

± 357,619 SF
DIVISIBLE
AVAILABLE Q1 2027

DERMODY

JLL

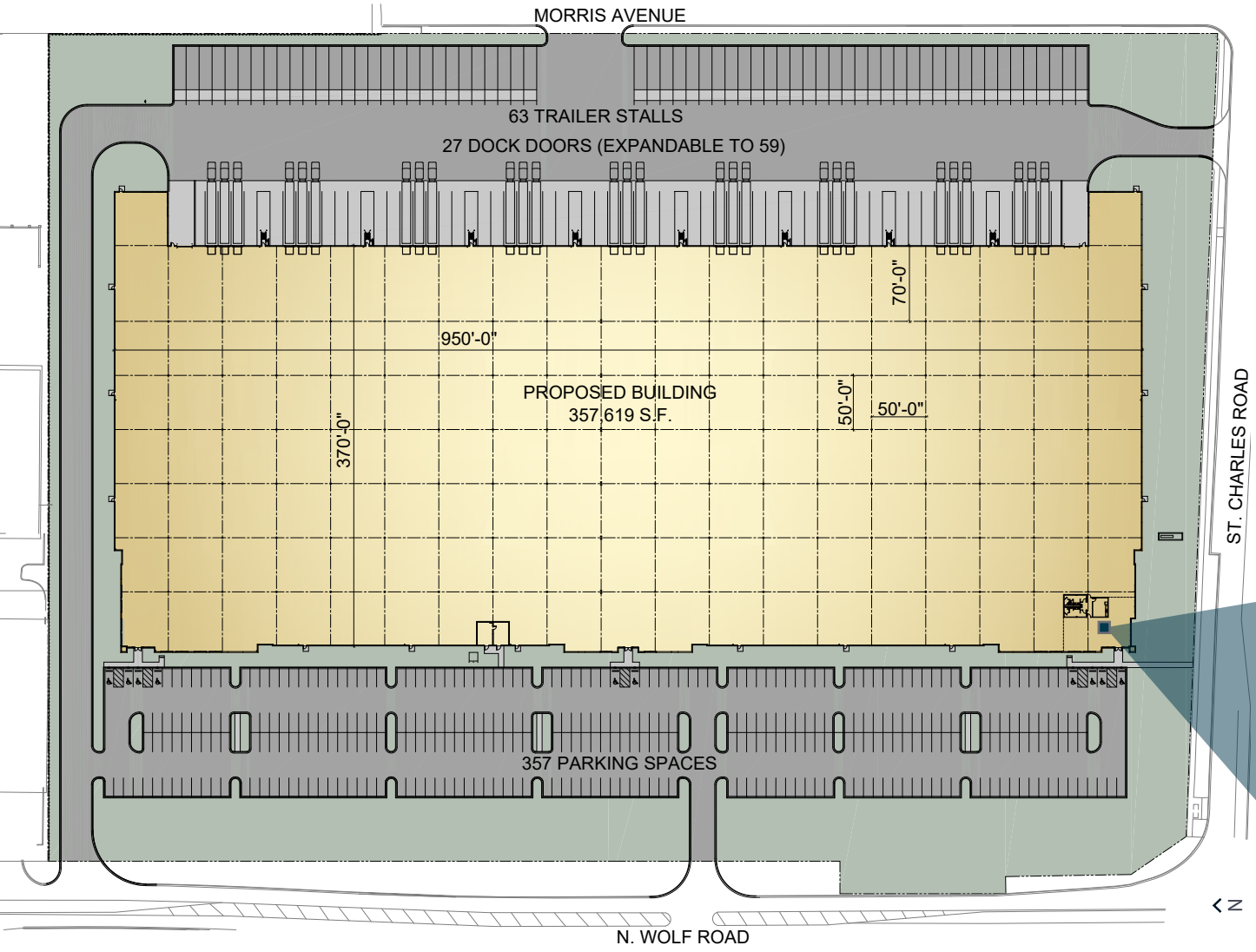
LogistiCenter® at Berkeley

5300 St Charles Rd, Berkeley, IL 60163

Dermody.com

Building Specifications

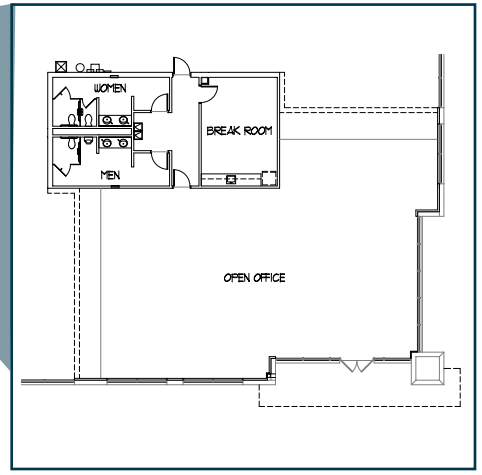
5300 St Charles Rd, Berkeley, IL 60163



Property Specifications

Footprint	357,619 SF
Spec Office	3,497 SF
Clear Height	40'0"
Column Spacing	50'w x 50'd
Speed Bay	70'
Dock-High Doors	27 (exp to 59)
Grade-Level Doors	2
Car Parking	357
Trailer Parking	63
Power	4,000 amps

