
1237^{w.} DIVISION



SECOND CITY. SECOND STORY.

1237 W. Division is the region's first multistory logistics facility. Situated downtown in Chicago's Goose Island neighborhood, the project is the foremost distribution location serving ~\$2 billion in ecommerce customers within a 5-mile radius. Set to deliver Q3 2024, 1237 W. Division provides unparalleled operational efficiency featuring:

- ~1.2MM SF
- 1,590 auto parking stalls or 763 van parking stalls
- Full 135-foot 1st and 2nd floor truck courts
- 36-foot clear heights
- Separate truck and passenger vehicle access points
- Operational efficiency featuring 9,200 amps of power & ESFR
- Enterprise Zone: Sales tax abatement on building materials
- 6B tax incentive

[View Property Video](#)

[View Virtual Tour](#)



NEAR EVERYTHING. BEYOND COMPARE.



IMMEDIATE PROXIMITY TO WHAT MATTERS MOST.

1237 W. Division offers unparalleled access to the largest concentration of consumers and businesses in the region. The project is the new standard for logistics. **Everything else is simply a level below.**





WE'RE RAMPING UP. ↻

Full fleet flexibility with separate entrances for truck and passenger vehicles. 135-foot truck courts and 58 dock positions service two floors of 36-foot clear warehouse space. 1237 W. Division is the perfect solution for all logistics needs.

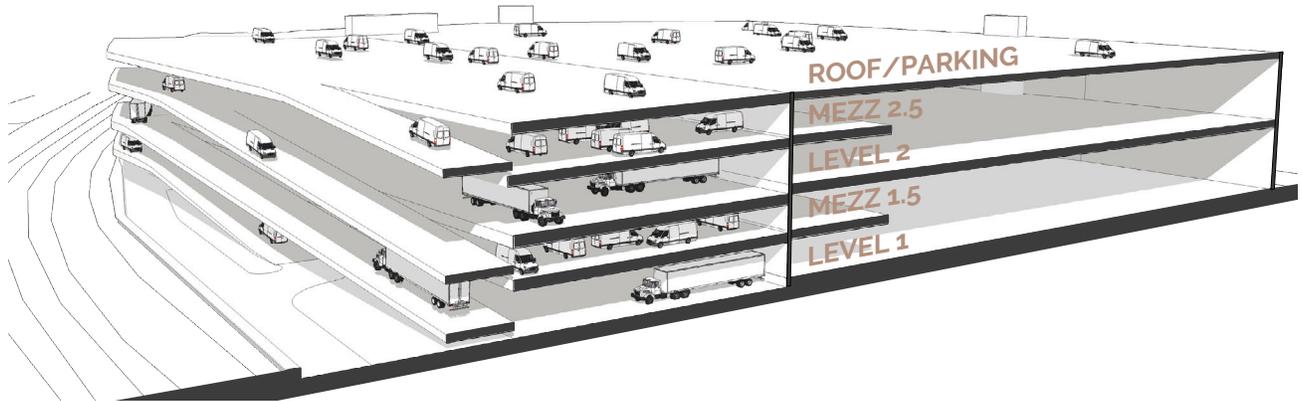
1.2M FULL BUILDING
SQUARE FOOTAGE

135' TRUCK
COURTS

36' CLEAR
HEIGHTS

5 LEVELS

HOW WE STACK UP.



LEVEL 1	
SQ. FOOTAGE	±252,706
CLEAR HEIGHT	36'
DOCKS/D.I.D.	28/2

LEVEL 2	
SQ. FOOTAGE	±252,737
CLEAR HEIGHT	34'
DOCKS/D.I.D.	28/2

LEVEL 1.5 MEZZANINE	
INTERIOR SQ. FOOTAGE	±32,990
EXTERIOR SQ. FOOTAGE	±77,400
CLEAR HEIGHT	16'-0"
PARKING	187 CARS OR 90 VANS
MEZZ DOCKS/D.I.D.	6/4

