

# OVER 1,200,000 SF BUILD-TO-SUIT OPPORTUNITIES

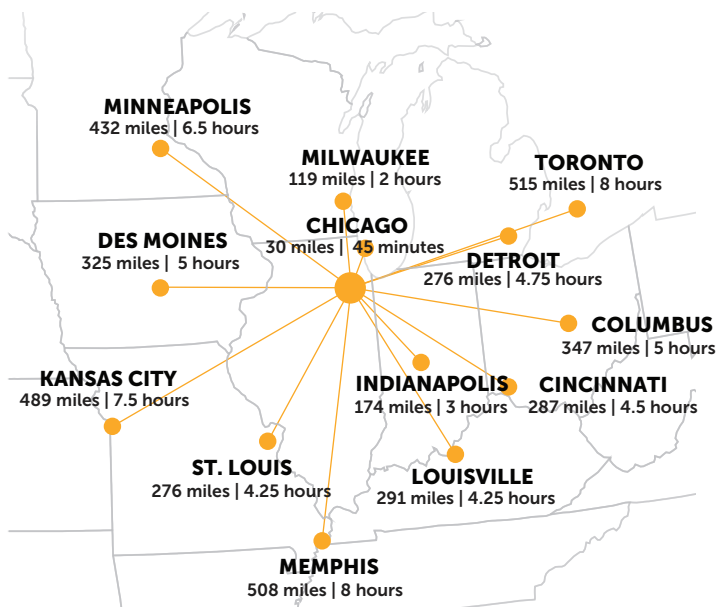
OUTSTANDING INFILL LOCATION  
UNPRECEDENTED ACCESS TO MULTIPLE HIGHWAYS



## TINLEY PARK

### BUSINESS CENTER

- Build-to-suit options from 200,000 SF to 1,000,000 SF on 110-acre industrial campus
- Unique location at the Northeast corner of S. Harlem Avenue and Vollmer Road with immediate access to three major highway systems: Interstate 80, Interstate 57 and Interstate 294
- Single-load and Cross-docked configurations available
- Heavy trailer and automobile parking at each building
- Access to dense, established Cook County labor pool
- Cook County Class 8 real estate tax abatement approved
- Adjacent to one of the largest e-commerce fulfillment centers in North America



