

Rail-served and temperature-controlled, with access to the entire Midwest, expansion capability and Build-to-Suit land ready to go...



MIDWEST COLD
LOGISTICS CENTER

A LEAGUE OF YOUR OWN

FOR LEASE or SALE
587,228 SF
Industrial Property
Available Now

FULL BUILDING COOLER CAPABLE



FOR LEASE or SALE

**1125 Sycamore Road
Manteno, Illinois**



ROOM TO GROW

Adjacent land for development



CENTRAL LOCATION

Incredible service radius



RAIL SERVED

Active rail line to building

There's nothing like it.

KELLY DISSER

630 317 0721

kdisser@hiffman.com

MICHAEL J FREITAG

630 693 0652

mfreitag@hiffman.com

TJ FEENEY

630 693 0680

tfeeny@hiffman.com



Everything you need, and no limits to what you can achieve...

34

ACRES FOR EXPANSION

Now available for the first time in years, the Midwest Cold Logistics Center is an ideal location for a wide range of uses.

The 587,228 SF existing structure is temperature-controlled and rail-served making it unique among opportunities in the region.

The existing building is divisible and/or expandable to suit any user's needs, with the added bonus of 34 acres of adjacent land enabling even more flexibility.

41' Clear Height

High ceilings throughout, with the capability to build 50' clear in expanded construction

84 Dock Doors (Expandable)

Cross-dock configuration, with a concrete truck court and dolly pads

80% Racked 73,000 Positions

Tremendous capacity, racked and ready to go

40° Temperature Control

192,505 SF is currently maintained at 40°, with the remaining 381,509 SF at 70°, with the full building capable of cooler temperatures.

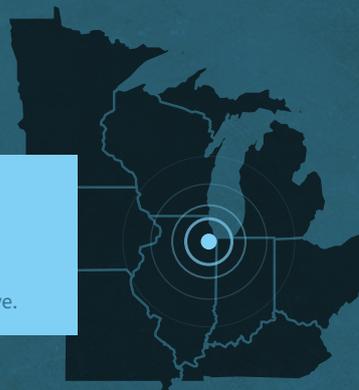
34kV Power Service

34kV existing power service @7000A, which is good for a medium sized manufacturer that might need 10-15MWs of power.



Your hub for Midwest operations

Enormous scope within a single day's drive.



INCENTIVES

Additional Informational Link:

[Kankakee County Enterprise Zone Program](#)