LEVEL 2.5 MEZZANINE	
INTERIOR SQ. FOOTAGE	±32,990
EXTERIOR SQ. FOOTAGE	±78,000
CLEAR HEIGHT	16'-0"
PARKING	187 CARS OR 90 VANS
MEZZ DOCKS/D.I.D.	6/4

LEVEL 3 ROOF	
SQ. FOOTAGE	±295,000
PARKING	813 CARS OR 448 VANS

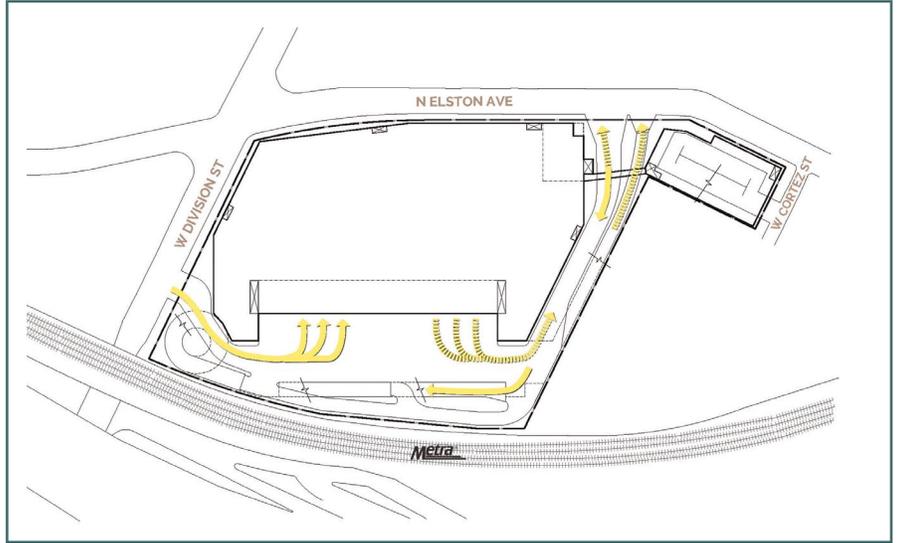
PARKING GARAGE <i>(Separate Structure)</i>	
SQ. FOOTAGE	±153,854
CLEAR HEIGHT	15'-0"
PARKING	403 CARS OR 135 VANS

TRUCK INBOUND AND OUTBOUND SITE CIRCULATION

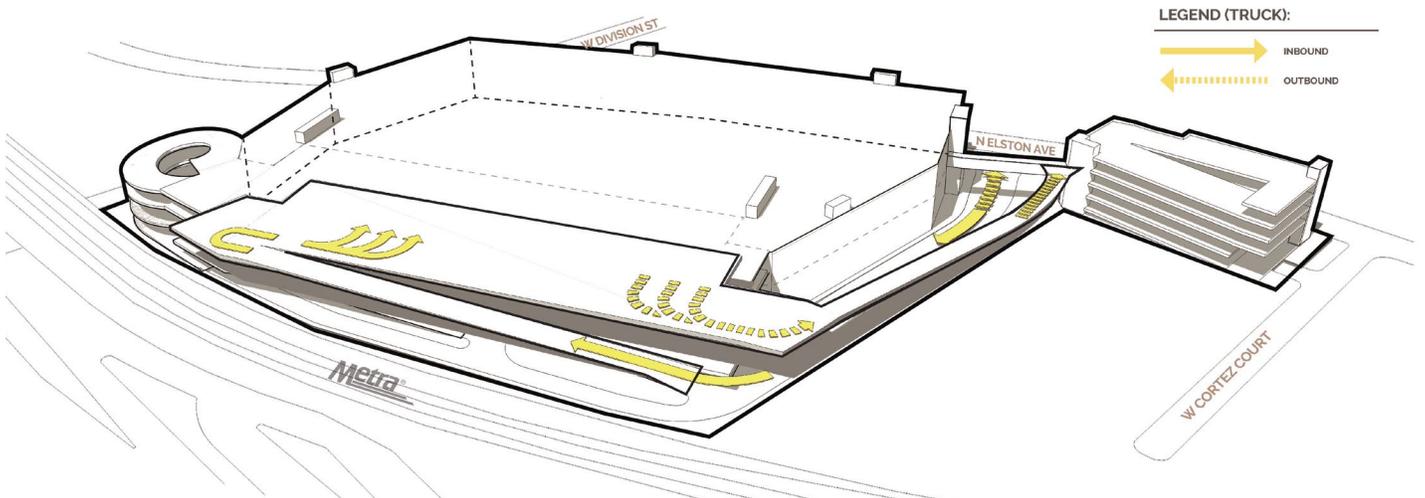
DIVISION ST. & ELSTON AVE.