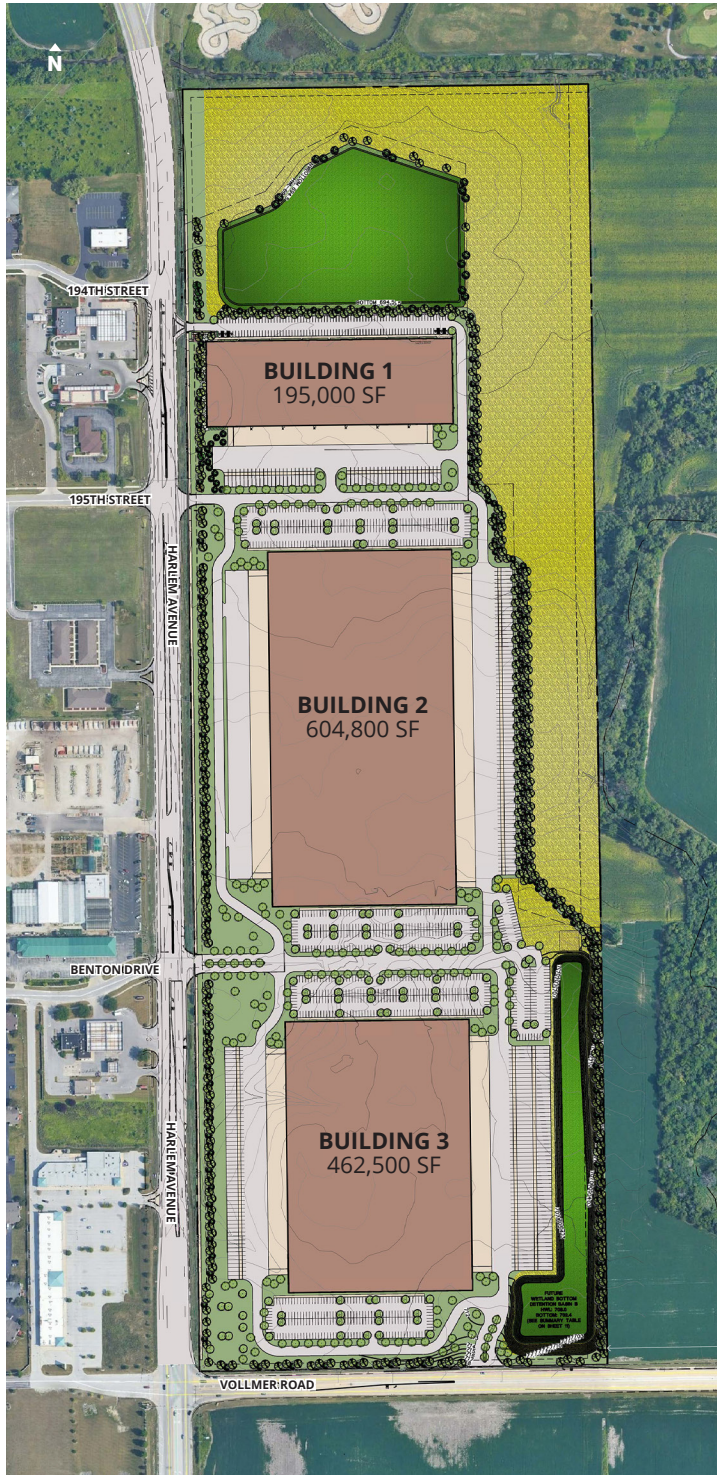
**SAM DURKIN**

+1 773 343 4361

[sam.durkin@jll.com](mailto:sam.durkin@jll.com)







## CONCEPT 1: TRADITIONAL INDUSTRIAL BUILDING 1

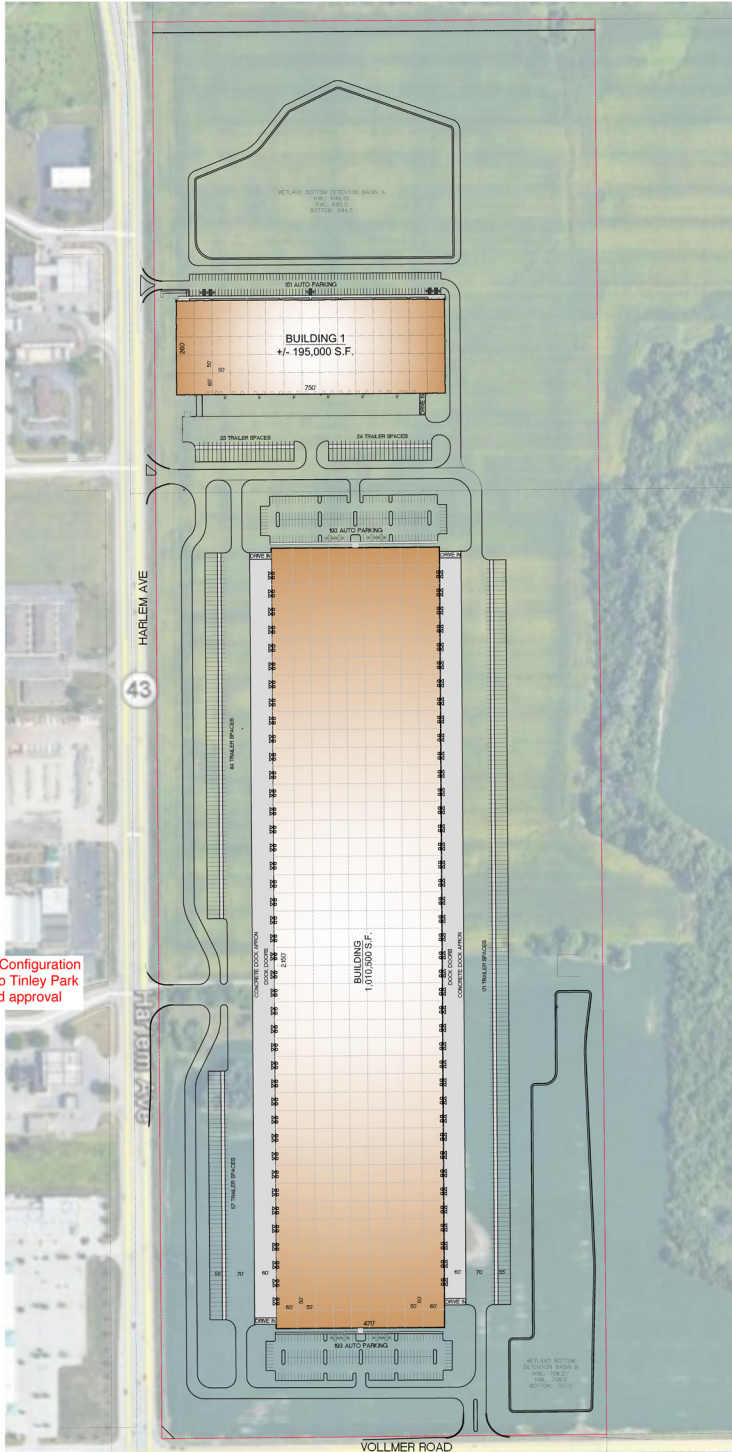
AVAILABLE SPACE:	195,000 SF
OFFICE:	To suit
CLEAR HEIGHT:	32'
EXTERIOR DOCKS:	21 (expandable to 43)
DRIVE-IN DOORS:	2
COLUMN SPACING:	50' x 50' with 60' speed bays
SPRINKLERS:	ESFR
LIGHTING:	LED
POWER:	1,600 amps