FOR LEASE OR SALE

**INDUSTRIAL SPACE
AVAILABLE NOW**

1125 SYCAMORE ROAD
MANTENO, ILLINOIS

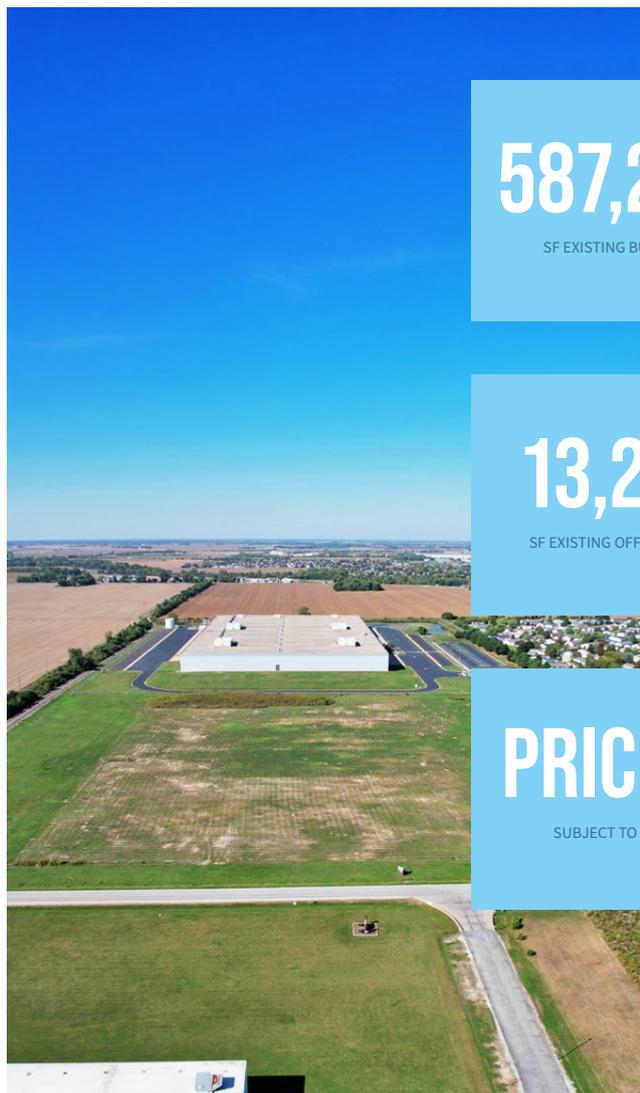
**MAKE
YOUR
MOVE**



STRATEGICALLY LOCATED
EFFICIENT LAYOUT
ROOM TO GROW
STRONG WORKFORCE DEMOGRAPHICS

Location + Flexibility + Amenities + Demographics

Who says you can't have it all? Midwest Cold Logistics Center is well-positioned for a user to take advantage of its remarkable physical attributes combined with its proximity to the Chicago market and the wider Midwest market.



587,228

SF EXISTING BUILDING

13,214

SF EXISTING OFFICE SPACE

PRICING

SUBJECT TO OFFER

PROPERTY HIGHLIGHTS

- 41' clear height
- 80% racked with 73,000+ positions and 10' aisles
- Temperature controlled, ammonia refrigeration
- Cross-dock configuration with 84 dock doors (expandable)
- LED lighting to be installed
- Concrete-tilt construction (built 1999)
- Interior insulated metal panel wall w/over-deck roof insulation
- ESFR sprinkler. Diesel pump with electric backup
- 55' x 45' column spacing
- 55' x 78'11" staging bay - north side
- 55' x 76'5" staging bay - south side
- 7"+ concrete floors
- Full building cooler capable

EXPANSION OPPORTUNITY

- ±34 acres of expandable land
- Expandable to 1,231,040 SF
- Expansion can be frozen, food production and/or ambient
- 50' clear height capable

RAIL-SERVED

- Rail spur in place
- Canadian National rail

HEAVY POWER

- 3,000 amp service to building | 277/480 volts
- 4,000 amp service to refrigeration system | 277/480 volts

FOR LEASE OR SALE

**INDUSTRIAL SPACE
AVAILABLE NOW**

1125 SYCAMORE ROAD
MANTENO, ILLINOIS

With hundreds of cities and millions of people within a day's drive, and an enormous workforce living within a half-hour drive, Manteno is a perfect base of operations regardless of your industry.