SITE PLAN



SECTION PERSPECTIVE



LEGEND (TRUCK):

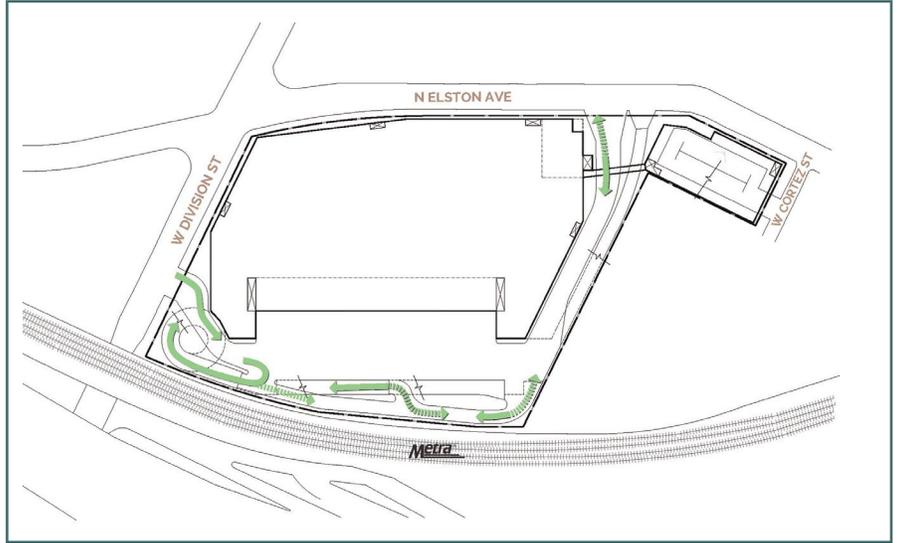
- INBOUND
- OUTBOUND

FLEET INBOUND AND OUTBOUND SITE CIRCULATION

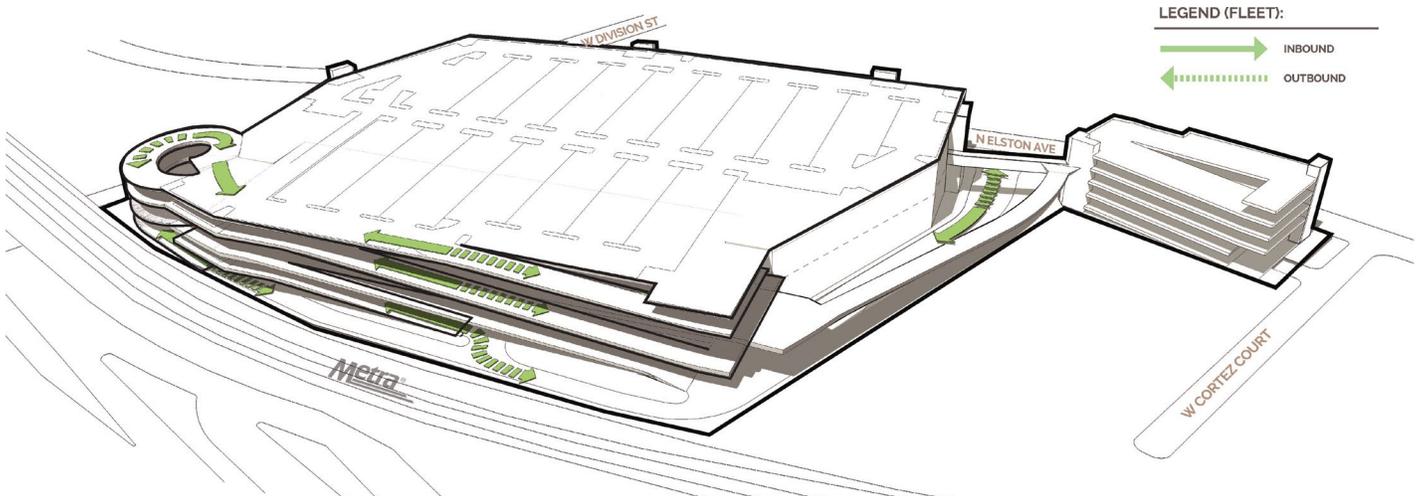
DIVISION ST. & ELSTON AVE.



