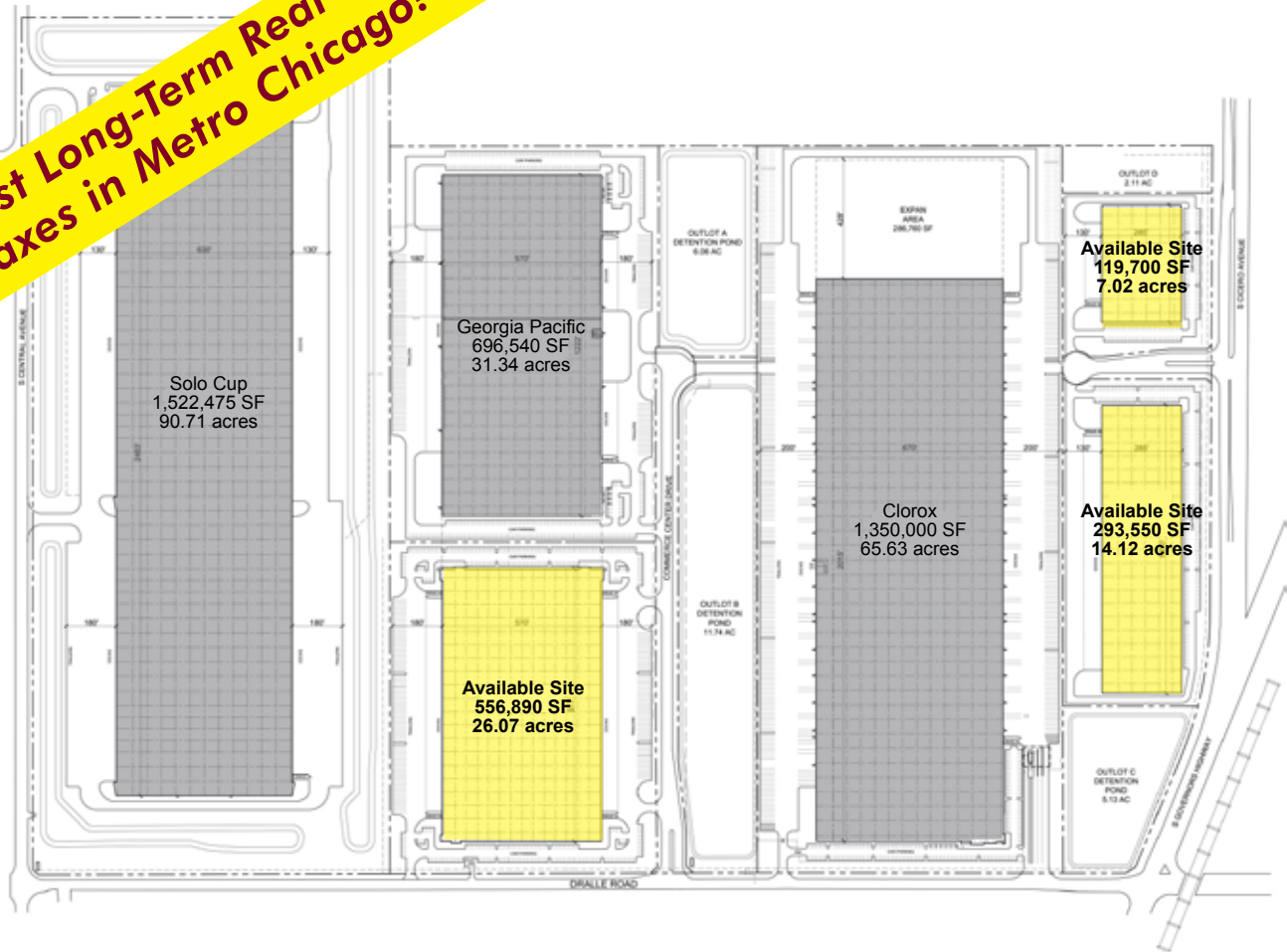


**Lowest Long-Term Real Estate Taxes in Metro Chicago!**



**Build-to-Suit Opportunities: 7-26 acres**

- TIF benefits include 75% rebate of real estate taxes through 2023. Current fully-assessed taxes are approximately \$0.41 PSF.
- Located appr. 8 miles south of I-80 in Will County, IL along I-57, ideal for regional and national distribution.
- Located within 250 acre, master-planned business park.
- Great access to I-57 at both Monee-Manhattan Road and Sauk Trail Road.
- 9 miles to proposed Crete Intermocal (UP & CSX)
- 18 miles to CN Intermodal Yard in Homewood/Harvey
- 23 miles to UP Intermodal Yard in Joliet (Global 4)
- 24 miles from downtown Chicago
- 26 miles to BNSF Intermodal Yard in Elwood
- 30 miles to CSX Intermodal Yard in Bedford Park