## BUILDING 2

AVAILABLE SPACE:	604,800 SF (expandable)
OFFICE:	To suit
CLEAR HEIGHT:	36'
EXTERIOR DOCKS:	60 (expandable to 140)
DRIVE-IN DOORS:	4
COLUMN SPACING:	55' x 54' with 60' speed bays
SPRINKLERS:	ESFR
LIGHTING:	LED
POWER:	2,500 amps

## BUILDING 3

AVAILABLE SPACE:	462,500 SF
OFFICE:	To suit
CLEAR HEIGHT:	36'
EXTERIOR DOCKS:	46
DRIVE-IN DOORS:	4
COLUMN SPACING:	55' x 54'
SPRINKLERS:	ESFR
LIGHTING:	LED
POWER:	2,500 amps



## CONCEPT 2: MEGA BOX INDUSTRIAL

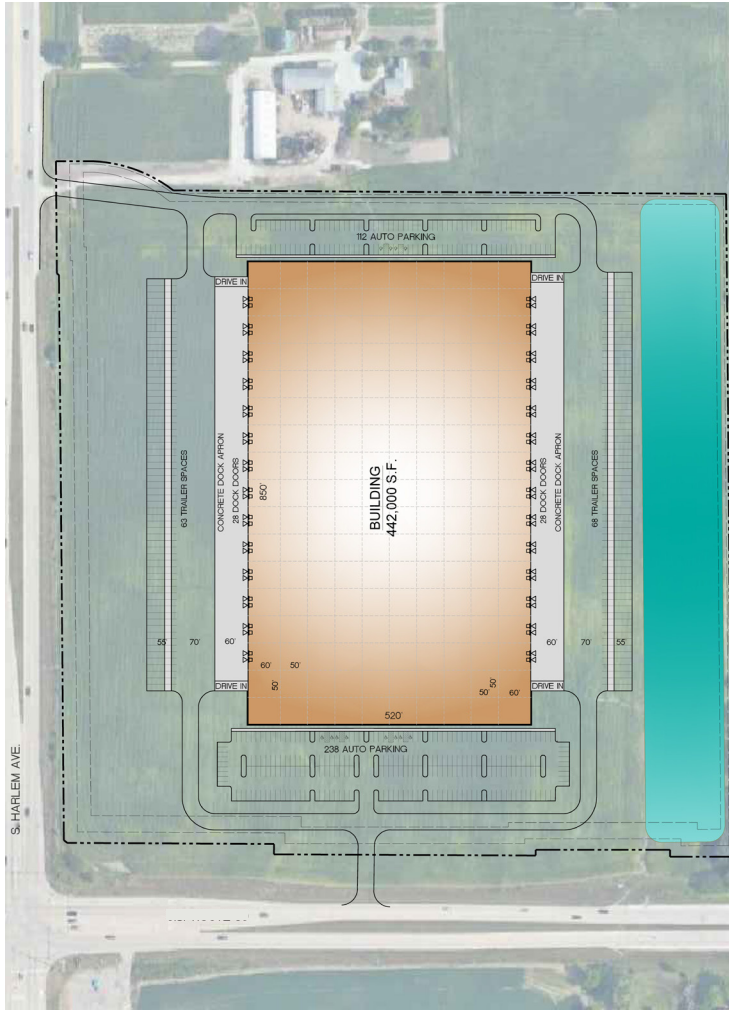
### BUILDING 1

AVAILABLE SPACE:	195,000 SF
OFFICE:	To suit
CLEAR HEIGHT:	36'
EXTERIOR DOCKS:	24
DRIVE-IN DOORS:	1
COLUMN SPACING:	60' x 50'
SPRINKLERS:	ESFR
LIGHTING:	LED
POWER:	2,500 amps

### BUILDING 2

AVAILABLE SPACE:	1,010,500 SF
OFFICE:	To suit
CLEAR HEIGHT:	40'
EXTERIOR DOCKS:	164
DRIVE-IN DOORS:	4
COLUMN SPACING:	60' x 50'
SPRINKLERS:	ESFR
LIGHTING:	LED
POWER:	Ample