SITE PLAN



SECTION PERSPECTIVE



LEGEND (FLEET):

- INBOUND
- OUTBOUND

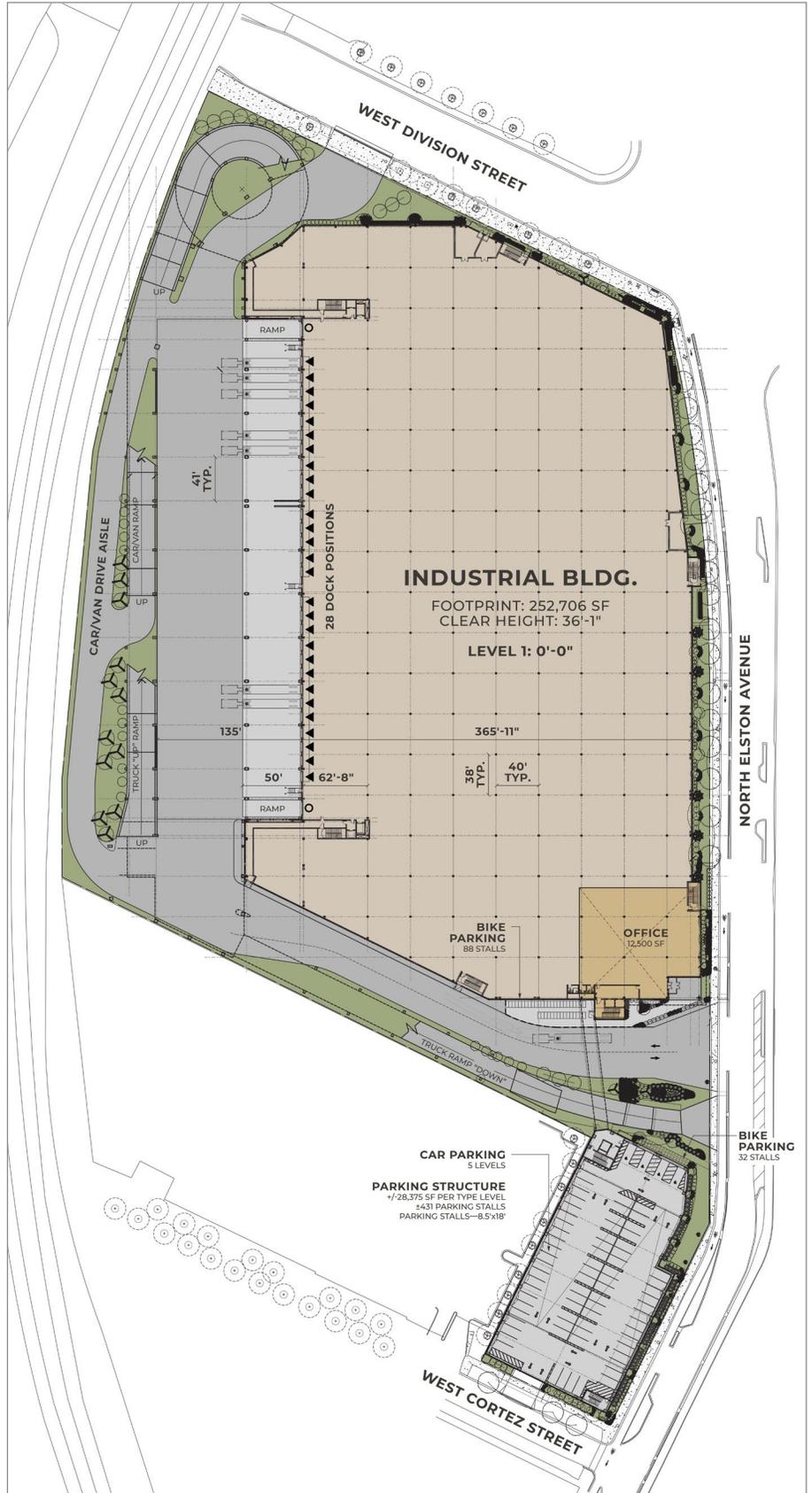
WAREHOUSE CONCEPTUAL SITE PLAN

DIVISION ST. & ELSTON AVE.



