

±118.4 ACRES AVAILABLE FOR BUILT-TO-SUIT



HOLT RD. & RIDGE RD. | MINOOKA, IL



-  Up to 1.2 Million SF
-  Direct Access I-80 & Ridge Road Interchange
-  50 Miles to Chicago
-  Strong Enterprise-Zone Incentives
-  Low Kendall County Real Estate Taxes



MASTER SITE PLANS



CORPORATE NEIGHBORS



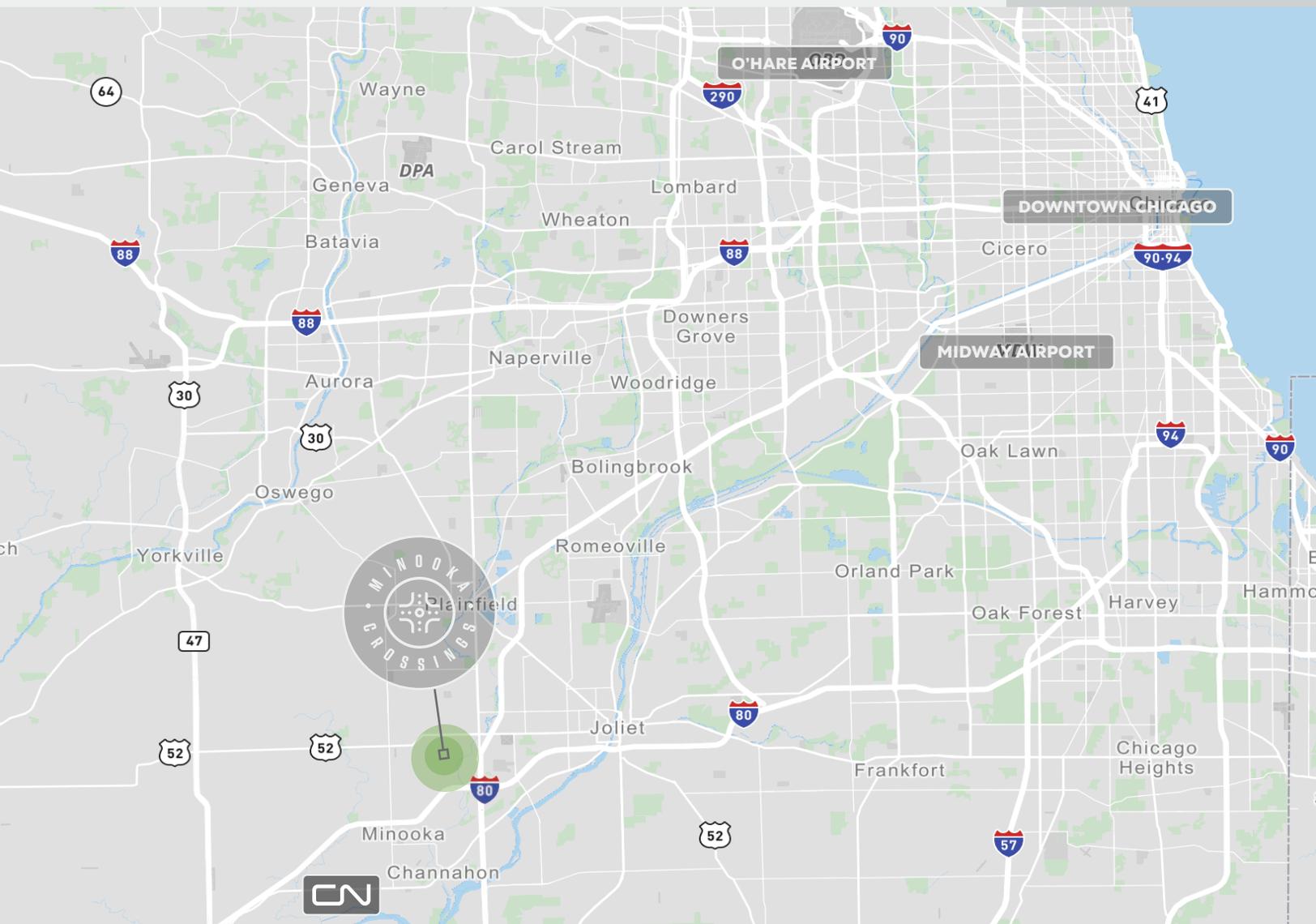
PROXIMITY TO MAJOR NATIONAL INFRASTRUCTURE

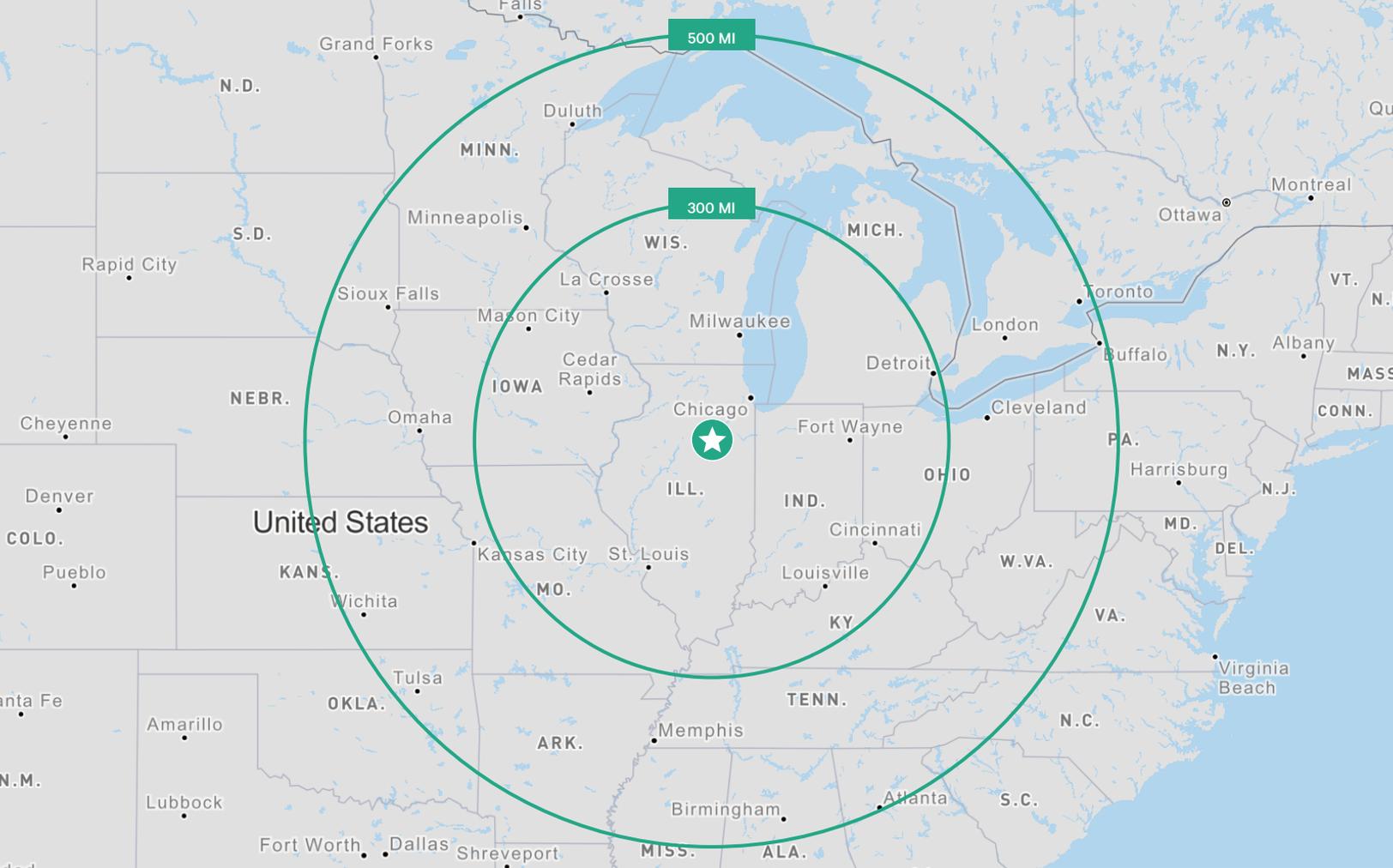


Located directly adjacent to I-80 infrastructure, the Property is poised to take advantage of Chicago's extensive multi-modal local, regional, and national infrastructure.

Just under 10 miles from the I-80/I-55 interchange, occupiers can efficiently access national interstates that span coast to coast and Canada to Mexico. Canadian National Railway Company (CN) announced its plans to invest \$170M in Illinois, as part of its 2025 capital investment program. This includes significant investments towards the construction of a new intermodal facility, located under 3 miles from the Property. The BNSF and UP Intermodal Yards are within 20 miles of the site, and each international airport is within 60 miles.

The Property allows occupiers to utilize various modes of transportation from a convenient location.





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