA | ±129,021 SF Class A Industrial Facility



LEARN MORE



FEATURES:

- 129,021 SF
- 12,037 Main Office
- 1,945 SF S/R Office
- 45' x 54' Column Spacing
- 60' Speed Bay
- 32' Clear Height
- 800A, 277/480V
- 60 mil TPO Roof
- 105 Car Parking
- 130' Truck Court
- 6.5 miles to I-85
- 12.2 miles to I-985
- 36.4 miles to Atlanta Airport



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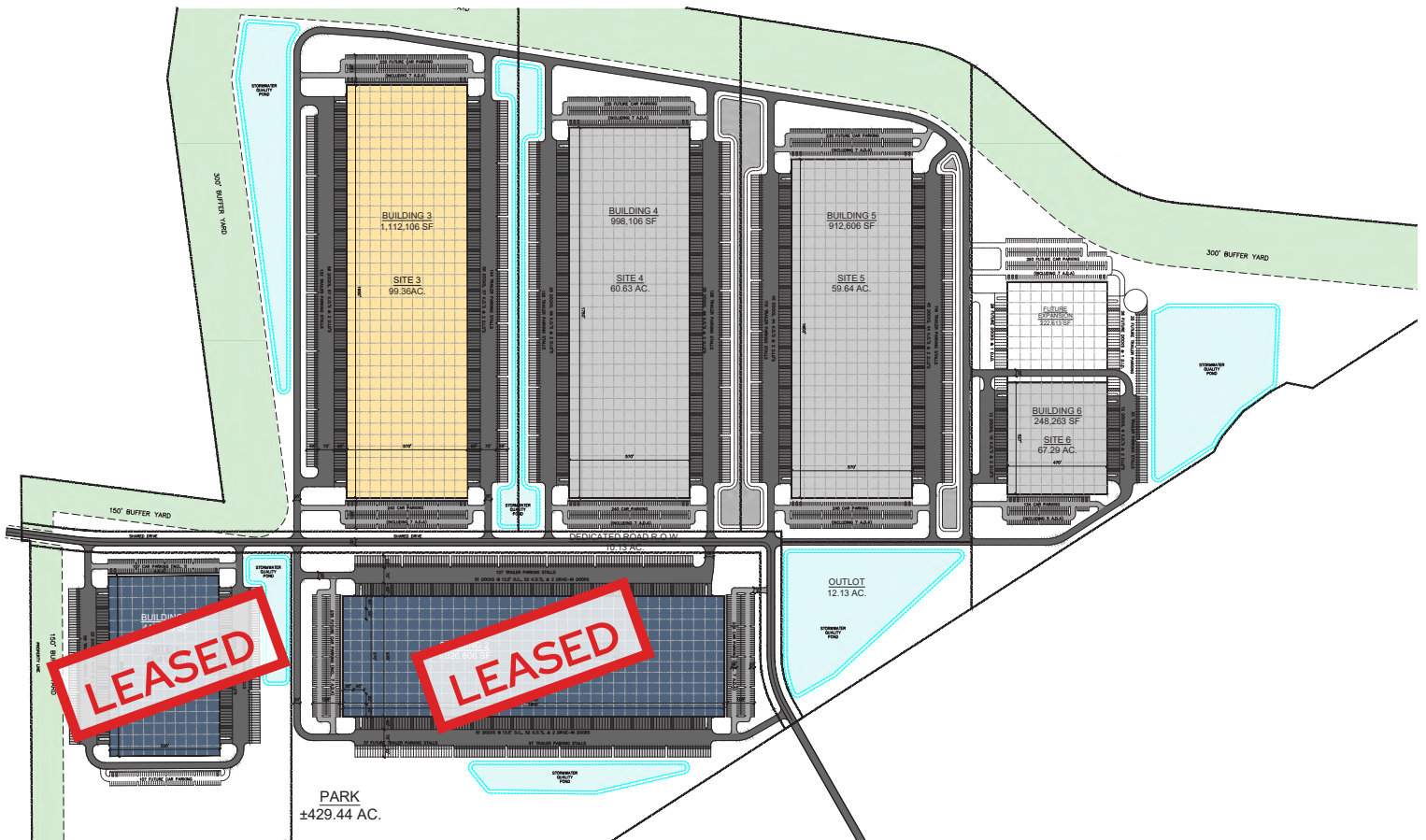
Adam Richards
 Reliant RE
 T: 404.213.4287
 arichards@reliant-re.com

Available For Lease

1301 Logistics Pkwy | Old Augusta Commerce Center | Savannah, GA
 ±1,112,108 SF Class A Industrial Facility



LEARN MORE



FEATURES:

- ±1,112,108 SF
- ±2,012 SF Spec Office
- ±99.36 Acres
- 54' x 50' Column Spacing
- 60' Speed Bay
- 40' Clear
- 226 Exterior Docks
- 4 Drive-In Doors
- 240 Car Parking
- 227 Trailer Parking
- 5 miles to I-95
- 10 miles to Georgia Port Authority
- 11 miles to Savannah/Hilton Head Intl. Airport



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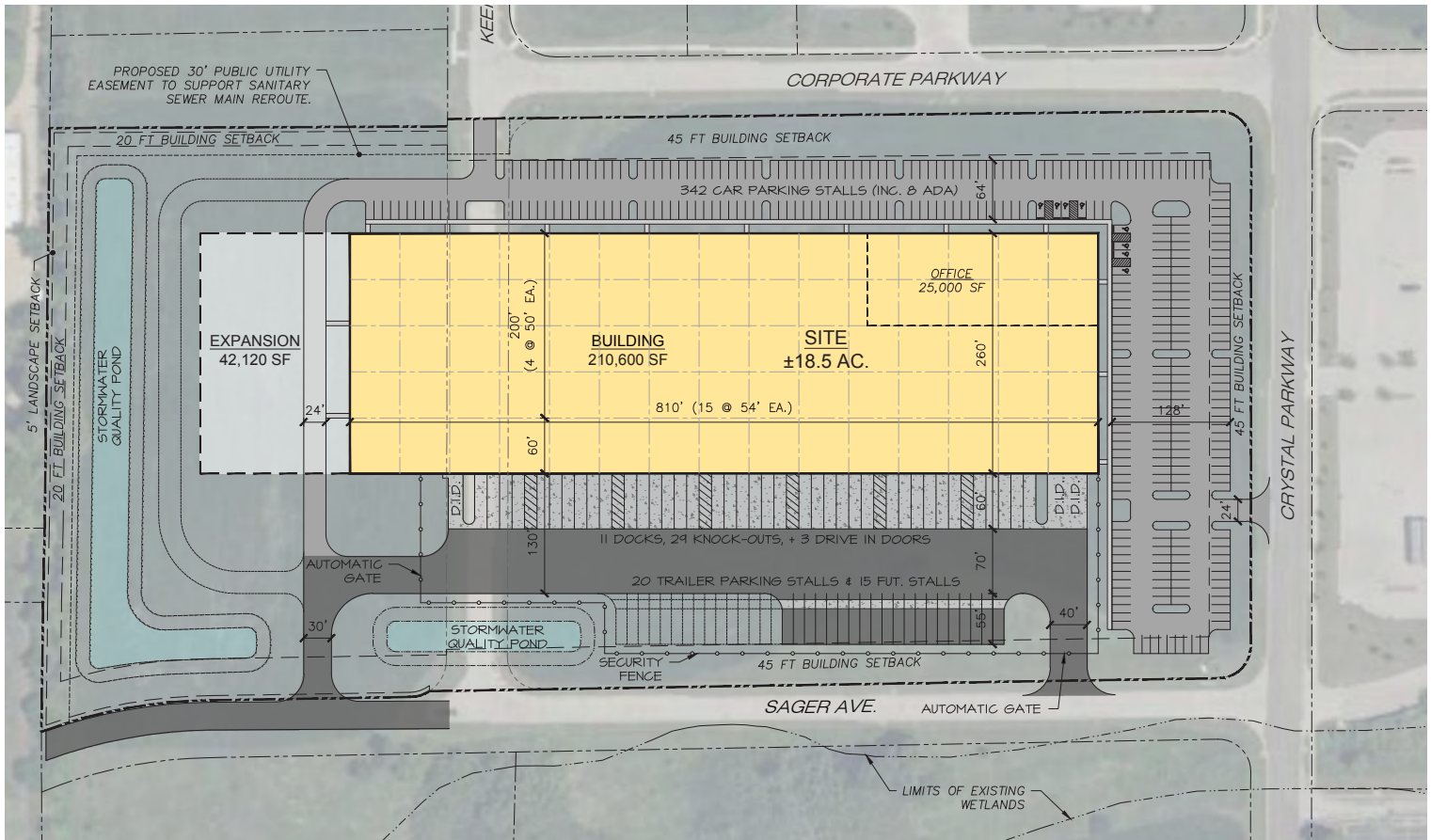
Chris Tomasulo
 JLL
 T: 404.995.2462
 chris.tomasulo@am.jll.com

Build-to-Suit For Lease

Sager Ave | Belvidere, IL
±210,600 SF Class A Industrial Facility



LEARN MORE



FEATURES:

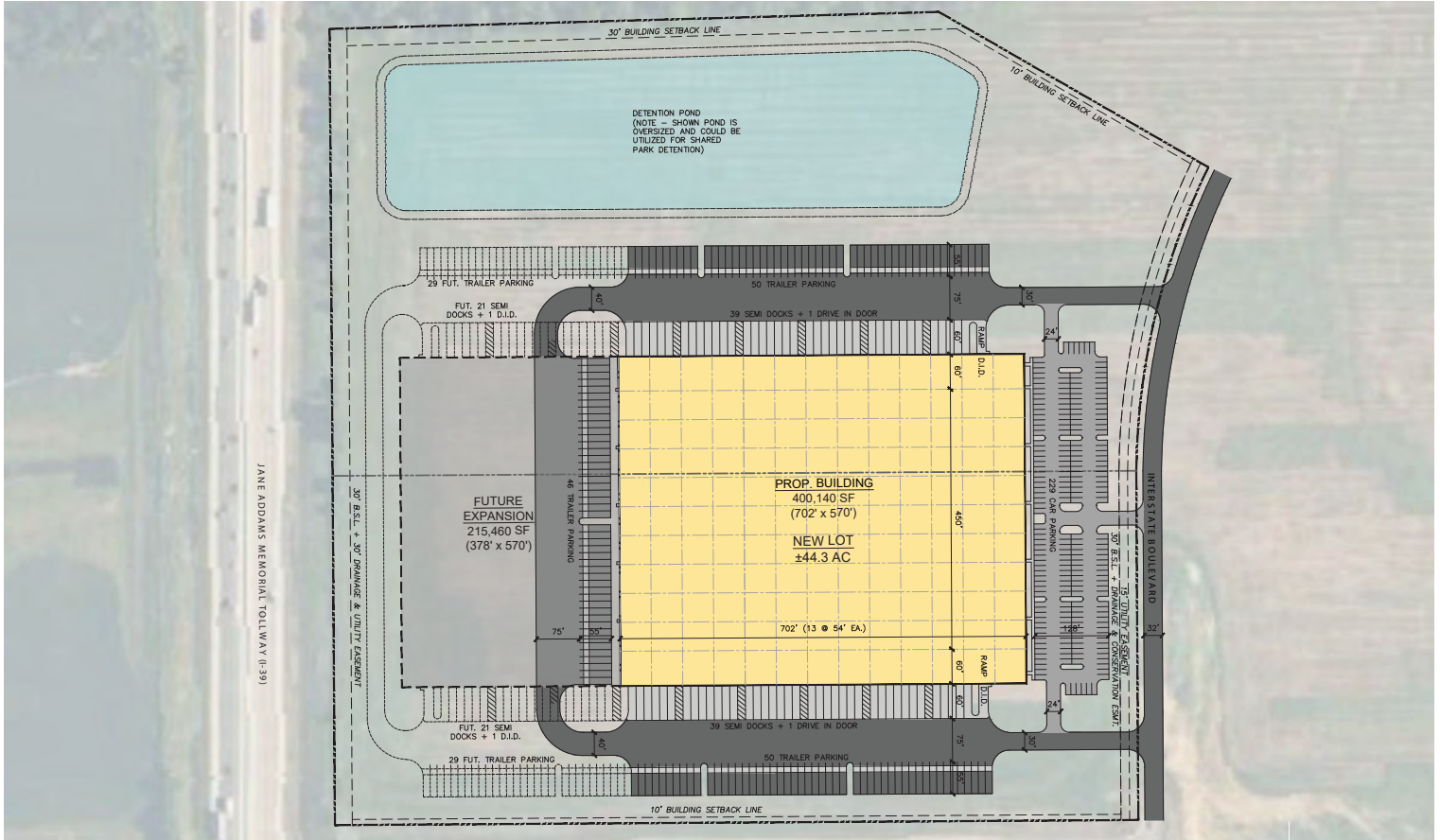
- 210,600 SF Proposed Build-to-Suit Facility
- Expandable by an Additional 42,120 SF
- 36' Clear Height (Planned)
- 11 Dock Doors, 3 Drive-In Doors & 24 Future Knockouts
- 342 Employee Parking Spaces & 20 Trailer Stalls
- Strategic Northern Illinois location
- Convenient access to I-90
- Strong manufacturing and logistics workforce
- Proximity to major automotive and industrial employers



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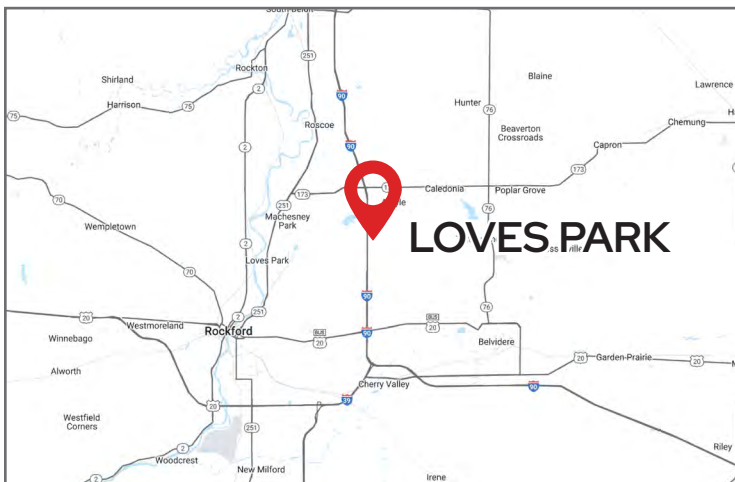
Available For Lease

Interstate Boulevard | Loves Park, IL
 ±400,140 SF Class A Industrial Facility



FEATURES:

- ±400,140 SF
- ±44.3 Acres
- 54' x 50' Column Spacing
- 60' Speed Bay
- 78 Exterior Docks
- 2 Drive-In Doors
- 229 Car Parking
- 146 Trailer Parking
- 0.9 miles to I-90
- 15.5 miles to Chicago Rockford Int'l Airport



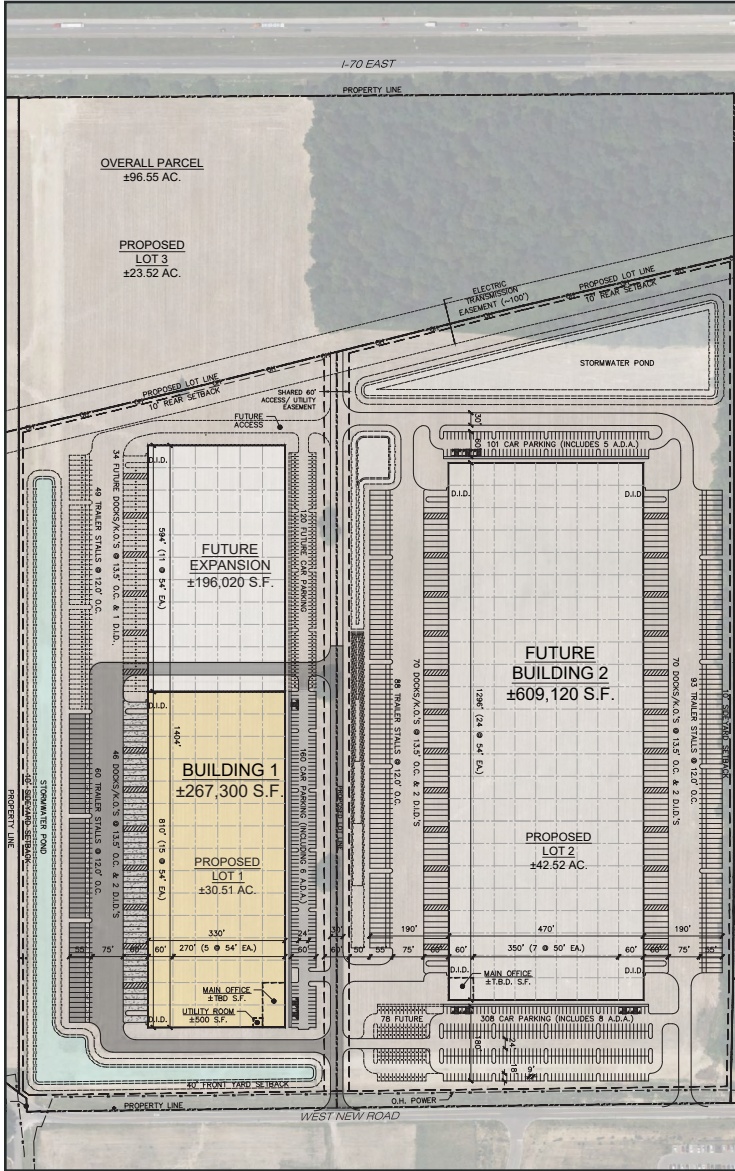
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janaghan@becknellindustrial.com

Build-to-Suit For Lease

West New Road | Greenfield, IN | Greenfield Innovation Park
±96.5 Acre Site



LEARN MORE



FEATURES:

- Zoned: Innovation & Manufacturing
- 2 miles from I-70 via State Road 9
- Positioned within the East Indianapolis submarket
- Supports up to 3 buildings with over 1,000,000 SF achievable
- Access via W 200 N connecting directly to SR-9.
- Strong regional connectivity:
 - Indianapolis: ±22 miles
 - Columbus, OH: ±150 miles
 - Proximity to interstate network and rail infrastructure



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Build-to-Suit For Lease

West 61st Street | Hobart, IN | Northwind North Business Park
±26.7 Acre Site

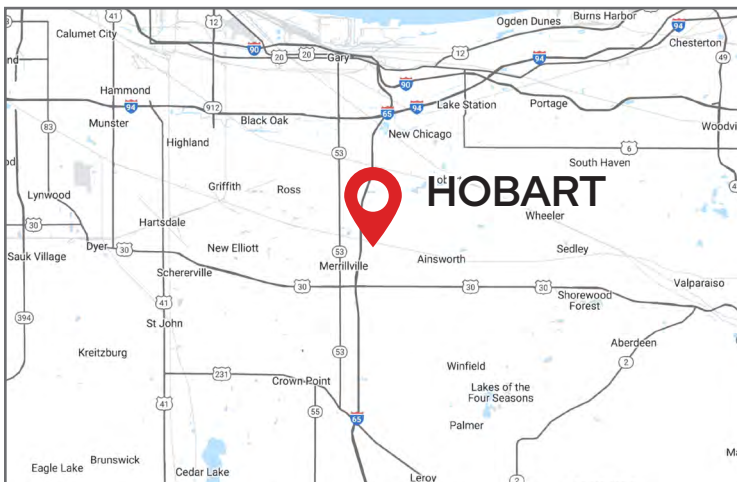


LEARN MORE



This versatile space offers customizable floor plans and ample parking. With a prime location in a dynamic business district and easy access to major highways, this property provides an ideal opportunity for businesses seeking a professional, well-equipped space.