LEVEL 1

- 252,706 SF
- 12,500 SF OFFICE
- 36' CLEAR HEIGHT
- 28 DOCK DOORS
- 2 DRIVE-IN DOORS
- 40' X 38' BAY SPACING



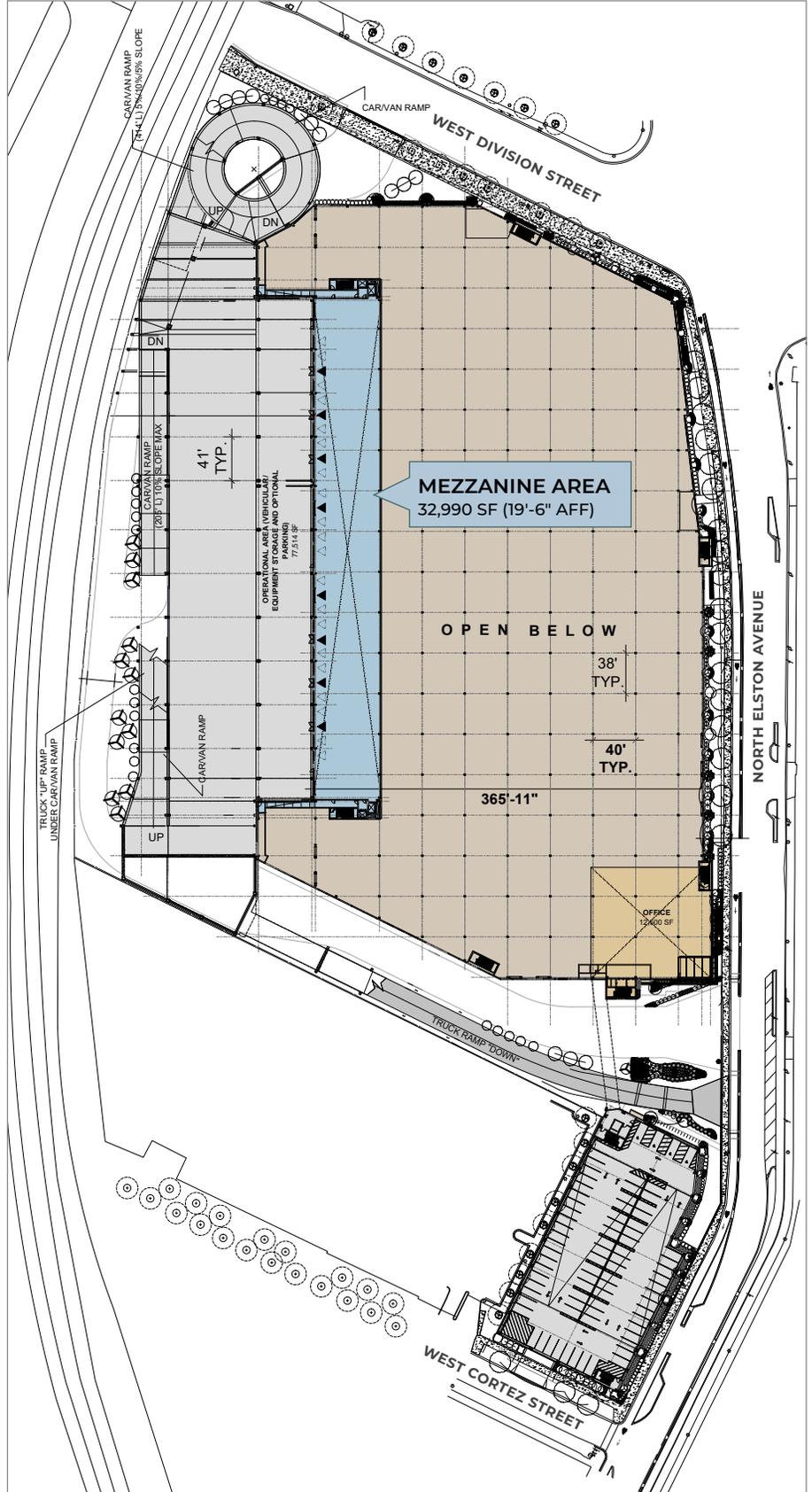
WAREHOUSE CONCEPTUAL SITE PLAN

DIVISION ST. & ELSTON AVE.



LEVEL 1.5 MEZZANINE

- **32,990** INTERIOR SF
- **77,400** EXTERIOR SF
- **16'** CLEAR HEIGHT - INTERIOR MEZZANINE
- **15'** CLEAR HEIGHT - EXTERIOR MEZZANINE
- **187** AUTO PARKING SPACES OR **90** VANS
- **(6)** 8' X 9' DOUBLE DOORS (SWING DOORS)
- **(4)** 12' X 12' DRIVE-IN DOORS
- **40' X 38'** BAY SPACING



