

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

# A LEAGUE OF YOUR OWN

**FOR LEASE**  
587,228 SF  
Industrial Property  
Available Now



**MIDWEST COLD**  
LOGISTICS CENTER



**FOR LEASE**

**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.**

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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

**90%** Racked 82,000 Positions

Tremendous capacity, racked and ready to go

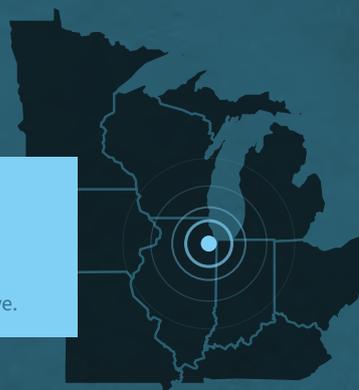
**40°** Temperature (and lower...)

192,505 SF is currently maintained at 40°, with the remaining 381,509 SF at 70°. All building segments are capable of lower temperatures.



**Your hub for Midwest operations**

Enormous scope within a single day's drive.



# 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
- 90% racked with 82,000+ 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
- 7"+ concrete floors

## 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

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.

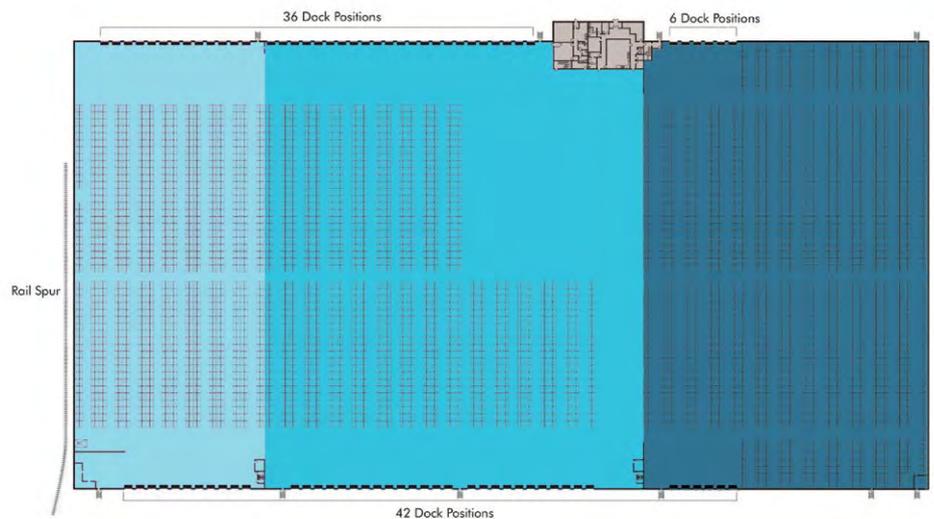
# YOU'RE ALL SET



Ideal for food and medical production and storage purposes.