With easy access to major highways and a range of services nearby, the area offers a fantastic mix of convenience and recreation for any prospective land or office tenant.



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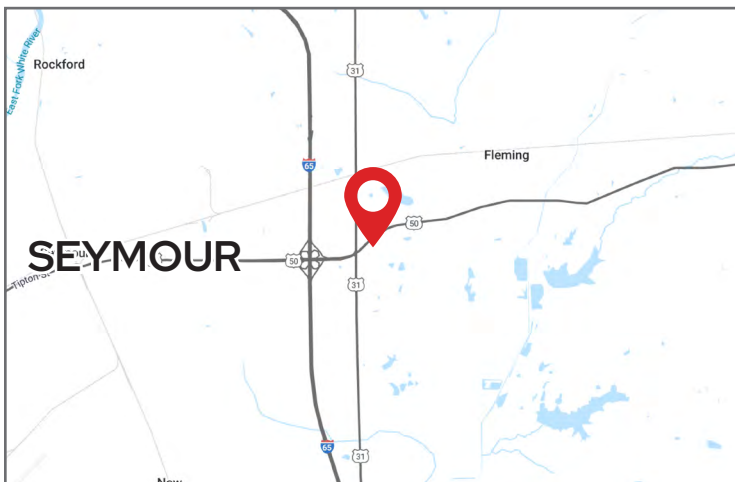
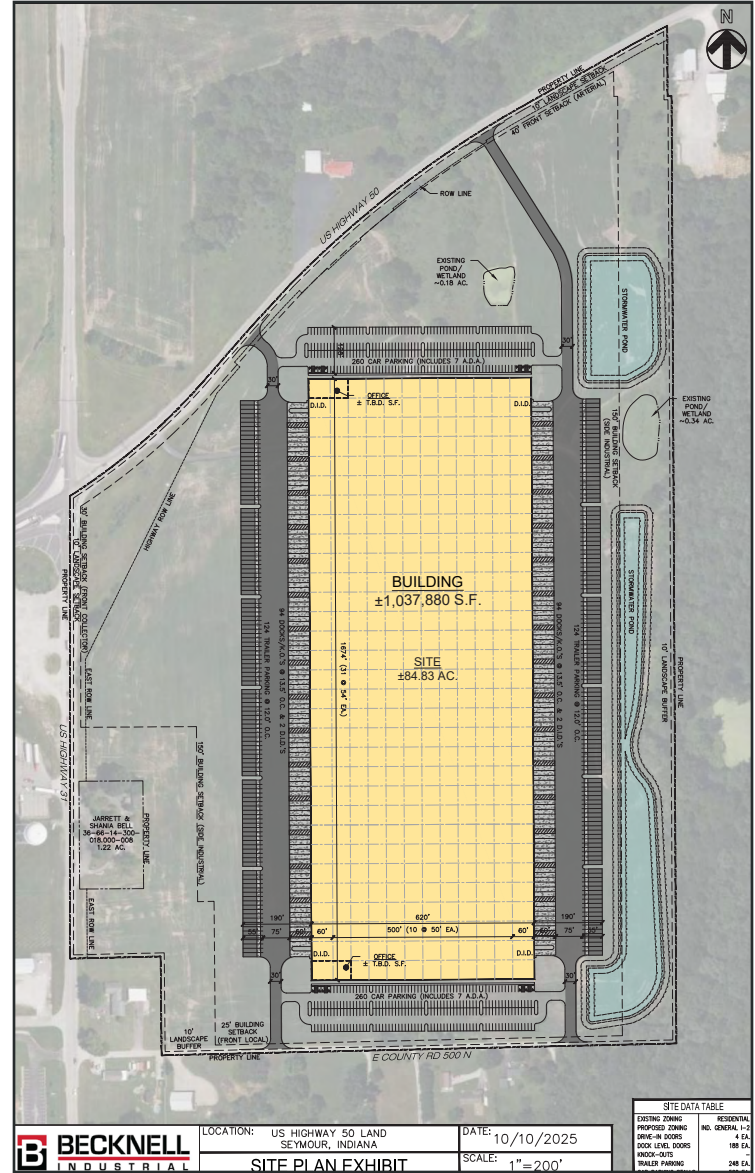
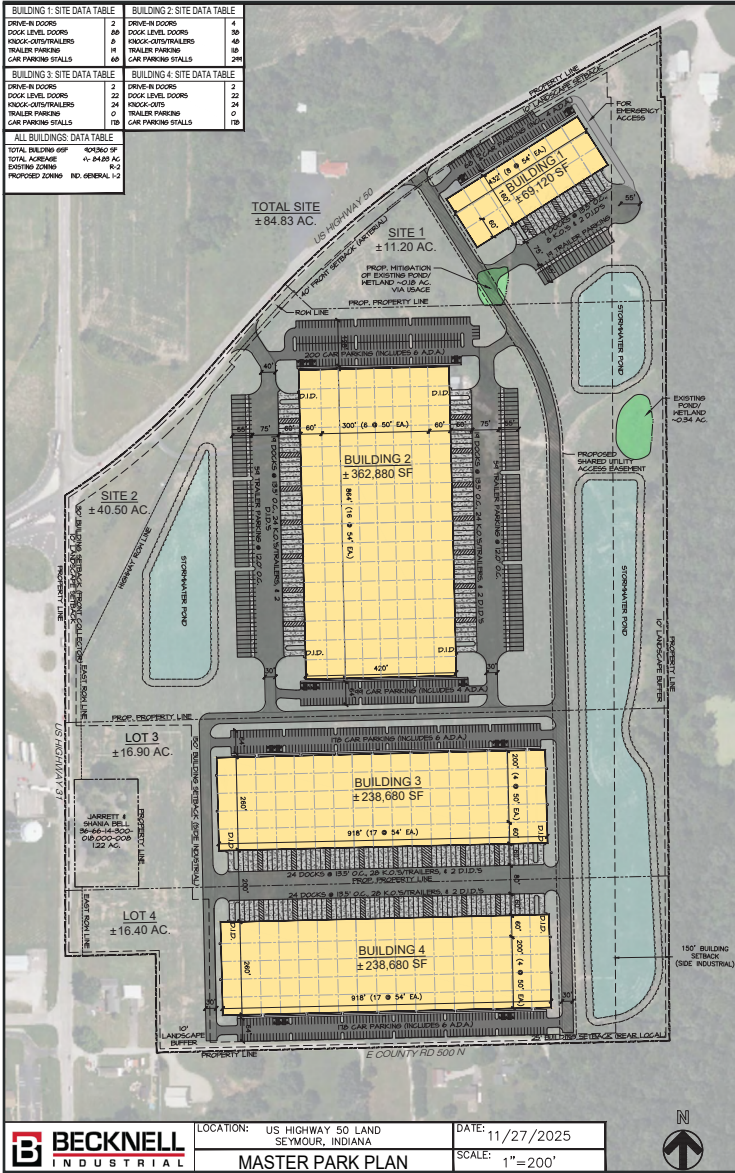
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Build-to-Suit For Lease