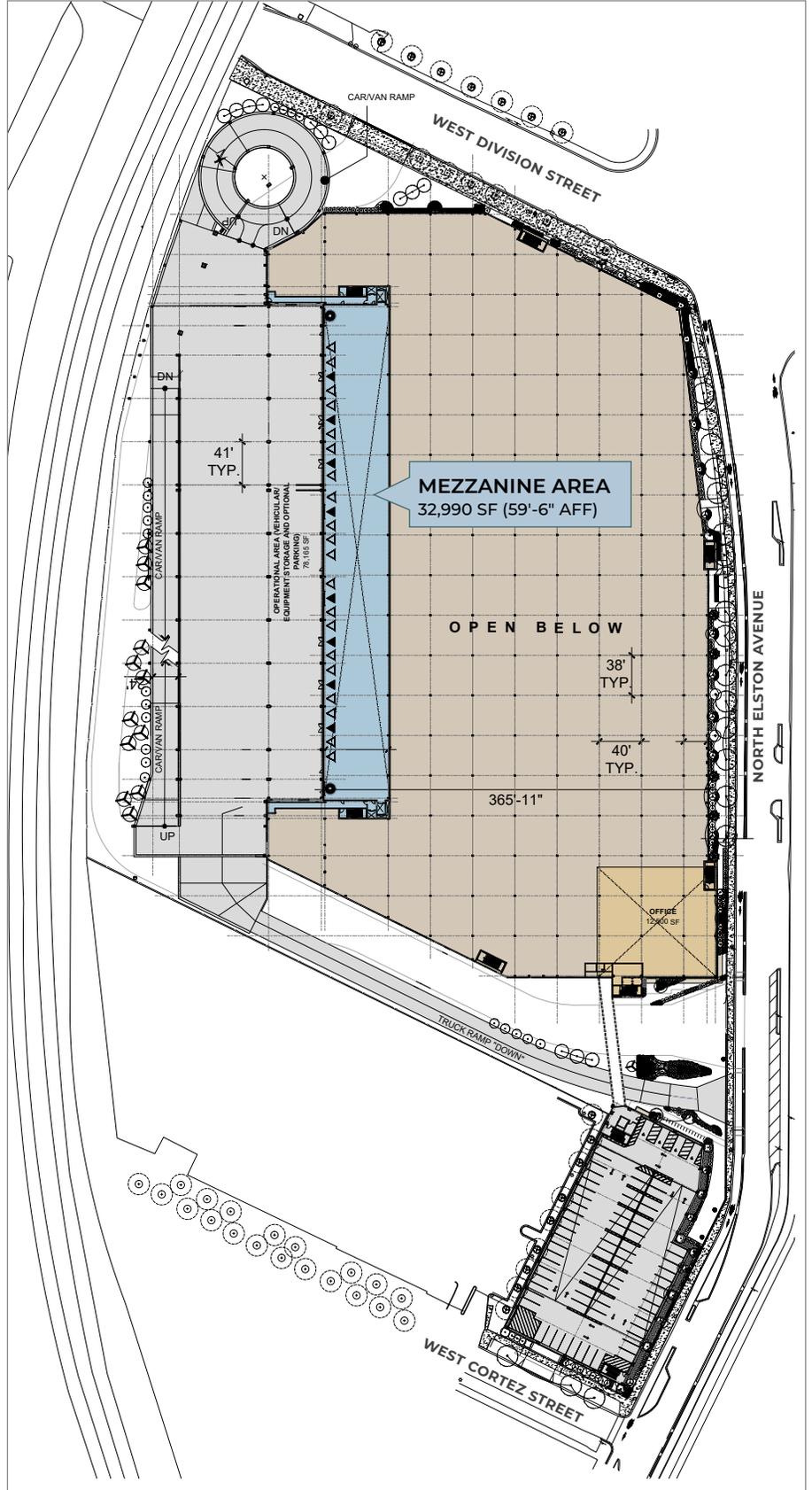
**WAREHOUSE
CONCEPTUAL
SITE PLAN**

DIVISION ST. & ELSTON AVE.



**LEVEL 2.5
MEZZANINE**

- **32,990** INTERIOR SF
- **78,000** EXTERIOR SF
- **16'** CLEAR HEIGHT - INTERIOR MEZZANINE
- **15'** CLEAR HEIGHT - EXTERIOR MEZZANINE
- **187** AUTO PARKING SPACES OR **90** VANS
- **(6)** 8' X 9' DOUBLE DOORS (SWING DOORS)
- **(4)** 12' X 12' DRIVE-IN DOORS
- **40' X 38'** BAY SPACING



WAREHOUSE CONCEPTUAL SITE PLAN

DIVISION ST. & ELSTON AVE.