## It's a cool building. Literally.

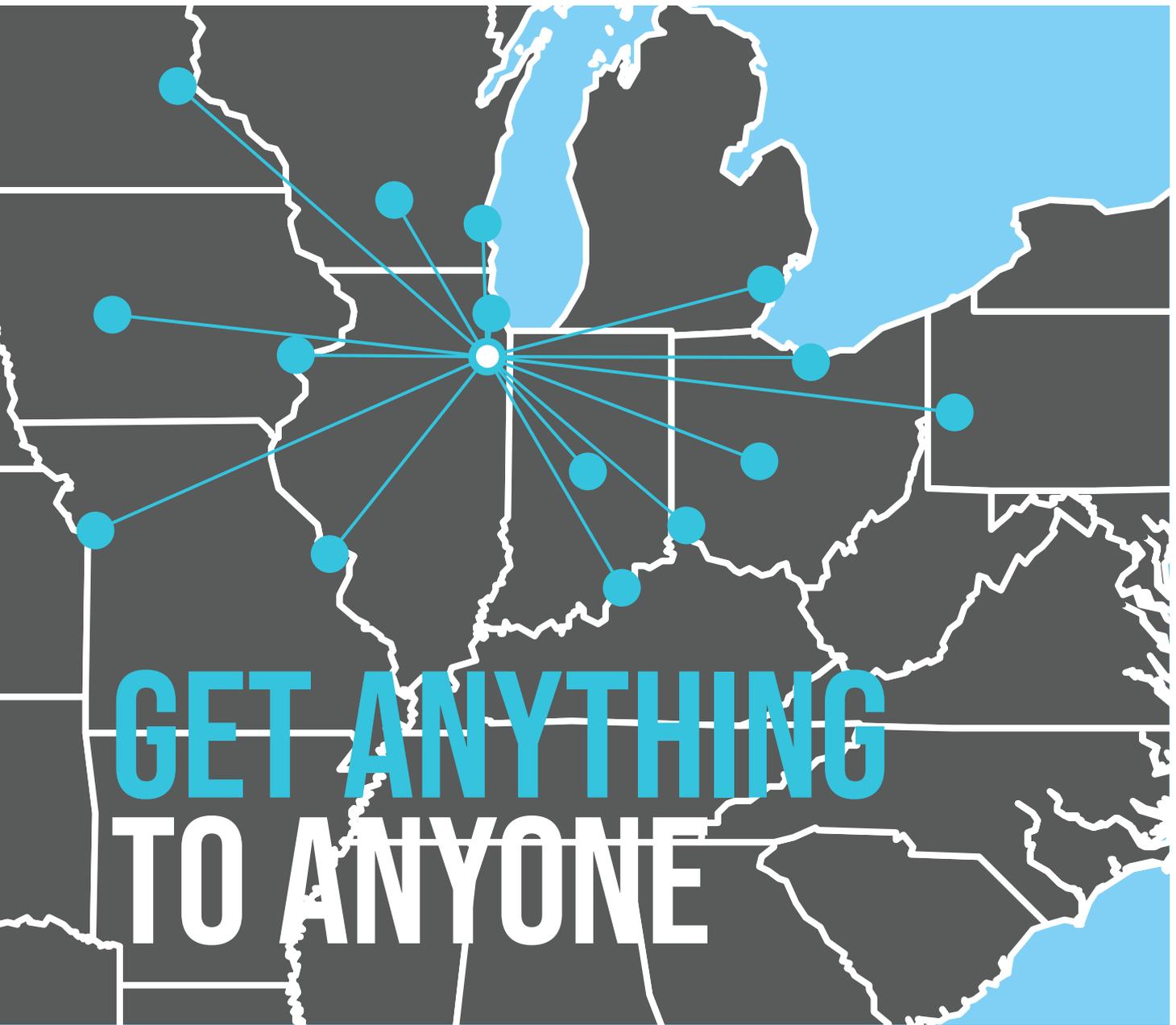
Temperature-controlled capability throughout the facility.