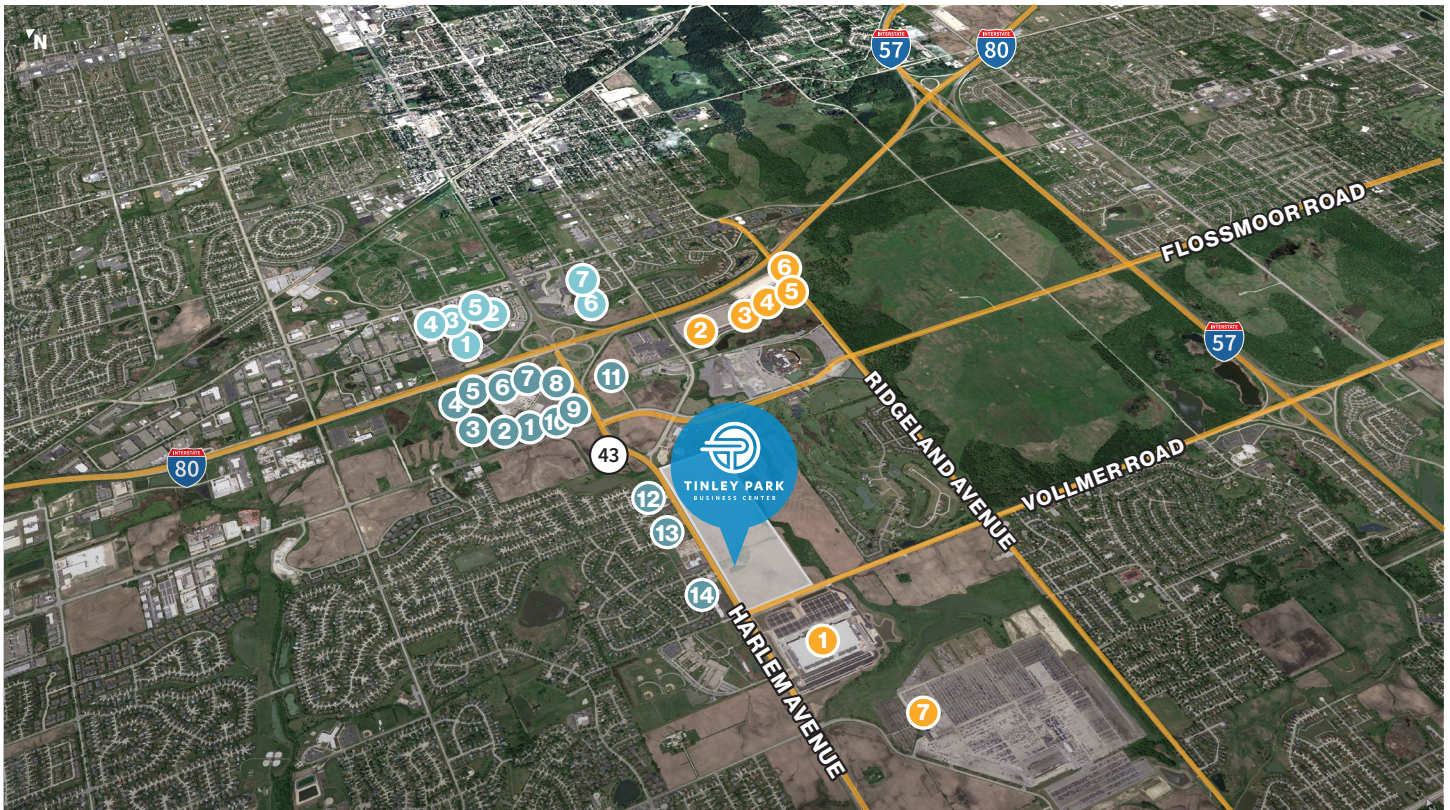


## CONCEPT 3: COLD STORAGE

### BUILDING 1

AVAILABLE SPACE:	442,000 SF
OFFICE:	To suit
CLEAR HEIGHT:	40'
EXTERIOR DOCKS:	56
DRIVE-IN DOORS:	4
COLUMN SPACING:	60' x 50'
SPRINKLERS:	ESFR
LIGHTING:	LED
POWER:	Ample





## AMENITIES & LOCAL USERS

### RETAIL

1. Target
2. Michaels
3. Dick's Sporting Goods
4. HomeGoods
5. Best Buy
6. Ross Dress of Less
7. TJ Maxx
8. Taco Bell
9. Subway
10. Panera Bread
11. CarMax
12. Gas N Wash
13. BMO Harris
14. Speedway

### HOSPITALITY

1. WoodSpring Suites
2. Hampton Inn
3. Wingate
4. Comfort Inn & Suites
5. La Quinta Inn
6. Even Hotel Chicago
7. Tinley Park Convention Center

### LOCAL INDUSTRIAL USERS

1. Amazon Fulfillment Center (4MM SF)
2. Lippert Components
3. Wrisco Industries
4. NewAge Products
5. GM Lighting
6. Home Depot Distribution
7. Manheim Chicago - Automotive