1105 E US Highway 50 | Seymour, IN
±84 Acre Master Planned Park



LEARN MORE



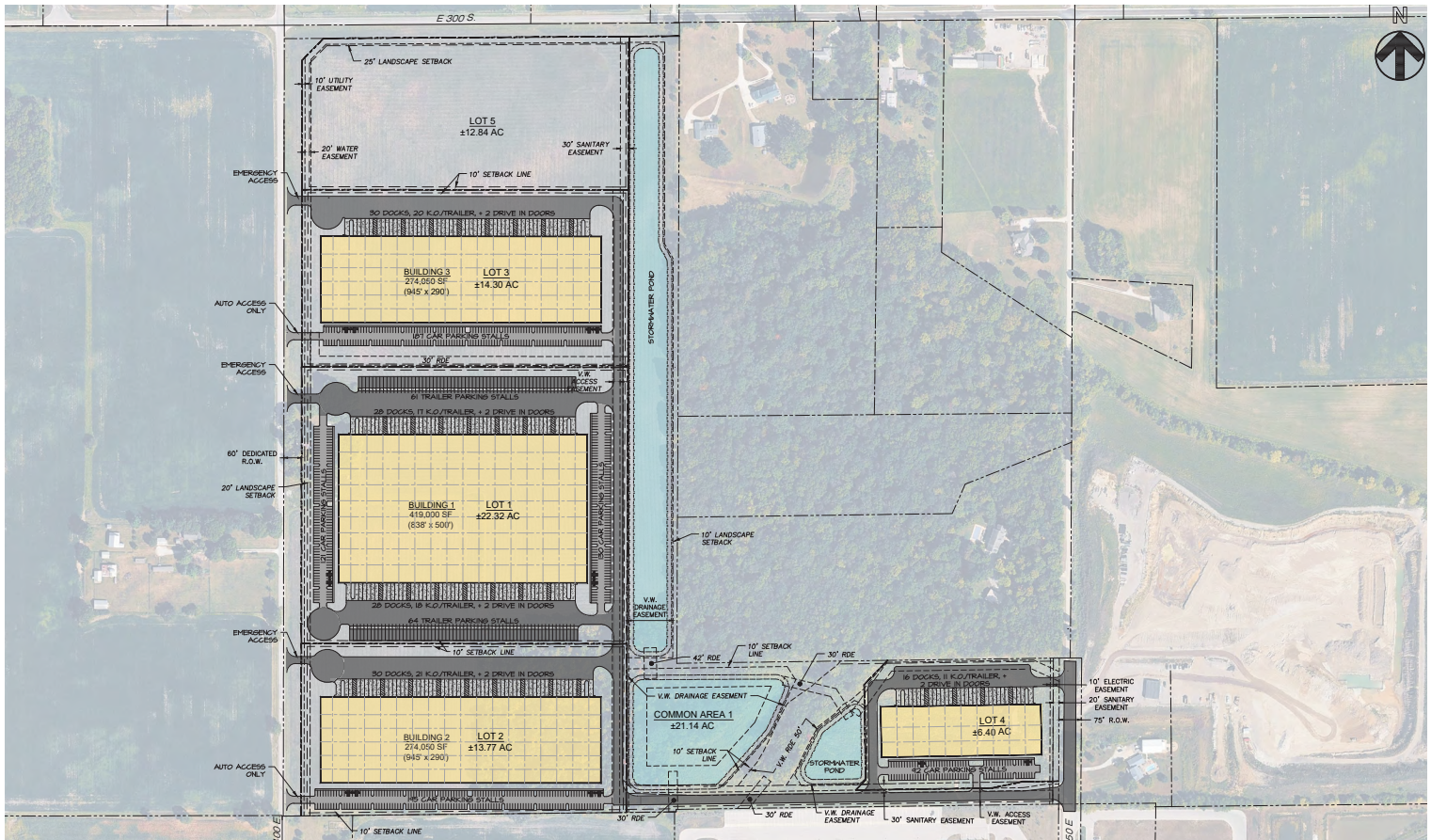
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Available For Lease

I-65 & State Road 267 | Whitestown Exchange | Whitestown, IN
 ±96 Acre Build-to-Suit Industrial Development



LEARN MORE



FEATURES:

- Four state-of-the-art industrial buildings totaling approximately 1 million square feet on 96 acres
- Building sizes range from 92,952 to 419,000 square feet with divisible options for single or multi-tenant occupancy
- Immediate access to I-65/SR 267 interchange
- Direct connectivity to I-465,
- Less than 30 minutes to downtown Indianapolis and Indianapolis International Airport (IND)



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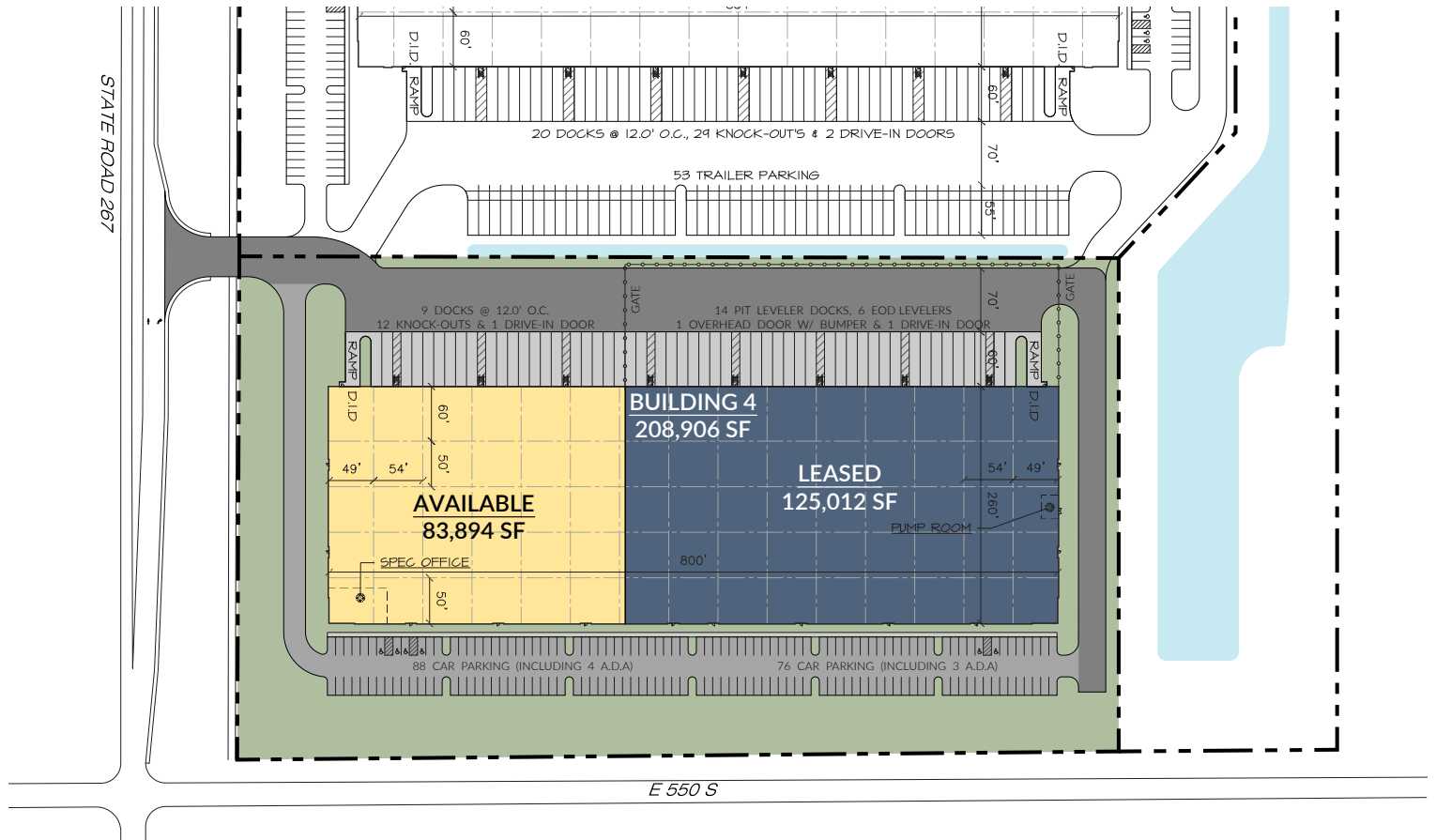
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 JLL
 T: 317.496.9399
 brian.buschuk@jll.com

Available For Lease

5433 State Road 267 | 267 Industrial Park | Whitestown, IN
±208,906 SF Facility



LEARN MORE



FEATURES:

- ±83,894 SF (260' x 320')
- ±2,504 SF Spec Office
- Zoned: I-1
- 50' x 54' Column Spacing
- 32' Clear Height
- 9 Dock Doors
- 1 Drive-In Doors
- 88 Car Parking
- 12 K.O.'s / Trailer Parking
- 1,200A Electrical Service
- Easy Access to I-65
- Located Just 25 Miles From the Indianapolis International Airport
- Convenient Access to the Whitestown Connector Bus Service



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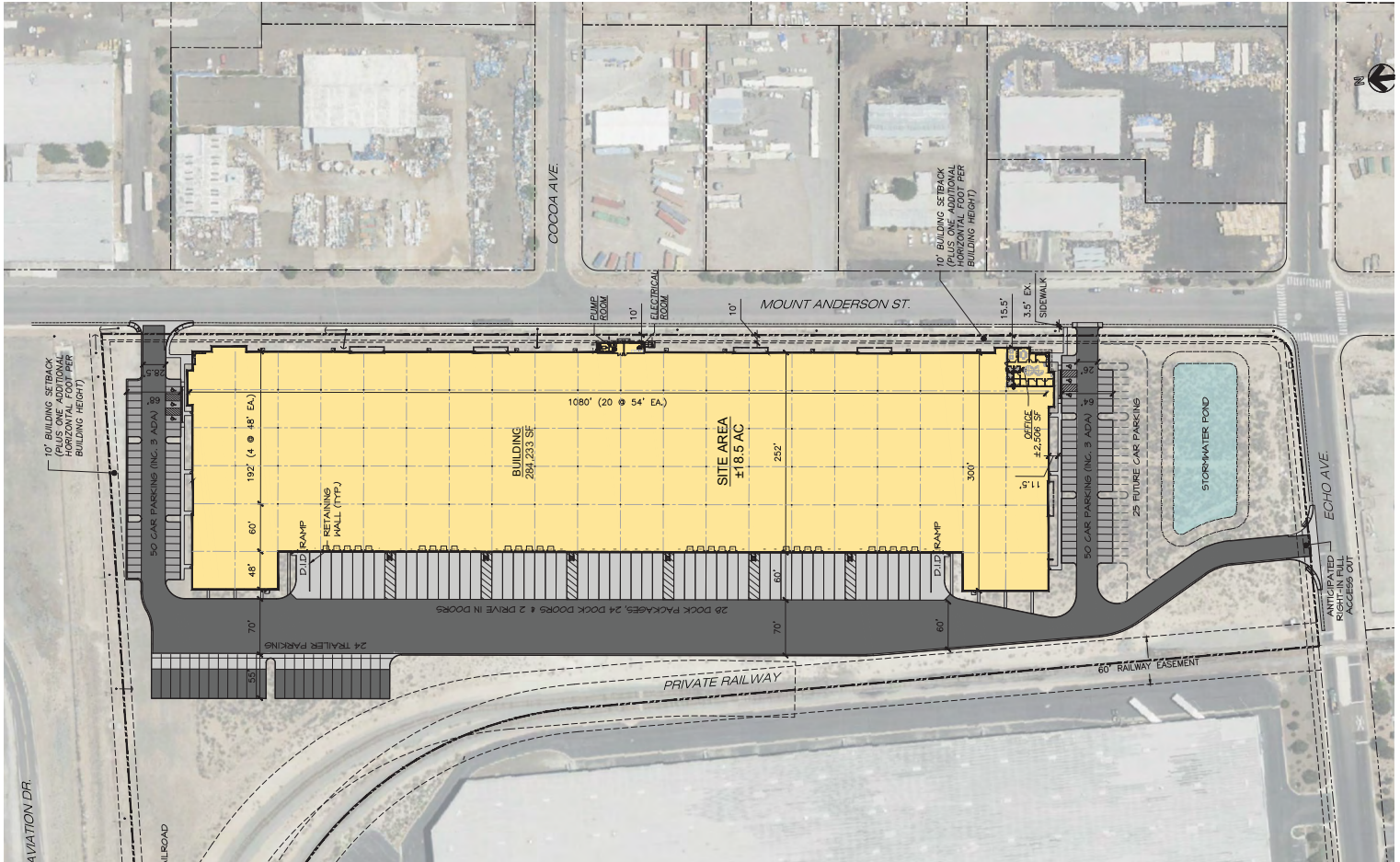
Michael Weishaar
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T: 317.639.0494
michael.weishaar@cushwake.com

