

VenturePark 80

SWC OF BRISBIN RD & ROUTE 6, MORRIS, IL
(SOUTHWEST SUBURBAN CHICAGO, IL)

FOR SALE / LEASE

± 987,840 SQUARE FEET

HEAVY POWER ON SITE | 40' CLEAR HEIGHT

ENTERPRISE ZONE | MORRIS, IL

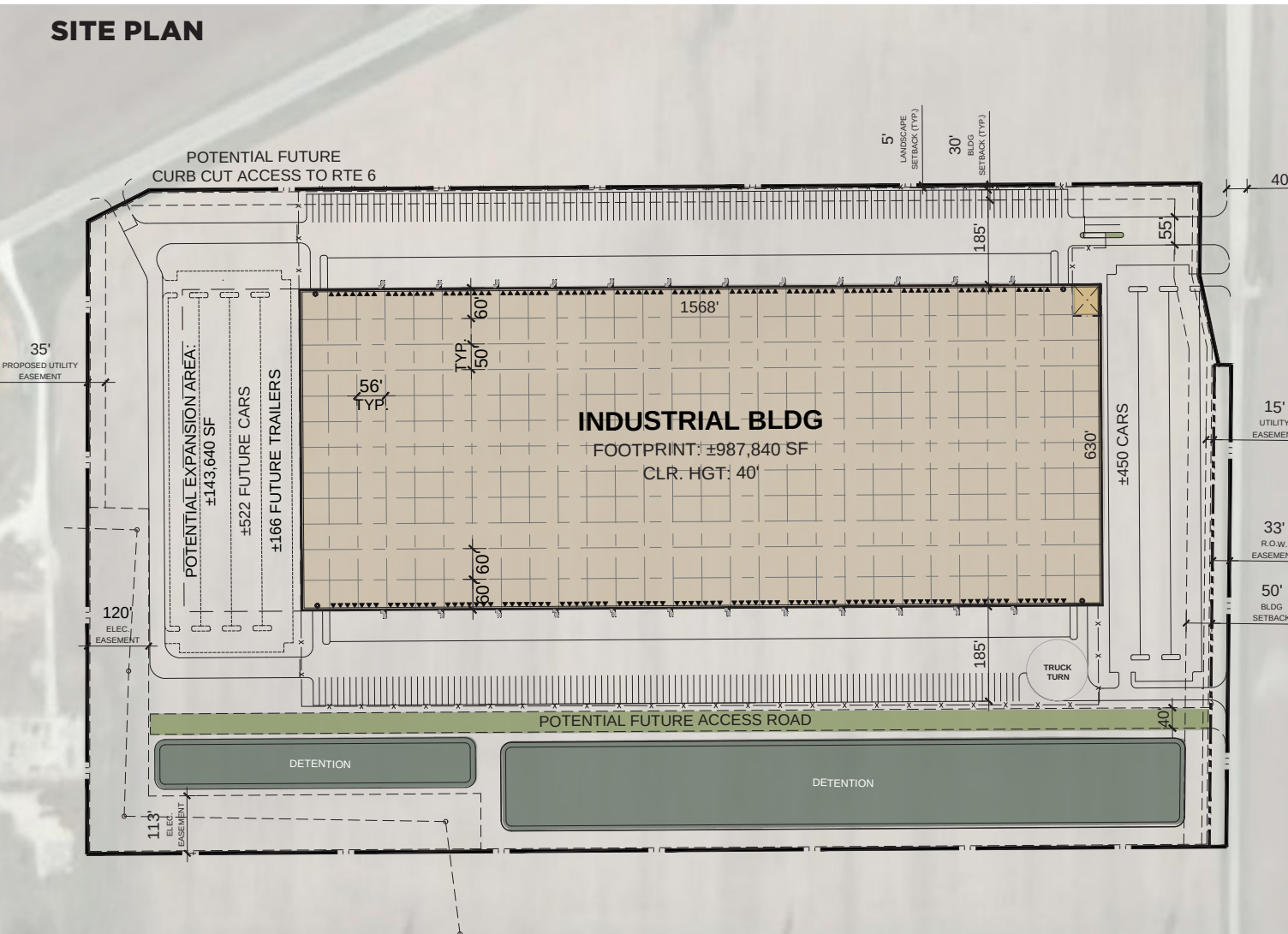


 VentureOne

venturepark80.com

Colliers

SITE PLAN



BUILDING SIZE:	$\pm 987,840$ SF expandable to 1,131,480 SF
DIMENSIONS:	630' x 1,568'
SITE SIZE:	65.98 acres
CONSTRUCTION:	Precast
OFFICE SIZE:	To suit
CEILING HEIGHT:	40' clear (or to suit)
ROOF:	60 mil
LIGHTING:	LED
LOADING DOCKS:	Up to 260 exterior docks
DOCK EQUIPMENT:	45,000 lb - 7' x 8' (or to suit)
DRIVE-IN DOORS:	4
FLOOR SLAB:	7" unreinforced
COLUMN SPACING:	52' x 50' 70' speed bay
SPRINKLER SYSTEM:	ESFR
TRAILER PARKING:	238 spaces (expandable)
CAR PARKING:	540 spaces (expandable)
ELECTRICAL SERVICE:	Adjacent ComEd Substation: Both 12 kV (20 MVA) and 34kV (60 MVA) voltages available.
NEARBY TRANSMISSION LINES:	138kV (2 lines) 345kV (2 lines)
SALE PRICE/LEASE RATE:	Subject to offer
TIF available with 5-7 year real estate tax abatement	
Significant 46 KVA substations.	
Enterprise Zone.	
Low Grundy County Real Estate Taxes.	
Close proximity to BNSF - UP Intermodal.	
4 way I-80 access via the adjacent Brisbin Road Interchange.	
All utilities and infrastructure to site, Pad ready.	

For more information, please contact:

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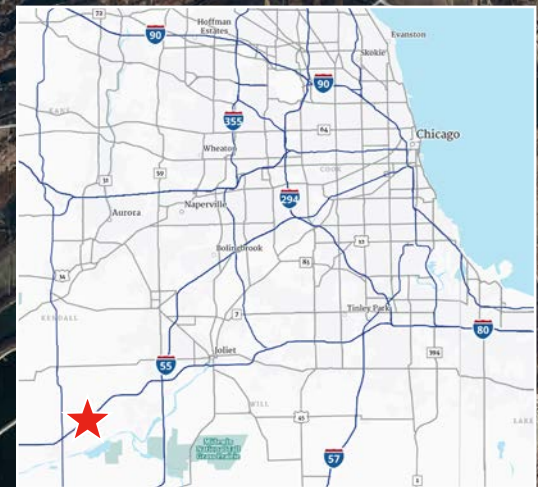
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