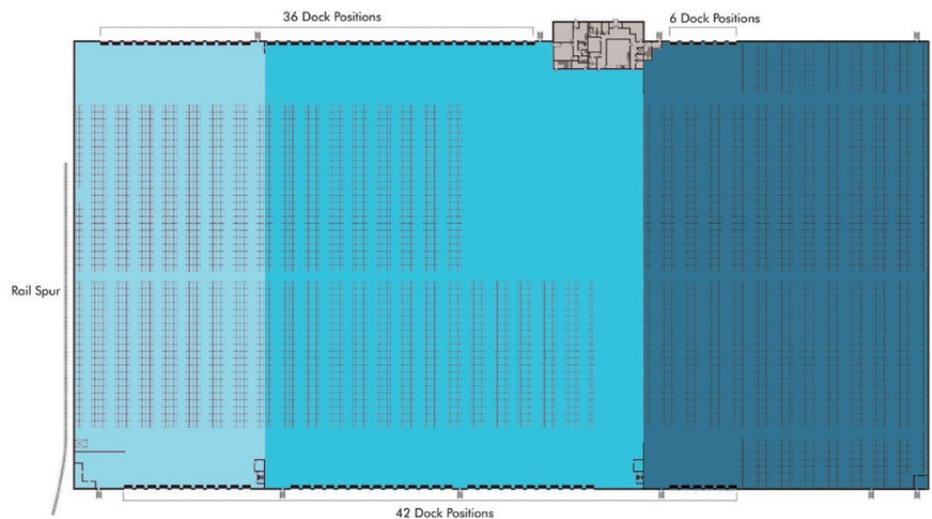
YOU'RE ALL SET



Ideal for food and medical production and storage purposes.

It's a cool building. Literally.

Temperature-controlled capability throughout the facility.
Over 73,000 pallet positions.