Available For Lease

14003 Mount Anderson Street | Mount Anderson at Echo | Reno, NV
±284,233 SF Class A Modern Bulk Distribution Facility



LEARN MORE



FEATURES:

- ±284,233 SF (192' x 1080')
- ±2,506 SF Office
- 48' x 54' Column Spacing
- 28 Dock Packages
- 24 Dock Doors
- 2 Drive-In Doors
- 24 Trailer Parking
- 100 Car Parking
- 25 Fut. Car Parking
- The North Valley submarket has close to 55,000 residents within 3 miles and full service amenities.
- Located along US-395 and 7 miles from the I-80 interchange, the primary east-west interstate connecting San Francisco to New York.



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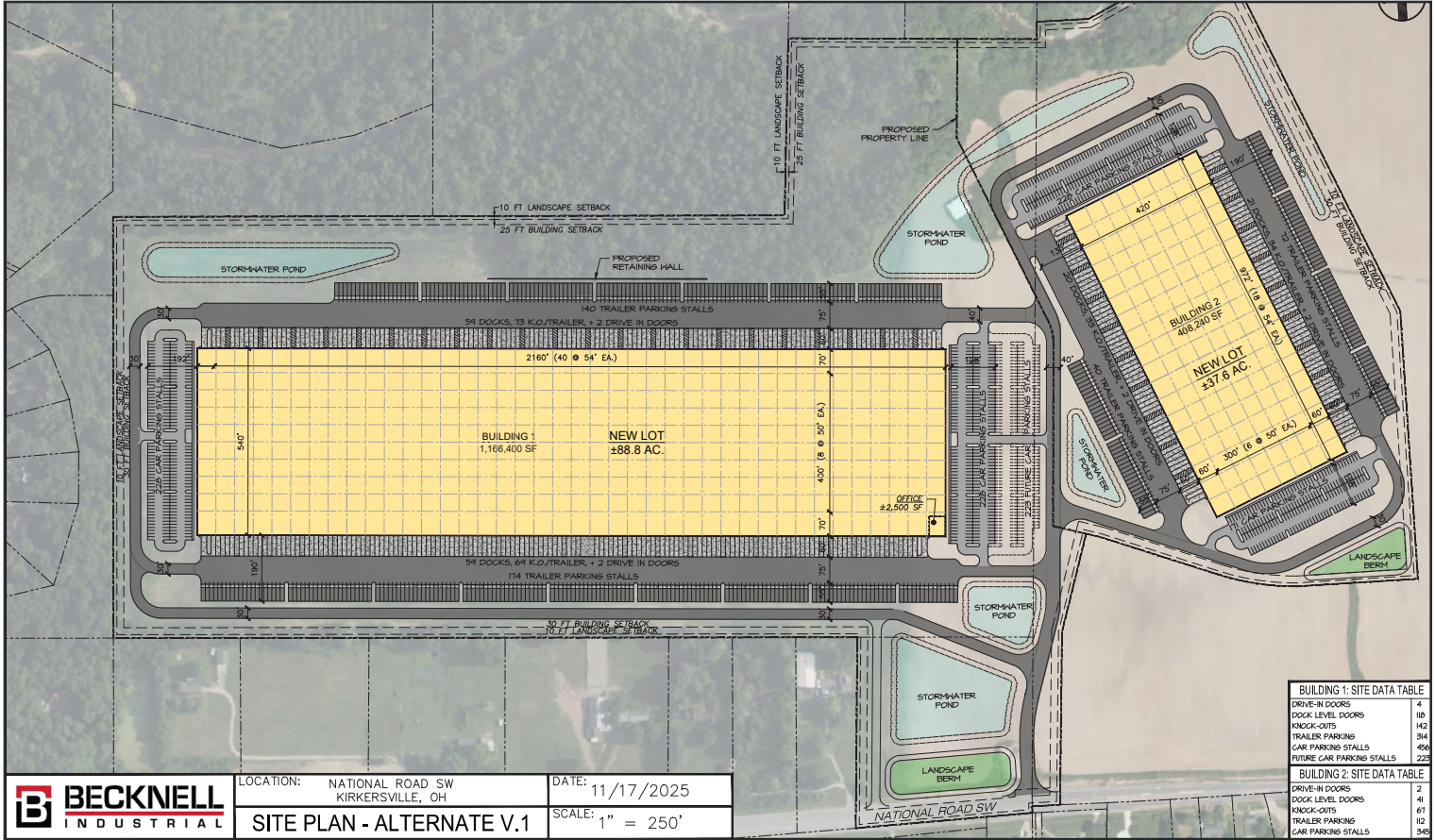
Mike Nevis
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T: 775.470.8855
mike.nevis@cushwake.com

Available For Lease

National Road SW | Kirkersville, OH
±126.4 Acre Master Planned Park



LEARN MORE



LOCATION: NATIONAL ROAD SW
KIRKERSVILLE, OH
DATE: 11/17/2025
SCALE: 1" = 250'

BUILDING 1:

- ±1,166,400 SF (2160' x 400')
- Build-to-Suit Office
- 54' x 50' Column Spacing
- 118 Exterior Docks
- 4 Drive-In Doors
- 456 Car Parking

BUILDING 2:

- ±408,240 SF (972' x 420')
- Build-to-Suit Office
- 54' x 50' Column Spacing
- 41 Exterior Docks
- 4 Drive-In Doors
- 345 Car Parking

- 25 Miles to Columbus, OH
- Excellent access to Central Ohio labor, suppliers, and distribution hubs



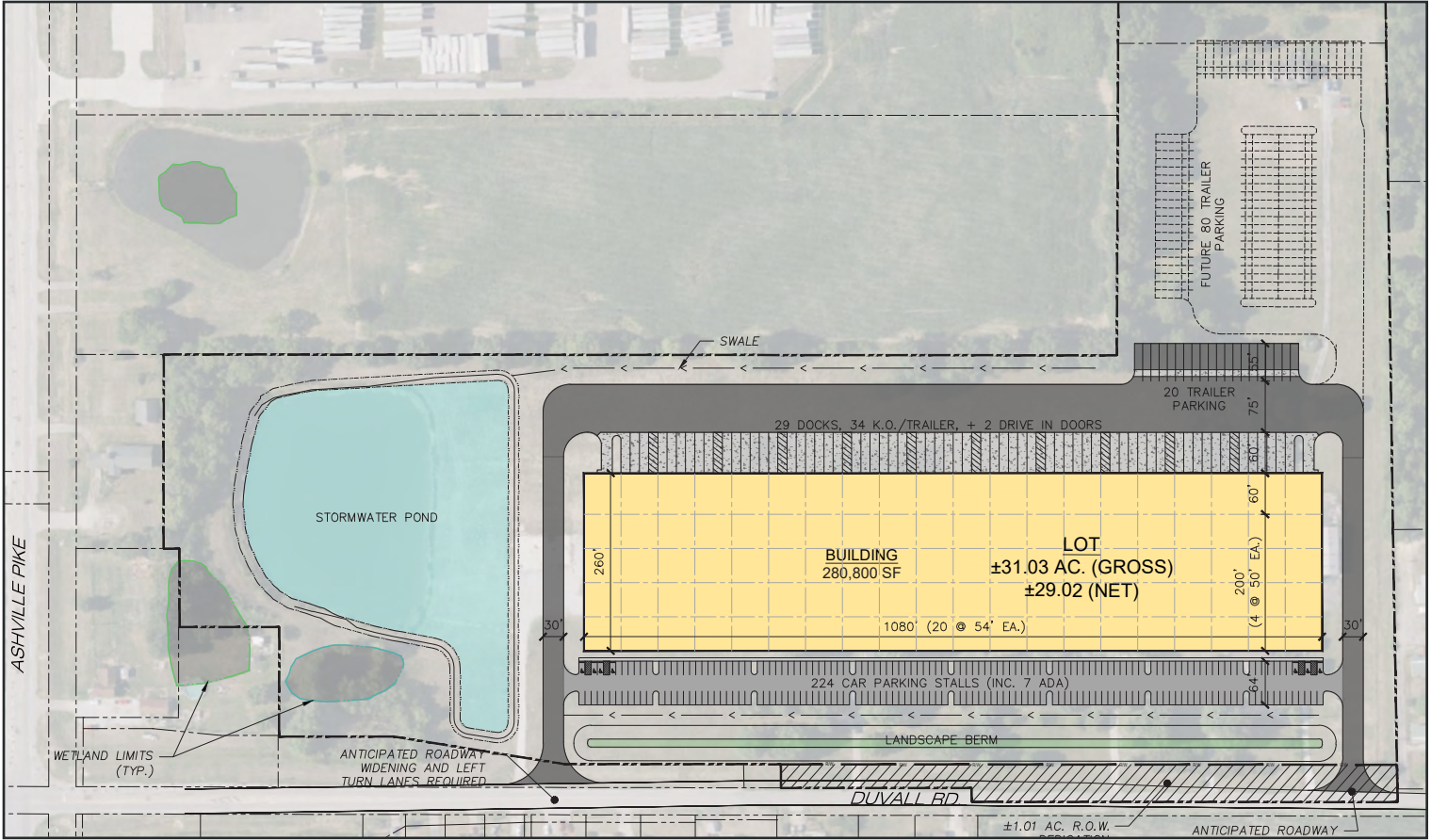
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Build-to-Suit For Lease