68-72° CAPABLE  
Room C

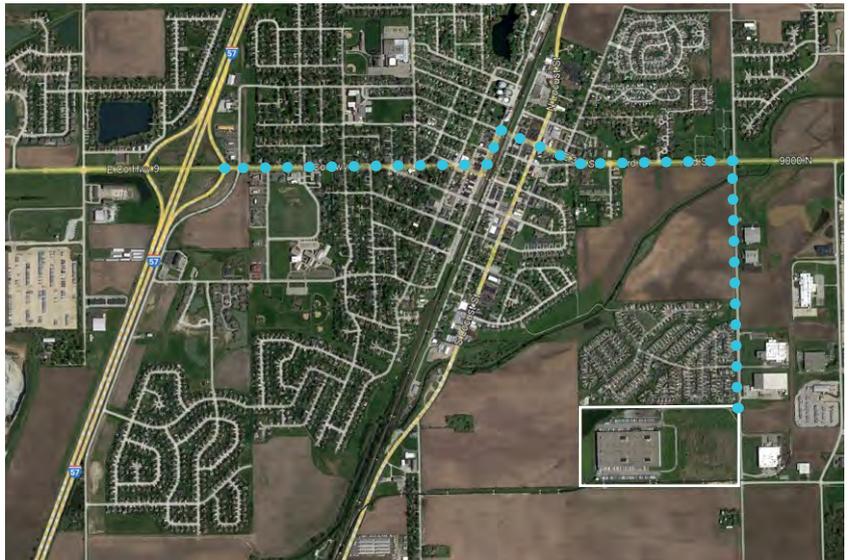
68-72° CAPABLE  
Room B

37-40° 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

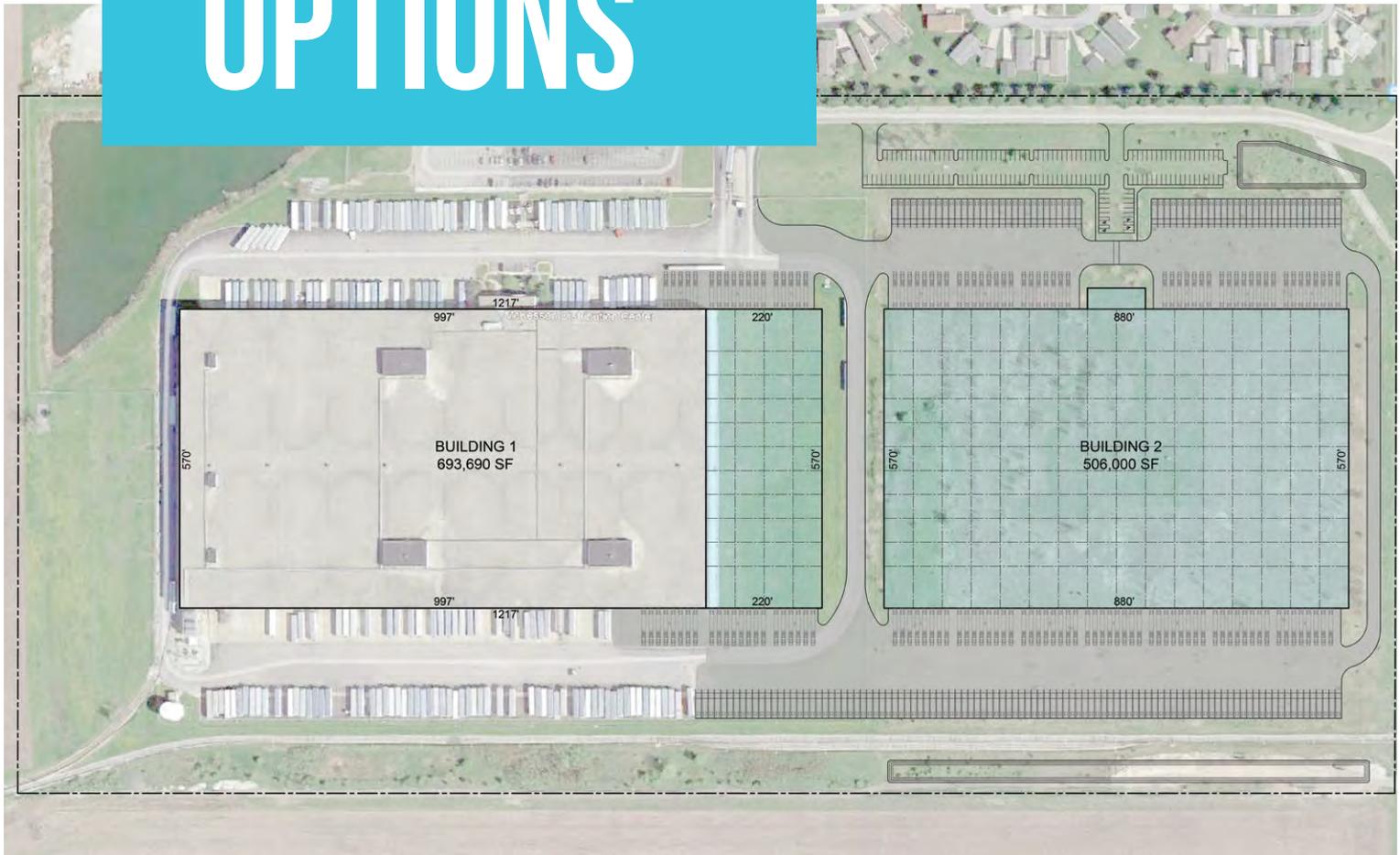


**FIVE MINUTES (2.4 MILES) TO HIGHWAY 57**

And everybody knows you can get everywhere from Highway 57.

