**MONEE CORPORATE CENTER - MONEE THREE**
**CLEVELAND AVENUE - MONEE - WILL COUNTY, IL**

75,000 - 220,440 SQUARE FEET
FLEXIBLE LAYOUT CONFIGURATIONS

**PROPERTY HIGHLIGHTS**

- 220,440 SF Available (Divisible)
- Office to Suit
- Precast Construction
- 11.07 Acre Site
- 32’ Clear Ceiling Height
- 22 Exterior Docks (Expandable)
- 4 Drive-In Doors (Expandable)
- 141 Auto Stalls (Expandable)
- 18 Trailer Stalls (Expandable)
- Power: 800 Amps/480 Volts
- ESFR Sprinkler System
- 7” Floor Slabs
- T5 or LED Lighting Available
- 50’ x 48’ Bays
- RE Taxes: $.42 psf 2017
- Lease Rate: Subject to Offer

Just a few minutes from Full Interchange at Monee/Manhattan Road and I-57
- Lowest Per Square Foot Property Taxes in the Chicago Metro area
- Tax Increment Financing Resulting in a 60% Real Estate Tax Abatement in Monee
- Less than a 15 minute drive to the I-57 and I-80 Interchange
- Regional Technical Colleges - Training and Job Centers within close proximity to property
- Corporate neighbors include Amazon, Georgia Pacific, Clorox & Solo Cup
- Large local workforce

For more information please contact:

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Another development by:

[Logo: northern Builders, Inc.]
COMPANIES IN THE AREA

1. Georgia Pacific
2. Whiting Corporation
3. DIY Group
4. Liberty Furniture
5. Jacobson
6. DSV Solutions
7. Amazon
8. Yoshino Corporation
9. National Tube Supply
10. Kloeckner Metals
11. BlueLinx Corporation
12. Clorox Company
13. Georgia Pacific
14. Solo Cup
15. Premier Transportation / TJ MAXX
16. Federal Signal
17. Lineage Logistics
18. Middle Atlantic Products
19. Midwest Store Fixtures
20. DSC Logistics / Smuckers
Monee Tax Savings Comparison

Tax Increment Financing Resulting in a 60% Real Estate Tax Abatement in Monee*

<table>
<thead>
<tr>
<th>Submarket</th>
<th>Real Estate Taxes- Average PSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monee Corporate Center</td>
<td>$0.42</td>
</tr>
<tr>
<td>South Cook</td>
<td>$2.15</td>
</tr>
<tr>
<td>I-55 North</td>
<td>$2.13</td>
</tr>
<tr>
<td>I-55 South</td>
<td>$1.25</td>
</tr>
<tr>
<td>Joliet/I-80</td>
<td>$1.10</td>
</tr>
<tr>
<td>NW Indiana</td>
<td>$0.55</td>
</tr>
</tbody>
</table>

*Average per square foot tax rates are based on a sampling of available space in each submarket.