



CONNECTIONS

Commerce Center

NOW LEASING

111,061 SF Distribution Building

Strategically located within 3-miles of Interstates 44, 55, 64 and 70 Connections Commerce Center delivers the right combination of quick interstate access, market connectivity and lower operating expenses.

1630-1650 WAYNE LANTER AVE.
Madison, IL 62060



Connections Commerce Center delivers lower operating expenses with real estate taxes of just \$0.67/SF.

LOWER EXPENSES



QUICK ACCESS

Strategically located to provide quick access and connectivity to both the Metro East and Metro West markets, Connections Commerce Center has direct access, via four bridges, to four different Interstates including I-44, I-55, I-64 and I-70.



<2 MILES
to I-70



3 MILES
to I-44, I-55 & I-64



4 BRIDGES
to four different Interstates
including I-44, I-55, I-64 and I-70



9 MILES
to FedEx Ground



20 MINUTES
to four Intermodal Rail
including CSX, NS, UP & BNSF



NORTHPOINT DEVELOPMENT

at a glance

149.9 MM SF
CURRENT INDUSTRIAL
PORTFOLIO

\$18.3 BILLION
TOTAL CAPITAL RAISED
SINCE INCEPTION

27.1 MM SF
INDUSTRIAL SPACE
LEASED IN 2023

87,200 JOBS
OPERATIONAL & CONSTRUCTION
JOBS CREATED

35 MM SF
INDUSTRIAL SPACE
UNDER DEVELOPMENT

\$12.3 BILLION
CHARITABLE CONTRIBUTIONS
SINCE INCEPTION

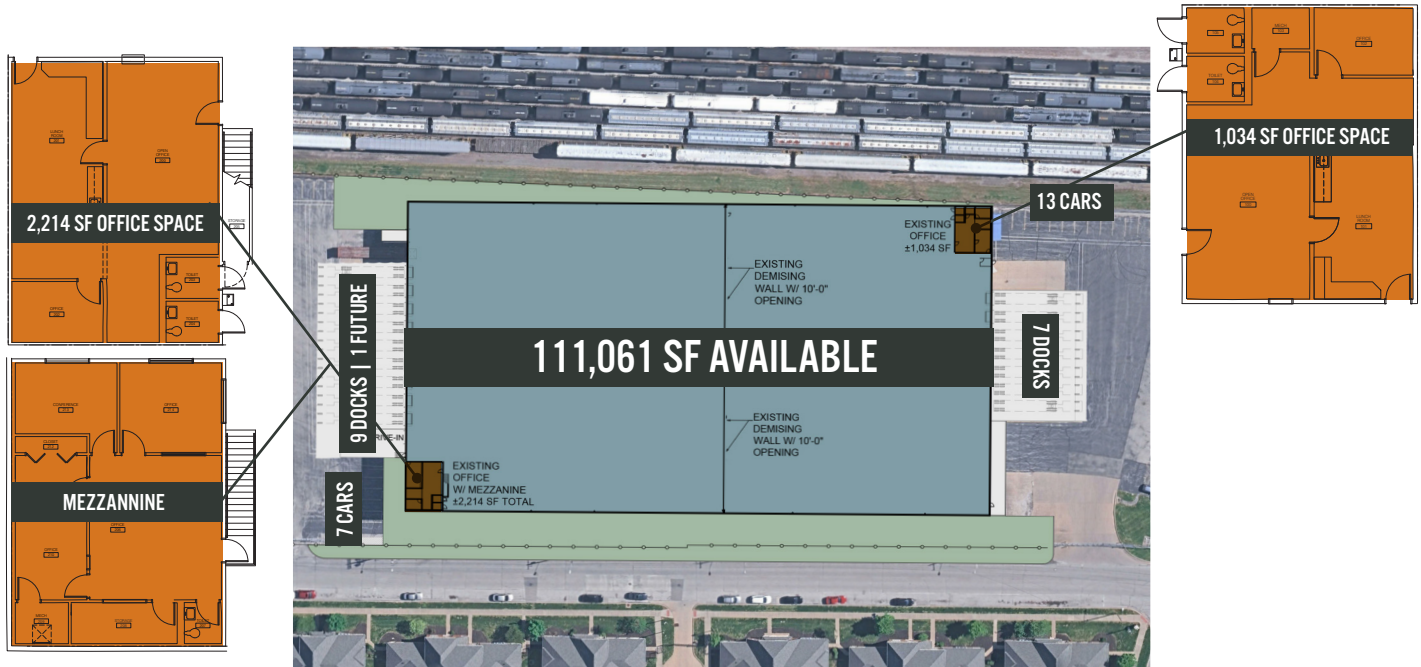
OFFICE LOCATIONS

Corporate HQ:
Kansas City, MO
St Louis, MO
Cincinnati, OH
Chicago, IL
Sacramento, CA
Detroit, MI
Salt Lake City, UT
Charlotte, NC
Philadelphia, PA
Los Angeles, CA



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BUILDING SPECS

BUILDING SIZE	111,061 SF	LIGHTING	LED high bay lighting w/ motion sensors
OFFICE FINISH	1,034 SF (office pod 1) 2,214 SF (office pod 2)	FIRE SUPPRESSION	Wet Sprinkler
BUILDING CONFIG.	452' deep, cross dock design	DOCK DOORS	18 (14 w/ vertical storing levelers)
CONSTRUCTION	Precast concrete	DRIVE-IN DOORS	1 (10'w x 14'h)
YEAR BUILT	1993	COLUMN SPACING	40' w x ±50 d'
SPECIALIZATIONS	Climate control, food-grade, secured site	CAR PARKING	20 Spaces
CLEAR HEIGHT	26'	ELECTRICAL SERVICE	800 amp/ 480/277 volt/ 3-phase

DAVID BRANDING

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