# 702 COMMERCE CENTER DRIVE

## University Park, Illinois

For more info, please contact:

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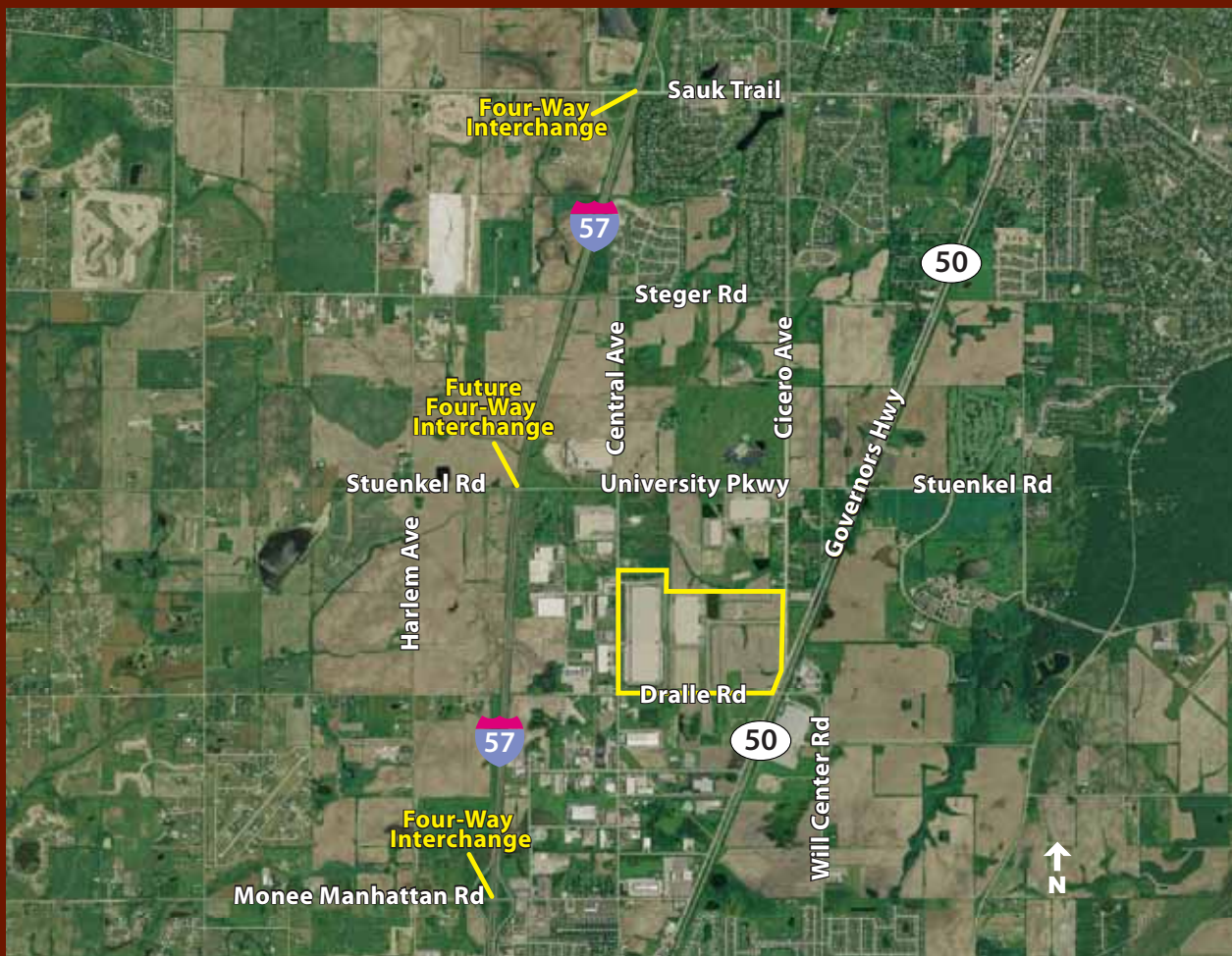
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- Our portfolio returns compare favorably to the National Council of Real Estate Investment Fiduciaries (NCREIF) indexes.