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.**

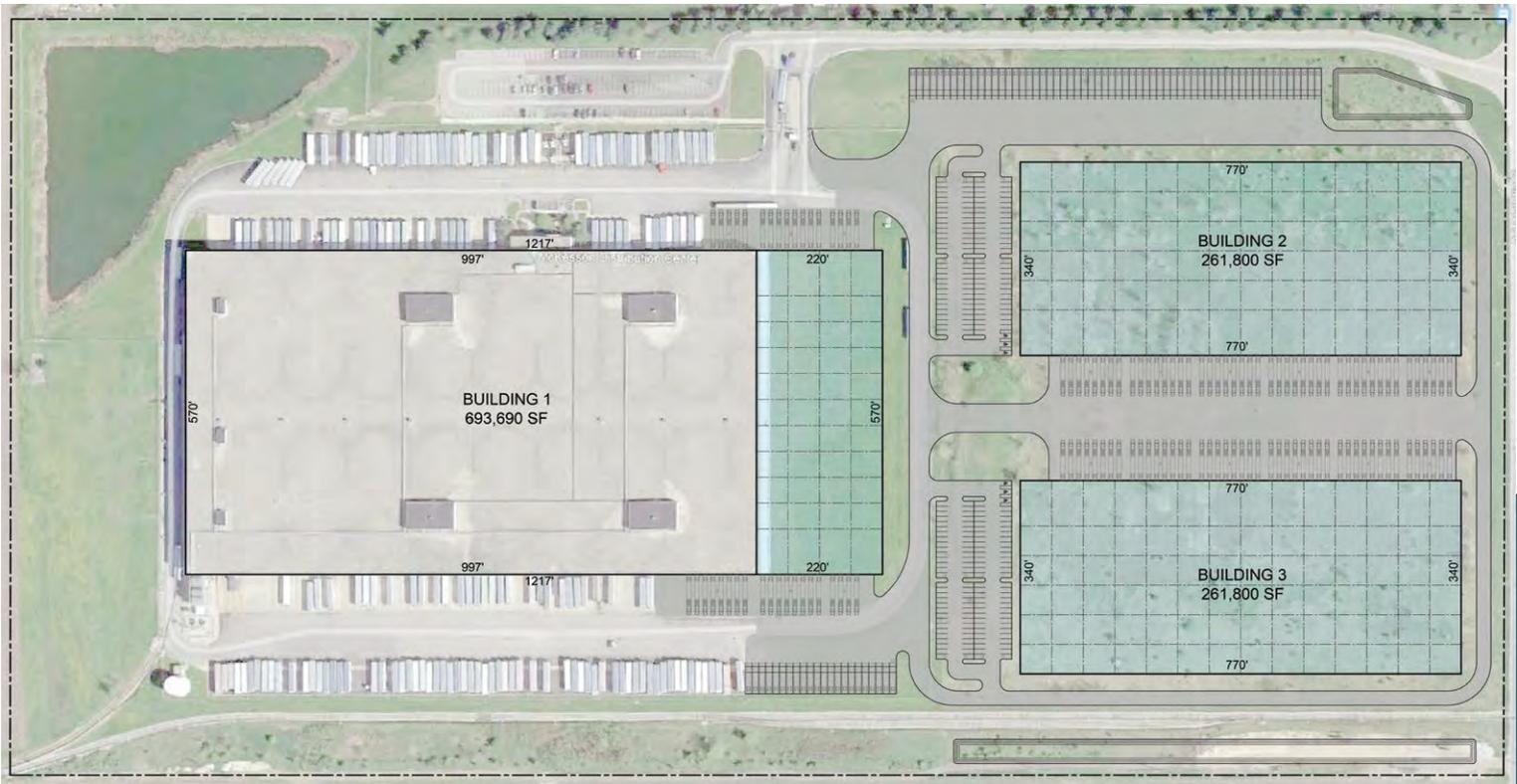
34 acres of adjacent land, with zoning allowing up to 1.23 M SF.

**▲ SCENARIO #1**

693,690 SF - Bldg 1  
129 Docks

506,000 SF - Bldg 2  
102 Docks

231 Total Docks  
293 Total Truck/Trailer  
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

Gamenit erumquam faccatates

**Space to flourish.  
Room to grow.**

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