68-72° CAPABLE

Room C

*Potential to maintain 50°

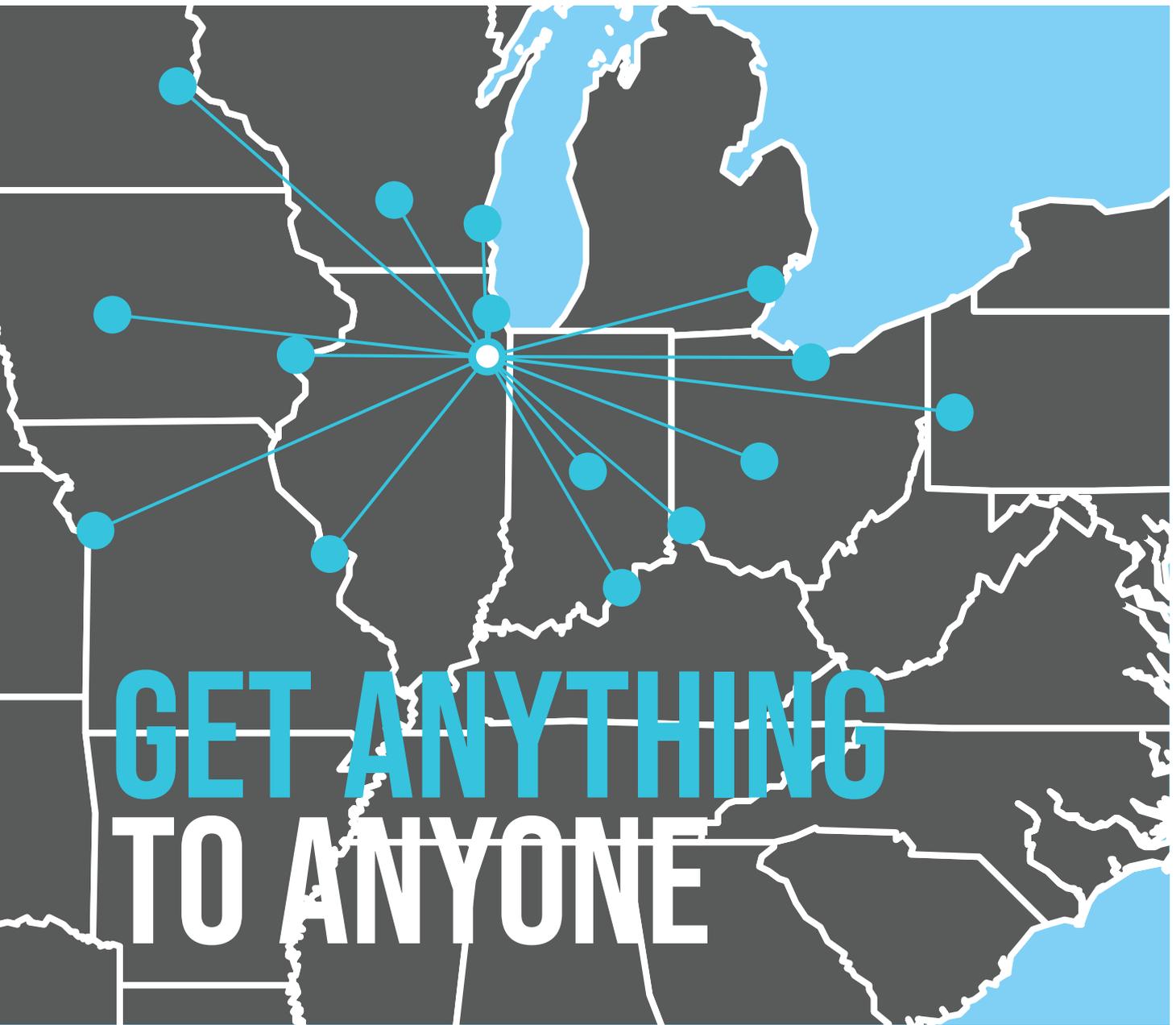
68-72° CAPABLE

Room B

*Potential to maintain 45°

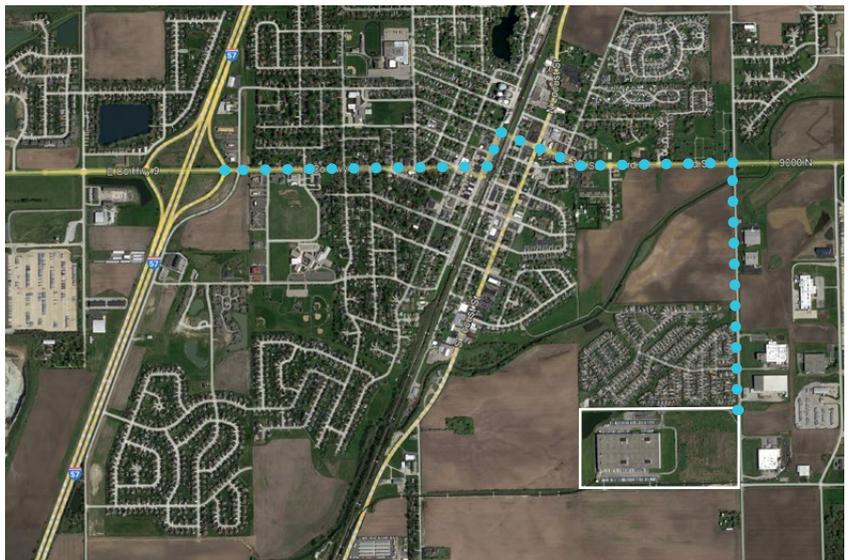
40° CAPABLE

Room A



GET ANYTHING TO ANYONE

- 45M Joliet Intermodal - 30 Miles
- 1h5M Chicago - 51 Miles
- 1h15M O'Hare Airport - 66 Miles
- 2h37M Indianapolis - 153 Miles
- 3h58M St. Louis - 265 Miles
- 4h24M Cincinnati - 266 Miles
- 4h28M Louisville - 270 Miles



FIVE MINUTES (2.4 MILES) TO HIGHWAY 57

And everybody knows you can get everywhere from Highway 57.