**SAM DURKIN**

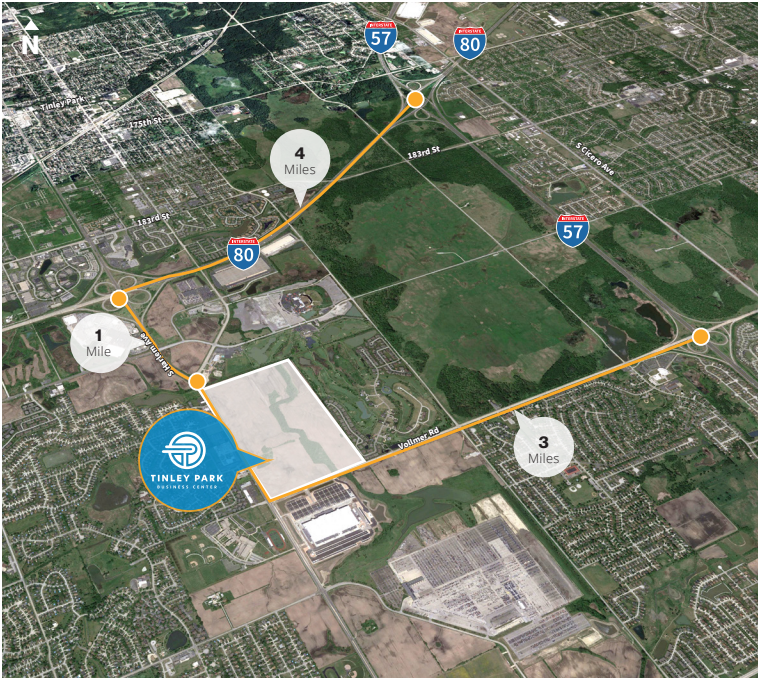
+1 773 343 4361

[sam.durkin@jll.com](mailto:sam.durkin@jll.com)