Duval Road & Asheville Pike | Lockbourne, OH
±126.4 Acre Master Planned Park



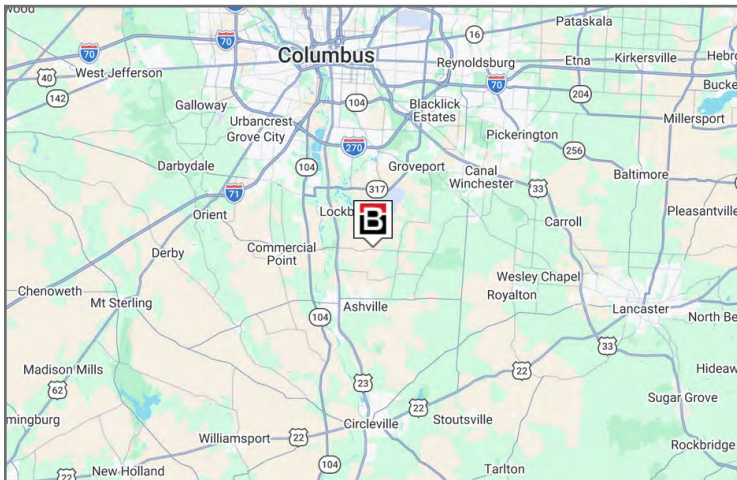
LEARN MORE



FEATURES:

- ±280,800 SF BTS Facility
- ±31.03 Gross Acres
- 29 Dock Doors
- 2 Drive-In Doors
- 34 Knock-Out Panels
- 24 Auto Parking Spaces
- 20 Trailer Parking Spaces
- 80 Future Trailer Spaces
- 54' x 50' Column Spacing

Located within Central Ohio's thriving Rickenbacker industrial corridor, the site offers excellent access to SR-762, US-23, I-270, and I-71. Positioned near major logistics, manufacturing, and distribution hubs, the location provides strong workforce access.



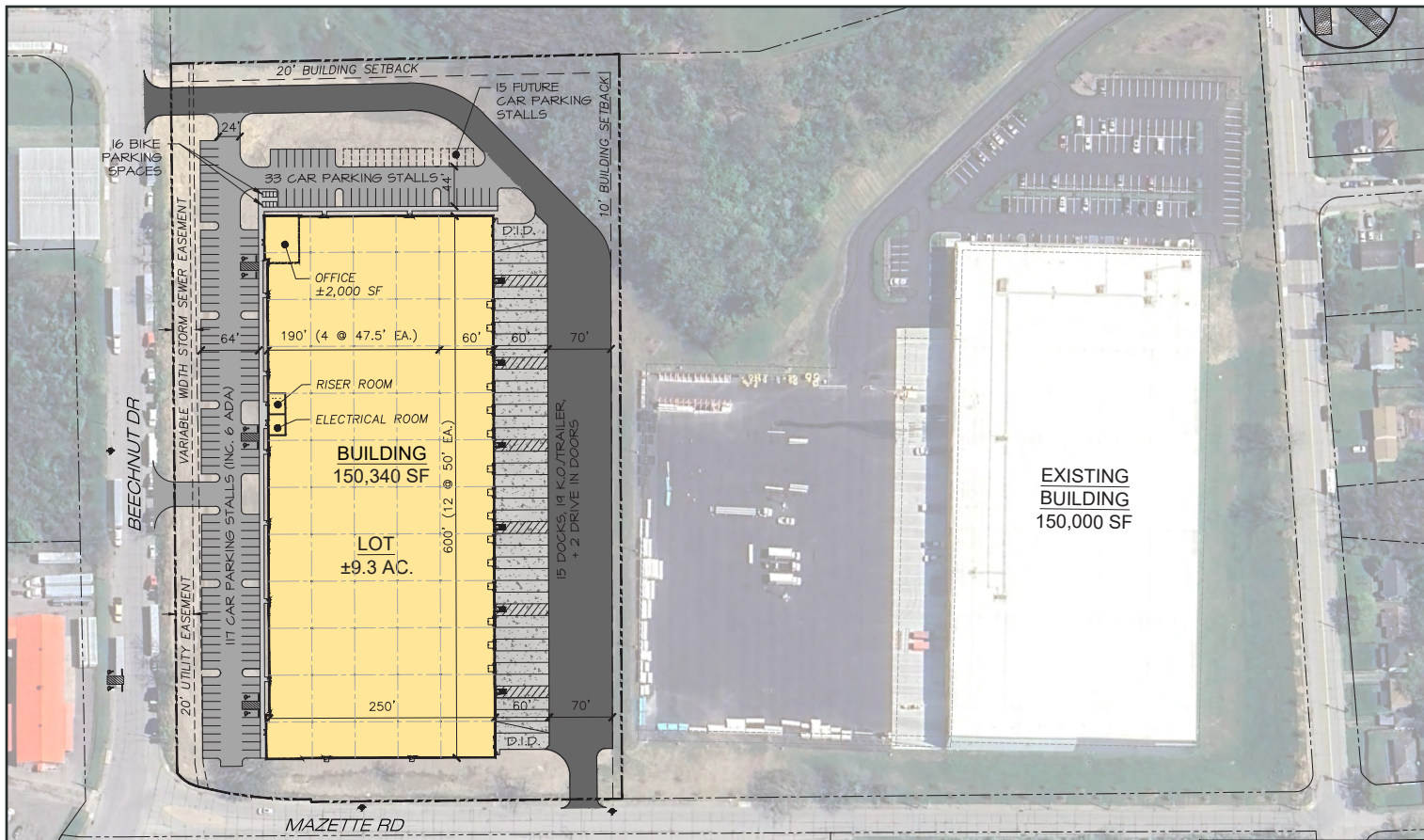
Bobby Jensen
Becknell Industrial
T: 317.438.0589
bjensen@becknellindustrial.com

Available For Lease

217 Beechnut Drive | Fairywood Industrial Park | Pittsburgh, PA
 ±150,340 SF Class A Industrial Facility

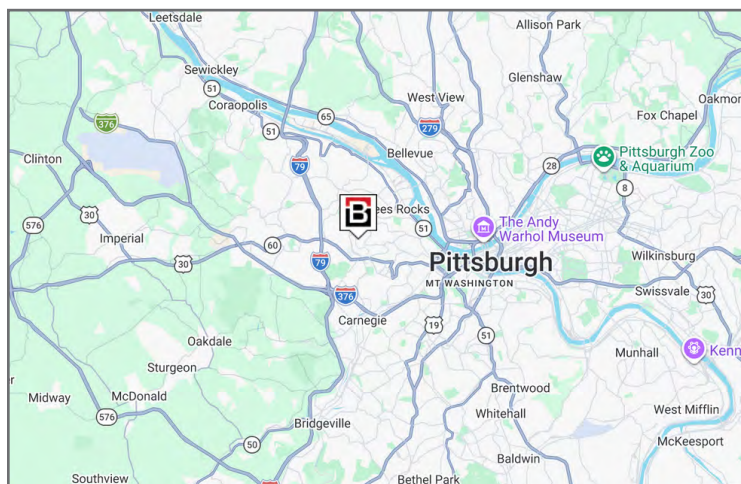


LEARN MORE



FEATURES:

- ±150,340 SF (600' x 190')
- ±2,002 SF Spec Office
- 47.5' x 52' Column Spacing
- 15 Dock Positions
- 19 Knock-Outs
- 2 Drive-In Doors
- 3,000 Amp Service
- 32' Clear Height
- 150 Car Parking
- Zoning: UI-Urban Ind.
- I-79 - 6 min. / 2.3 mi.
- I-376 - 10 min. / 4 mi.
- I-70 - 31 min. / 28.4 mi.
- I-76 - 40 min. / 22.9 mi.
- Downtown Pittsburgh: 5 min. / 8.7 mi.
- Pittsburgh Intl Airport Via I-376 E: 18 min. / 15 miles



Robert Richter
 Becknell Industrial
 T: 305.298.5282
 rrichter@becknellindustrial.com