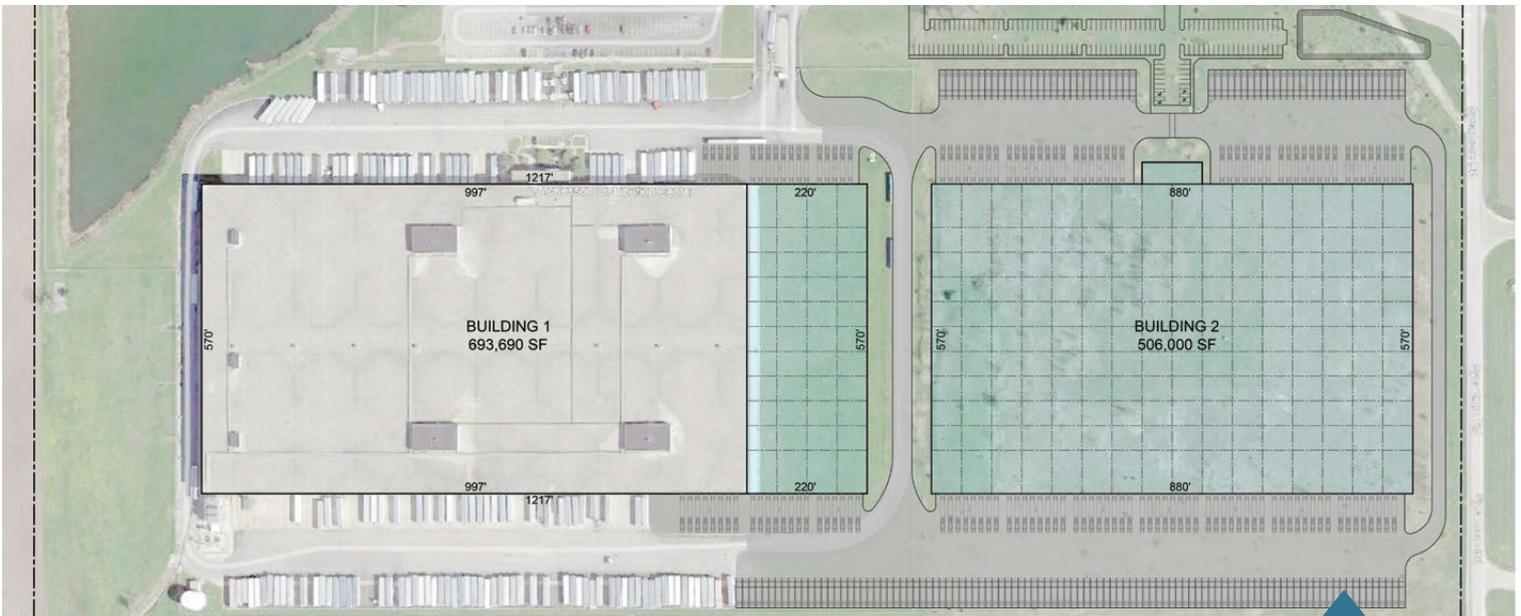
FOR LEASE OR SALE

**INDUSTRIAL SPACE
AVAILABLE NOW**

1125 SYCAMORE ROAD
MANTENO, ILLINOIS

And if it turns out that one spectacular building isn't enough? You've come to the right place.

YOU'VE GOT OPTIONS



Expand the existing facility, build-to-suit, or go nuts and do both.

34 acres of adjacent land, with zoning allowing up to 1.23 M SF.



SCENARIO #1

693,690 SF - Bldg 1
129 Docks

506,000 SF - Bldg 2
102 Docks

231 Total Docks
293 Total Truck/Trailer Parking
346 Total Auto Parking



▲ SCENARIO #2

693,690 SF - Bldg 1
129 Docks

261,800 SF - Bldg 2
46 Docks

261,800 SF - Bldg 3
46 Docks

221 Total Docks
213 Total Truck/Trailer
440 Total Auto Parking



DISTRIBUTION



WAREHOUSING



PRODUCTION

**KANKAKEE COUNTY IS #5
AMONG SMALL MANUFACTURING
ECONOMIES IN THE US**

▼ SCENARIO #3

1,231,040 SF - Bldg 1

223 Total Docks
221 Total Truck/Trailer
510 Total Auto Parking





MIDWEST COLD
LOGISTICS CENTER



FOR LEASE or SALE
1125 Sycamore Road
Manteno, Illinois

NALHiffman



KELLY DISSER
630 317 0721
kdisser@hiffman.com



MICHAEL J FREITAG
630 693 0652
mfreitag@hiffman.com



TJ FEENEY
630 693 0680
tfeeny@hiffman.com