**TINLEY PARK**  
BUSINESS CENTER





## LOCAL ACCESS

### Interstate 80 via Harlem Avenue

1 mile | 4 minutes

### Interstate 80 / Interstate 57 Interchange

4 miles | 7 minutes

### Interstate 57 via Vollmer Road

3 miles | 7 minutes

### Downtown Chicago

30 miles | 45 minutes

## REGIONAL ACCESS

### Union Pacific Global IV | Joliet

26 miles | 38 minutes

### CN Intermodal Terminal | Harvey

11 miles | 15 minutes

### BNSF Railway | Chicago Logistics Park | Elwood

34 miles | 42 minutes

### O'Hare International Airport

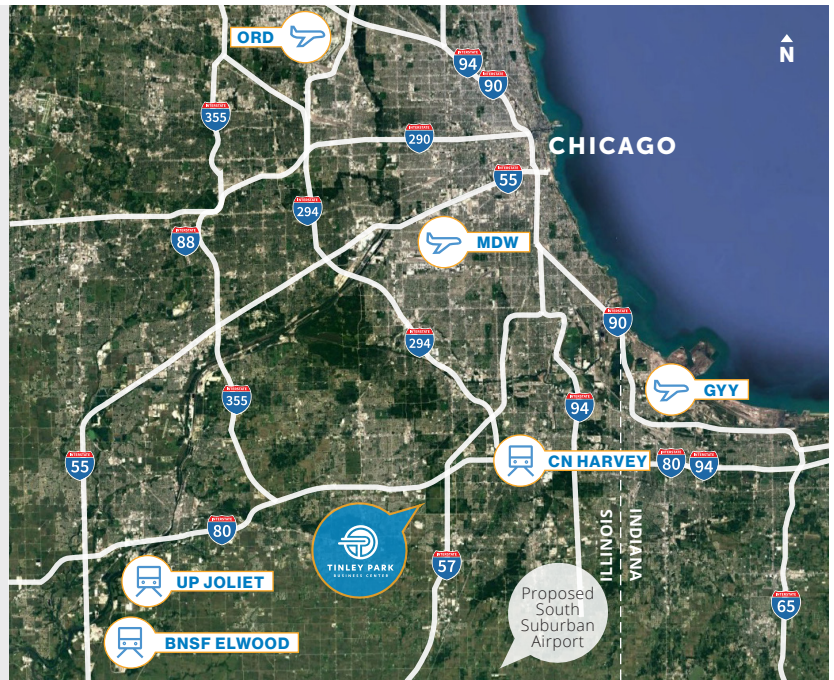
50 miles | 60 minutes

### Midway International Airport

22 miles | 45 minutes

### Indiana State Line

15 miles | 20 minutes



**SAM DURKIN**

+1 773 343 4361

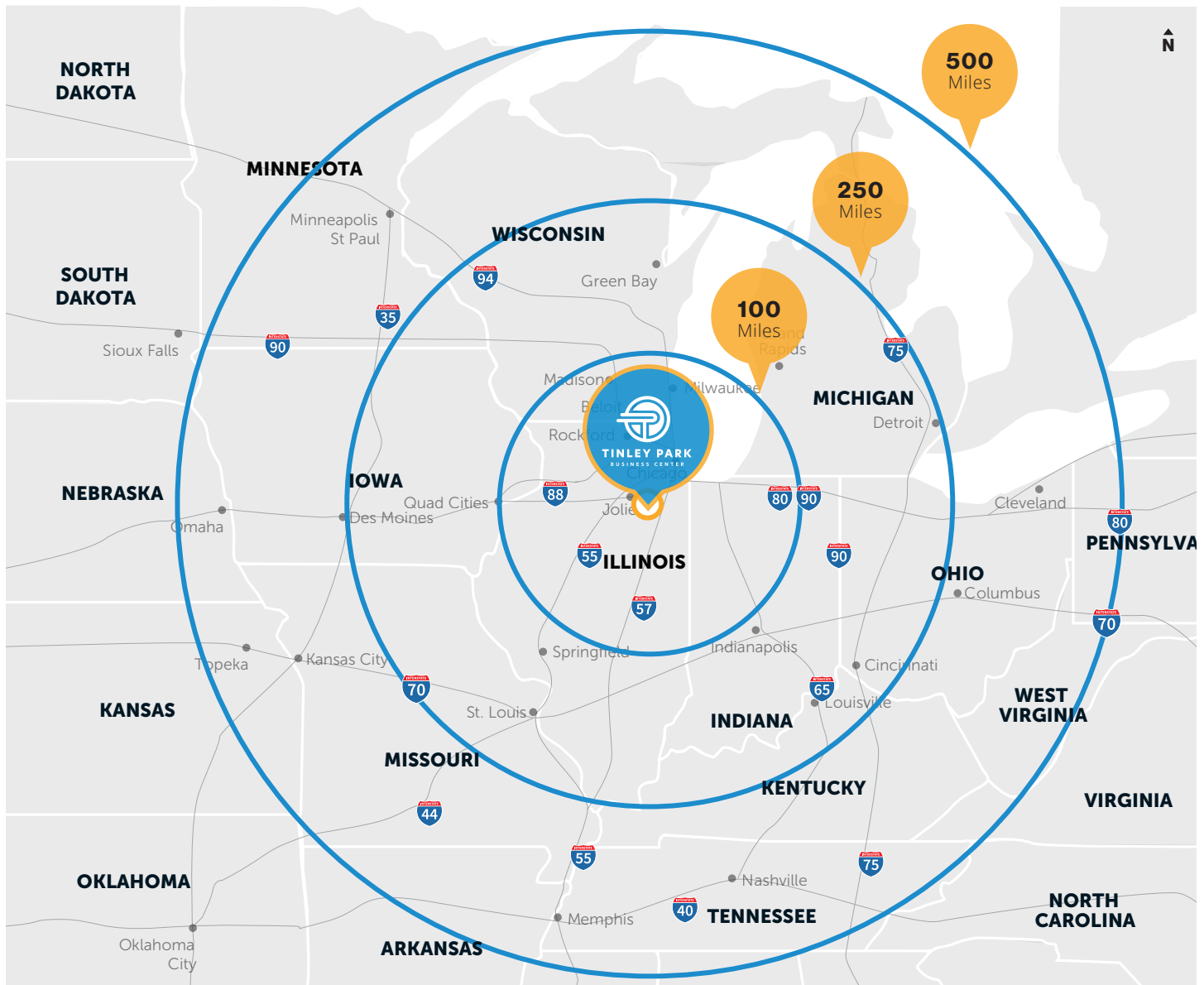
[sam.durkin@jll.com](mailto:sam.durkin@jll.com)



**TINLEY PARK**  
BUSINESS CENTER



# ONE DAY DRIVE TIME



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

**SAM DURKIN**

+1 773 343 4361

[sam.durkin@jll.com](mailto:sam.durkin@jll.com)



**TINLEY PARK**  
BUSINESS CENTER