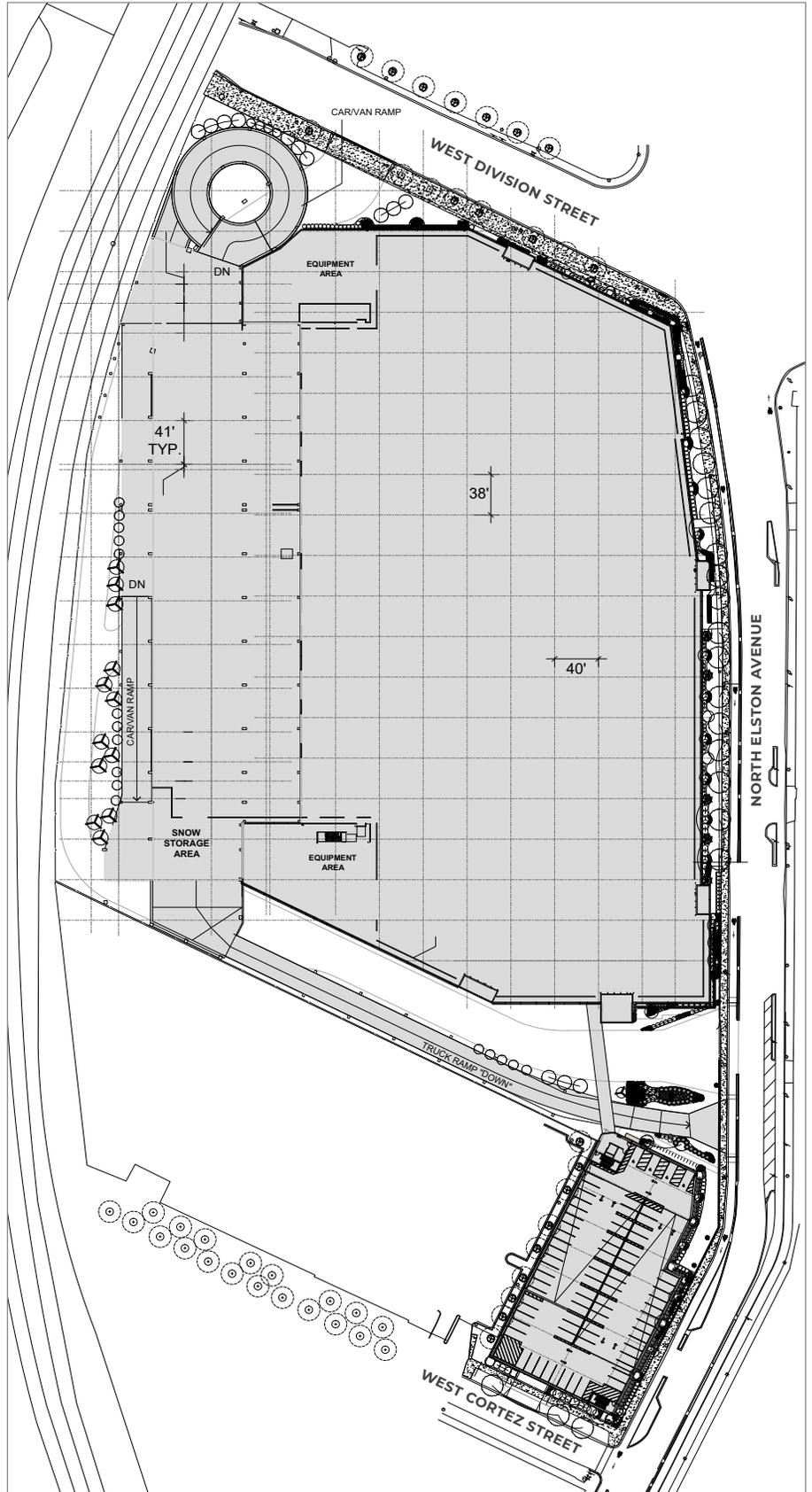


LEVEL 3 ROOF

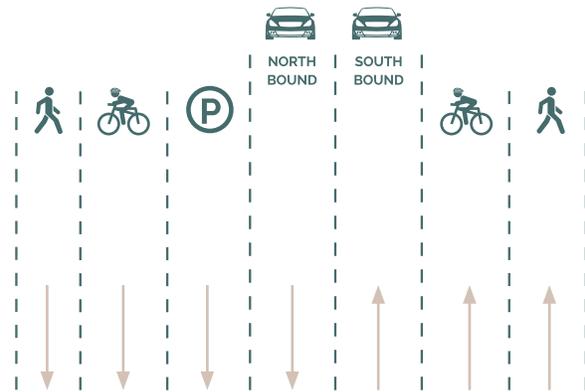
- 292,530 SF
- 813 AUTO PARKING SPACES OR 448 VANS

PARKING GARAGE (SEPARATE STRUCTURE)

- 153,854 SF
- 5 LEVELS
- 15' CLEAR HEIGHT
- 403 AUTO PARKING SPACES OR 135 VANS
- 120 BIKE PARKING STALLS
- PEDESTRIAN BRIDGE TO BUILDING



BUILDING BIGGER, BUILDING BETTER.



1237th
DIVISION

At 1237 W. Division, the neighborhood is always top of mind. The project blends the design language of Chicago’s historic facades with the modernity of new residential and entertainment projects. Pedestrian walkways, bike paths, on-site public transit, electric vehicle charging stations, greenspaces and public art offer tenants and visitors a premier experience.



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DELIVERING Q3 2024 EXPLORE WHAT'S COMING

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