



1,002,000 SF

Build-To-Suit Opportunity





Prologis Minooka Business Park

McLinden Road and E. Minooka Road, Building 1
Minooka, IL 60447

LOCATION

- 45 miles to Chicago Business District
- 1.0 mile to I-80 Interstate
- 5.0 miles to I-80/I-55 four-way interchange

FACILITY

- 1,002,000 SF (divisible)
- 36' clear height
- 128 docks expandable to 190
- 4 drive-in doors
- 343 auto stalls expandable to 555
- 236 trailer stalls expandable to 348

ADVANTAGES AND AMENITIES

- 7.8 miles to BNSF Intermodal
- 8.5 miles to Union Pacific Intermodal
- Fully entitled and improved industrial sites on 100+ acres
- Business friendly municipality
- Energy resources to power business
- Owned, developed and managed by Prologis

Zoning:	Planned Business Park, Industrial-Heavy
Topography:	Generally Flat
Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	Unknown
Specialty Features:	None
Sale Price Note:	Negotiable
Lease Terms:	Unknown
Last Updated:	Sep 11, 2024

Economic Development Contact

Nancy Norton
Grundy Economic Development Council
112 E Washington Street
Morris, IL 60450
(815) 942-0163 | nnorton@gedc.com


Realtor/Owner Contact

Chris Tecu
Avison Young
847-232-8611 | chris.tecu@avisonyoung.com

Property and Area Description


Two sites, ~69 and ~87 acres 500,000 to 1,200,000 SF build-to-suits in planned industrial space Corporate neighbors include Grainger, BMW, Trader Joe's

Population

	156,804 10 Mile Radius	761,689 20 Mile Radius	1,843,680 30 Mile Radius
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Source: ESRI®, 2024

Households

	55,970 10 Mile Radius	270,032 20 Mile Radius	692,438 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: I-80 (1 mi.)
Nearest Interstate: I-80 (1 mi.)
Nearest Airport: Morris Airport (10.00 mi.)
Nearest Commercial Airport: O'Hara (51 mi.)
Distance to Mass Transit: 13
Rail Served: Yes
Rail Served By: CSX Transportation, Other
Rail Accessible: Yes
Rail Infrastructure in Place: No
Rail Contact: Adam Hess
Rail Contact Phone: 317-267-4981
Rail Contact Email: Adam_hess@csx.com

Utilities

Electric: ComEd
Natural Gas: Nicor
Water: Village of Minooka
Sewer: Village of Minooka
Telecommunications: AT&T / Comcast

Property Images

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