

I-57 LOGISTICS CENTER

1100 Glenn Clarida Drive | Marion, ILLINOIS

**100,000 SF AVAILABLE
FOR LEASE**

W. DEYOUNG STREET



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PROPERTY OVERVIEW

AVAILABLE SPACE

- ±100,000 SF end-cap space available for lease
- Available immediately
- 6 dock doors (8' x 10') with levelers
- 35' clear height
- 50' x 48' bay size

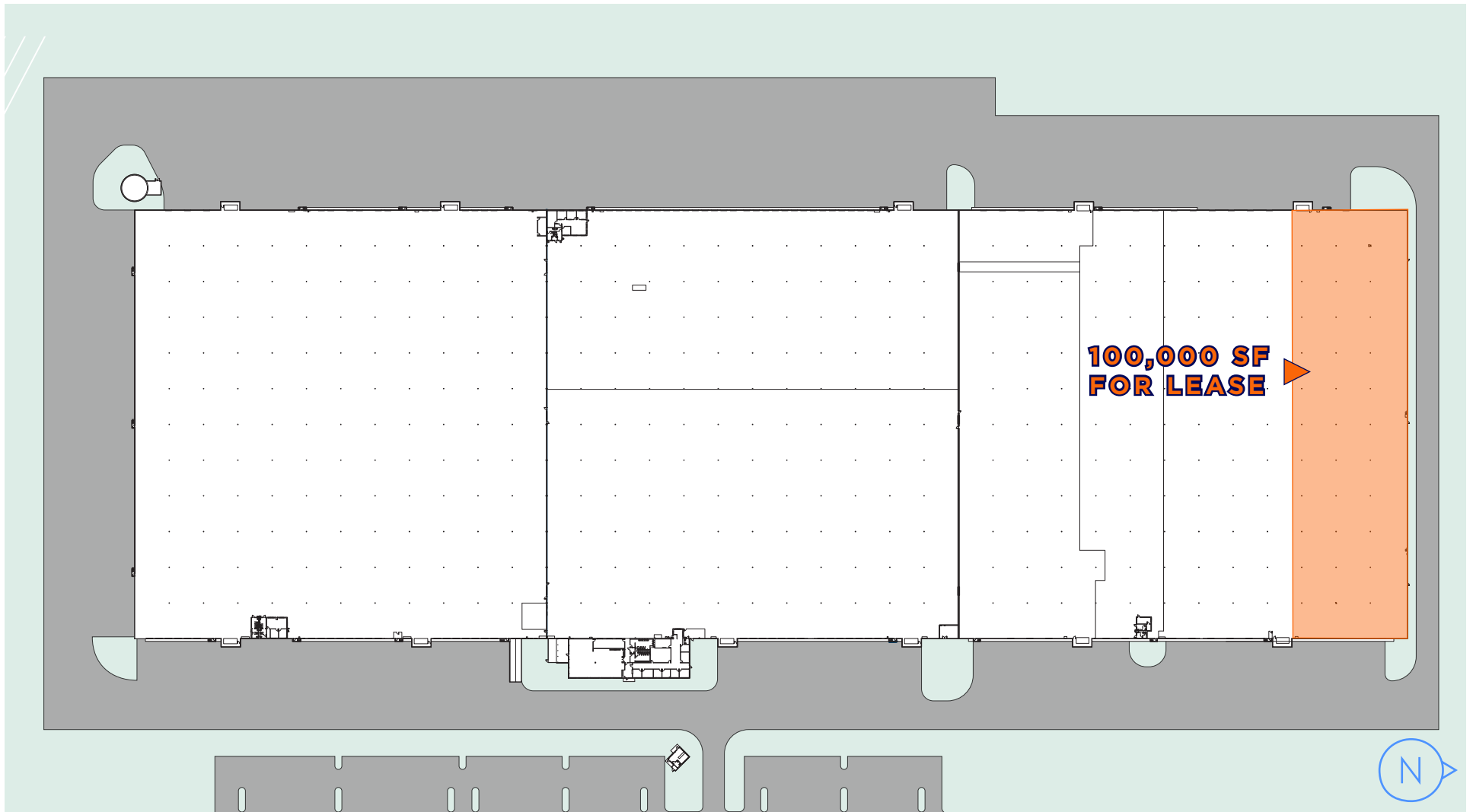
PROPERTY HIGHLIGHTS

- Total building size: 1,079,000 SF
- ±72.25 acre site
- Built in 2000
- 1,780' x 600' building dimensions
- 340+ car parks
- 200+ trailer parks
- ESFR sprinkler system
- 5,200 amps, 277/480 volts, 3-phase
- T-5 lighting
- Exterior LED lighting
- Fully fenced site with dual entry points and guard house
- Two separate staging areas (15 trucks each)
- Rail service available
- New roof in 2018
- EPDM system roof with skylights



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PROPERTY SITE PLAN



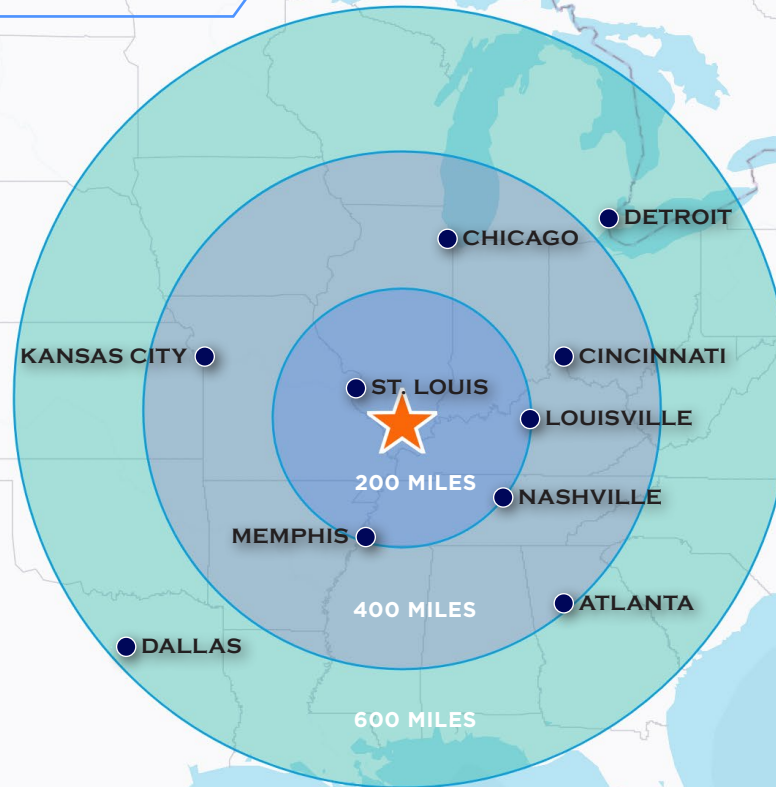
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EXCEPTIONAL INTERSTATE ACCESS: Positioned near I-57, I-65, I-24, and I-55 - four major cross-country freight corridors.

STRONG LABOR MARKET: Access to a skilled and reliable local workforce supports a wide range of industrial operations.

PROXIMITY TO KEY METROS: Conveniently located within reach of several major metropolitan markets, ideal for distribution.

INCENTIVE -RICH ENVIRONMENT: Situated within an Enterprise Zone, with attractive state and local incentives available.



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