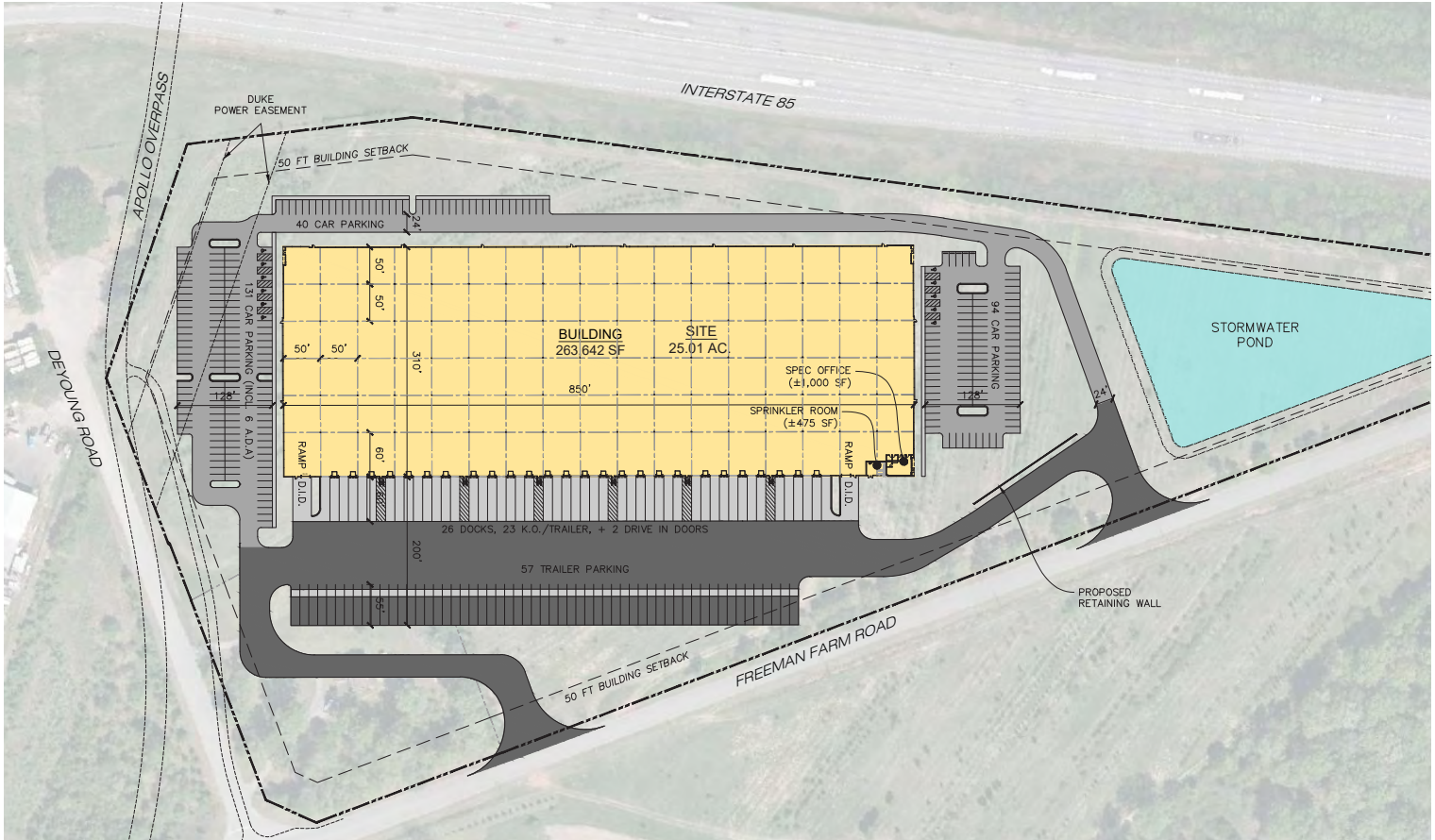
Kim Clackson
 CBRE
 T: 412.471.3018
 kim.clackson@cbre.com

Available For Lease

1080 Freeman Farm Road | Freeman Farms | Greer, SC
±263,642 SF Class A Industrial Facility



LEARN MORE



FEATURES:

- ±263,642 SF (310' x 850')
- ±1,000 SF Spec Office
- 50' x 50' Column Spacing
- 32' Clear Height
- 26 Equipped Docks
- 23 Knock-Outs
- 2 Drive-In Doors
- 264 Car Parking
- 57 Dedicated Trailer Parking
- ESRF Sprinkler System
- Located at I-85 Corridor
- Access to Multiple Interchanges
- Close Proximity to BMW and GSP International Airport



Matt Neumann
Becknell Industrial
T: 708-571-0561
mneumann@becknellindustrial.com

Campbell Lewis, SIOR
CBRE
T: 404.312.1403
campbell.lewis@cbre.com

Available For Lease

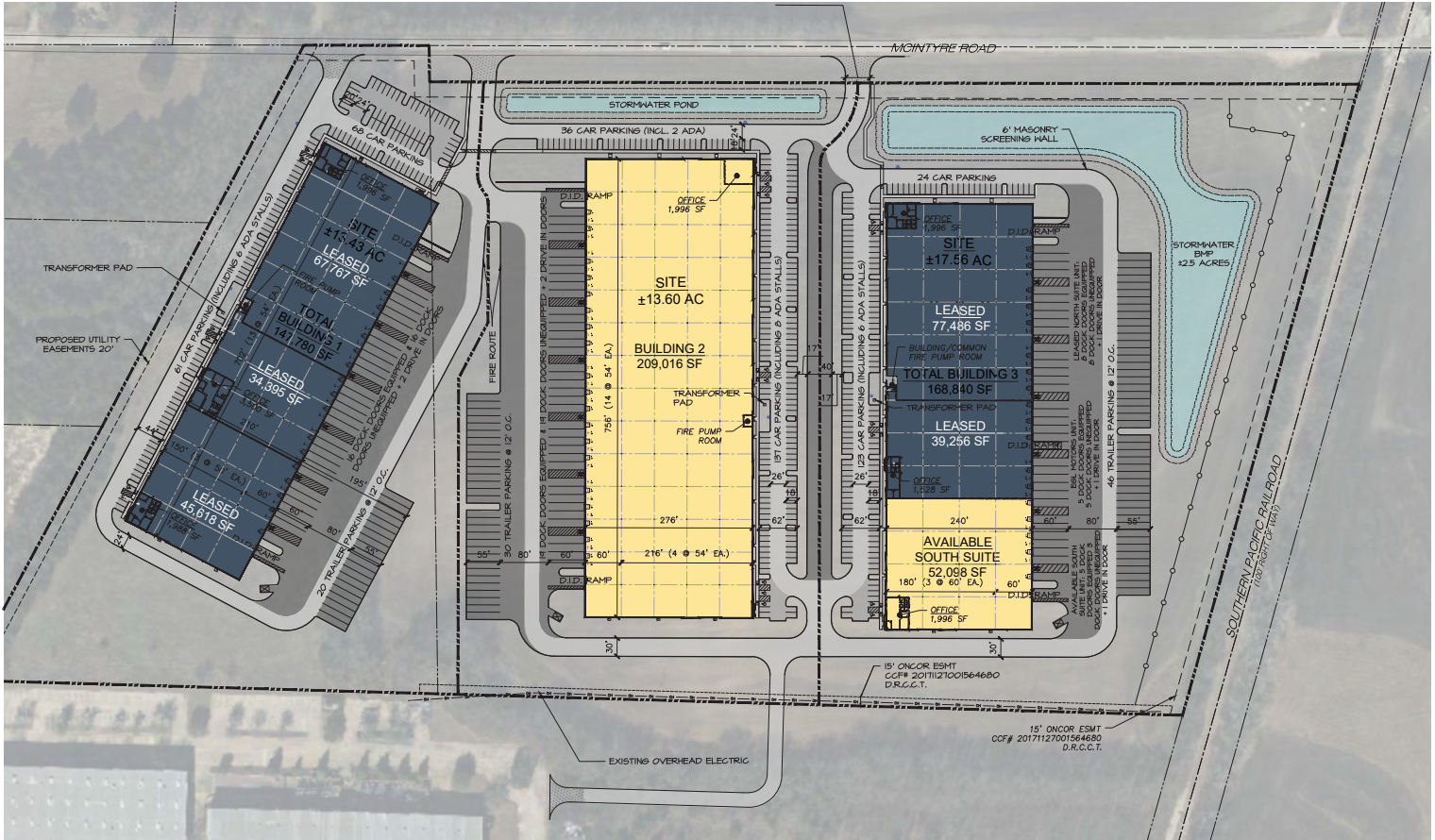
McKinney Logistics Park | McKinney, TX
 ±50,000 - 209,000 SF Class A Industrial Buildings



BUILDING 2



BUILDING 3



BUILDING 2:

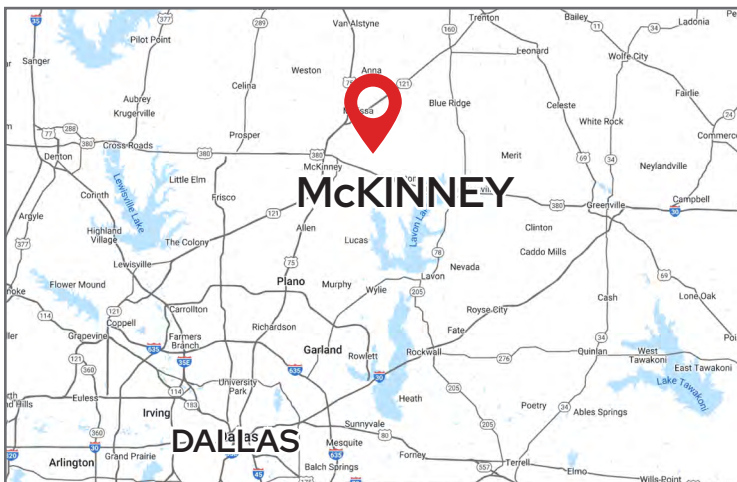
- 209,016 SF Available
- ±1,996 SF Office
- 38 Docks / 19 Equipped
- 30 Trailer Parking
- 173 Car Parking

BUILDING 3:

- 52,098 SF Available
- ±1,996 SF Office
- 35 Docks / 18 Equipped
- 46 Trailer Parking
- 147 Car Parking

ACCESS:

- 6.6 miles to SR 121
- 1.5 miles to I-75
- 1 miles to I-380
- 37 miles to DFW Airport
- 4.5 miles to McKinney Airport



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 mneumann@becknellindustrial.com

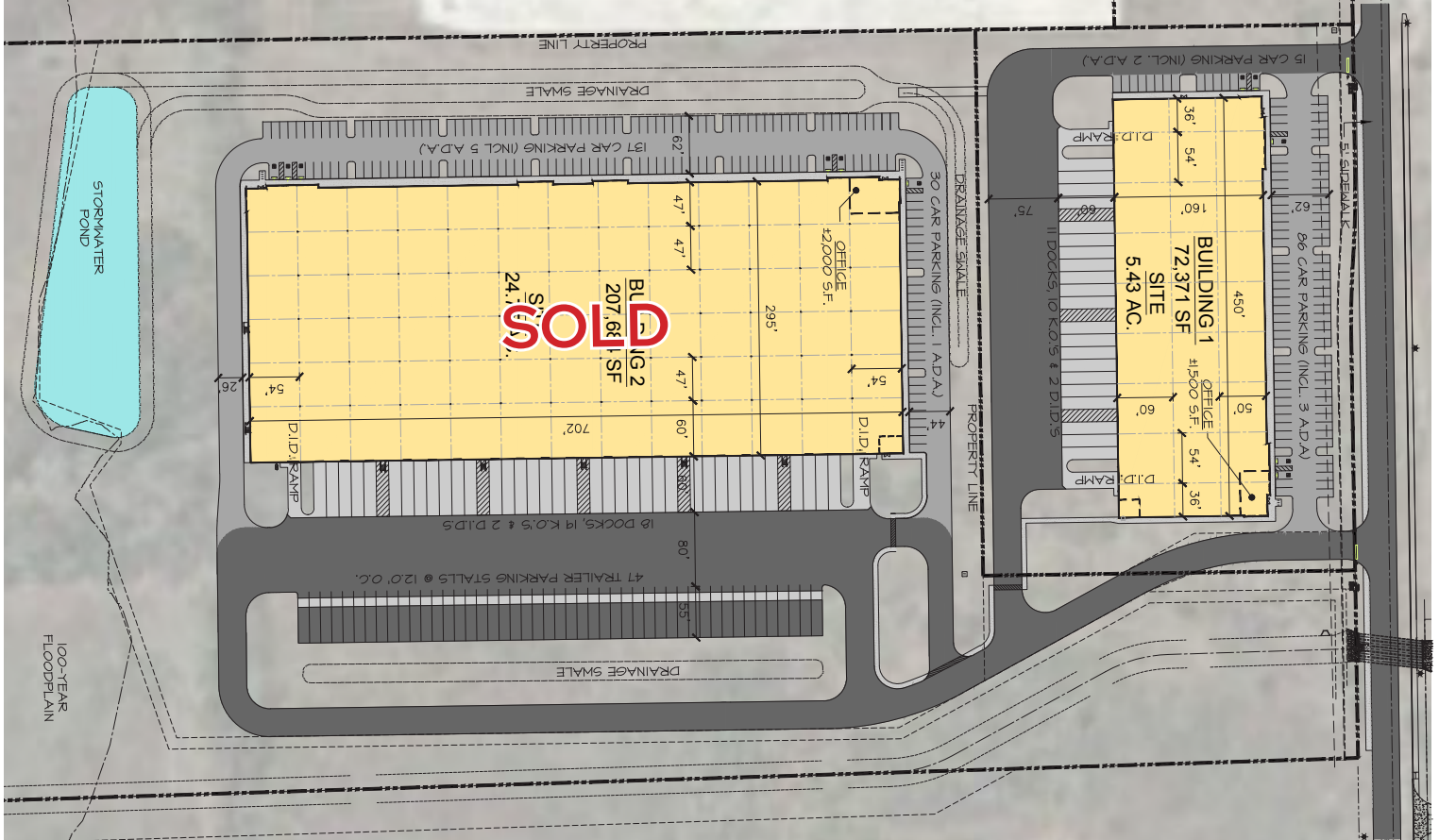
Randy Touchstone
 JLL
 T: 214.438.1533
 randy.touchstone@jll.com

Two Buildings For Lease

6910 Lancer Blvd | Foster Ridge | San Antonio, TX
 ±72,000 - 207,000 SF Class A Industrial Buildings



LEARN MORE



FEATURES:

- 72,371 SF (160' x 450')
- ±1,500 SF Office
- 11 Docks / 10 K.O.s
- 50' x 54' Column Spacing
- 86 Car Parking

ACCESS:

- Within 0.8 miles of I-10
- Within 3.1 miles of I-410



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Ty Bragg

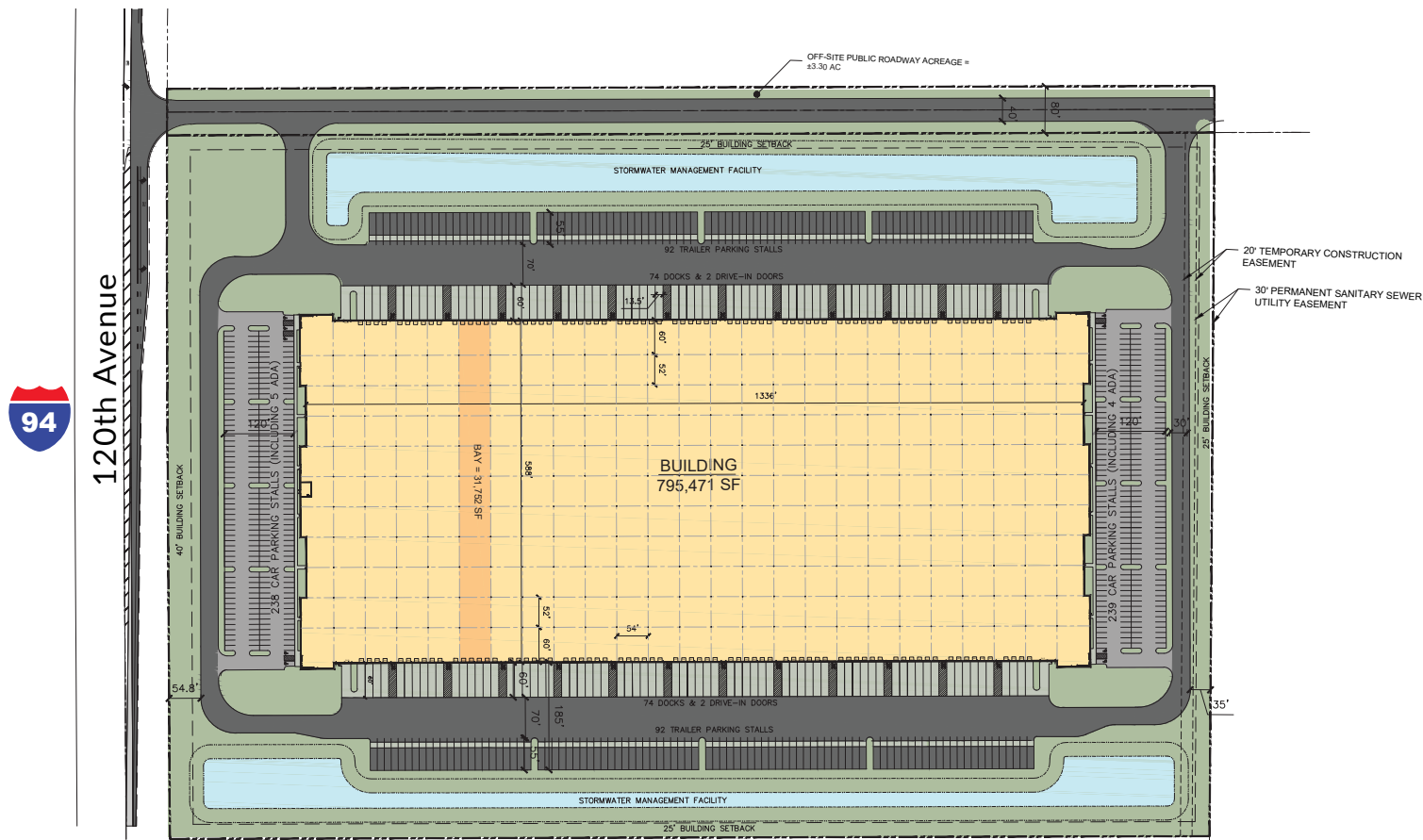
Cavender & Hill
 T: 210.507.2702
 tbragg@cavenderhill.com

Available For Lease

11705 18th Street | Somers Logistics Center | Kenosha, WI
 ±795,471 SF Class A Modern Bulk Distribution Facility



LEARN MORE



FEATURES:

- ±795,471 SF (588' x 1336')
- 40' Clear Height
- 52' x 54' Bay Spacing
- 148 Dock Doors
- 4 Drive-In Doors
- 166 Trailer Parking
- 477 Car Parking
- 4000 Amp Service
- I-94 Frontage
- 0.5 miles to 4-way interchange at I-94 and Highway 142
- 1 mile to 4-way interchange at I-94 and Somers Rd.
- Corporate neighbors include Uline, Trifinity, Amazon
- Strong labor pool and low real estate taxes



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