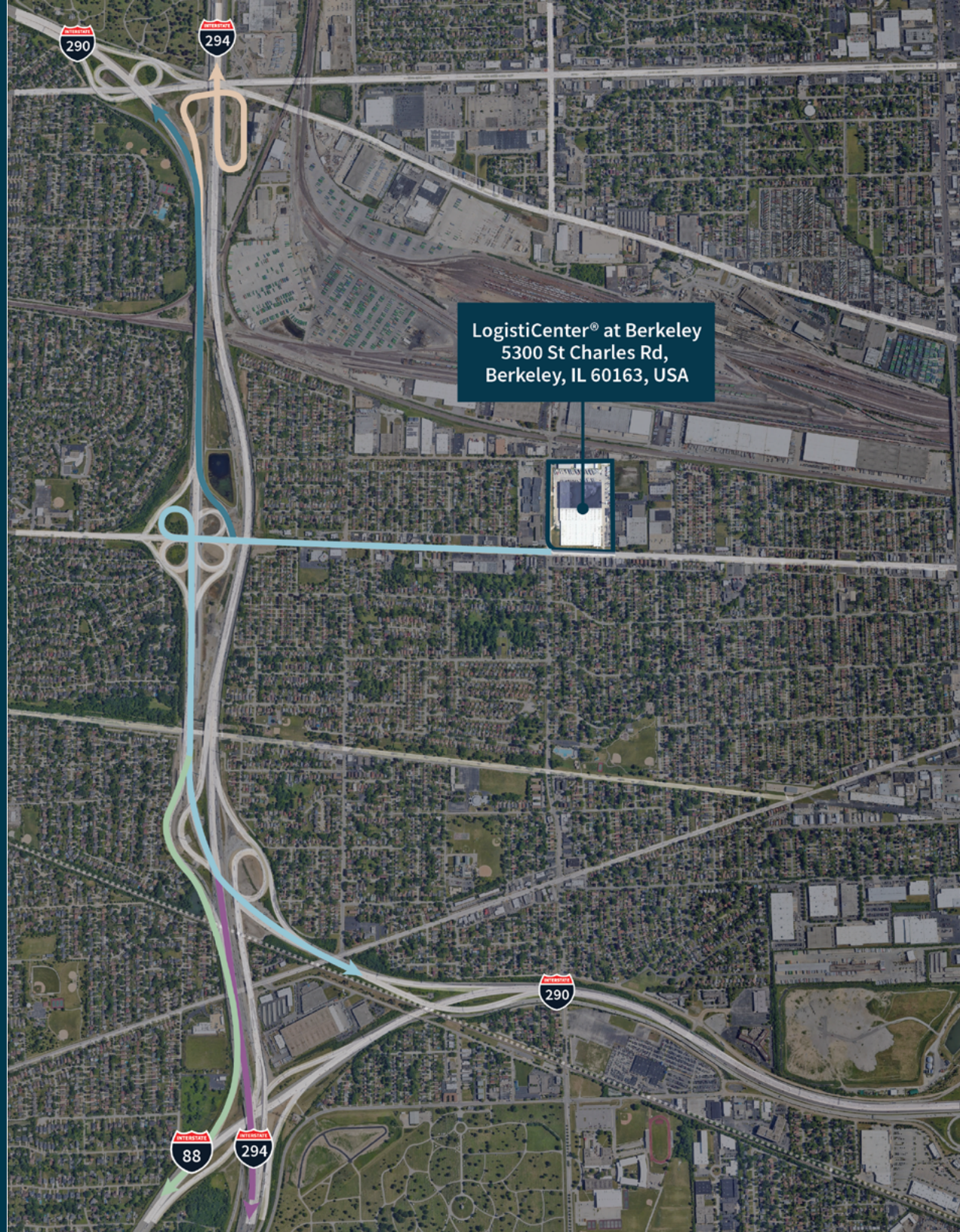
Class 6B tax abatement approved



Location Access

LogistiCenter® at Berkeley provides unparalleled and immediate access to Chicago's interstate system to efficiently serve the entire region.

Expressway	Miles
I-290W	1 mile
I-290E	1 mile
I-294N	2.5 miles
I-294S	2 miles
I-88W	2.75 miles
O'Hare Airport Cargo	8.1 miles

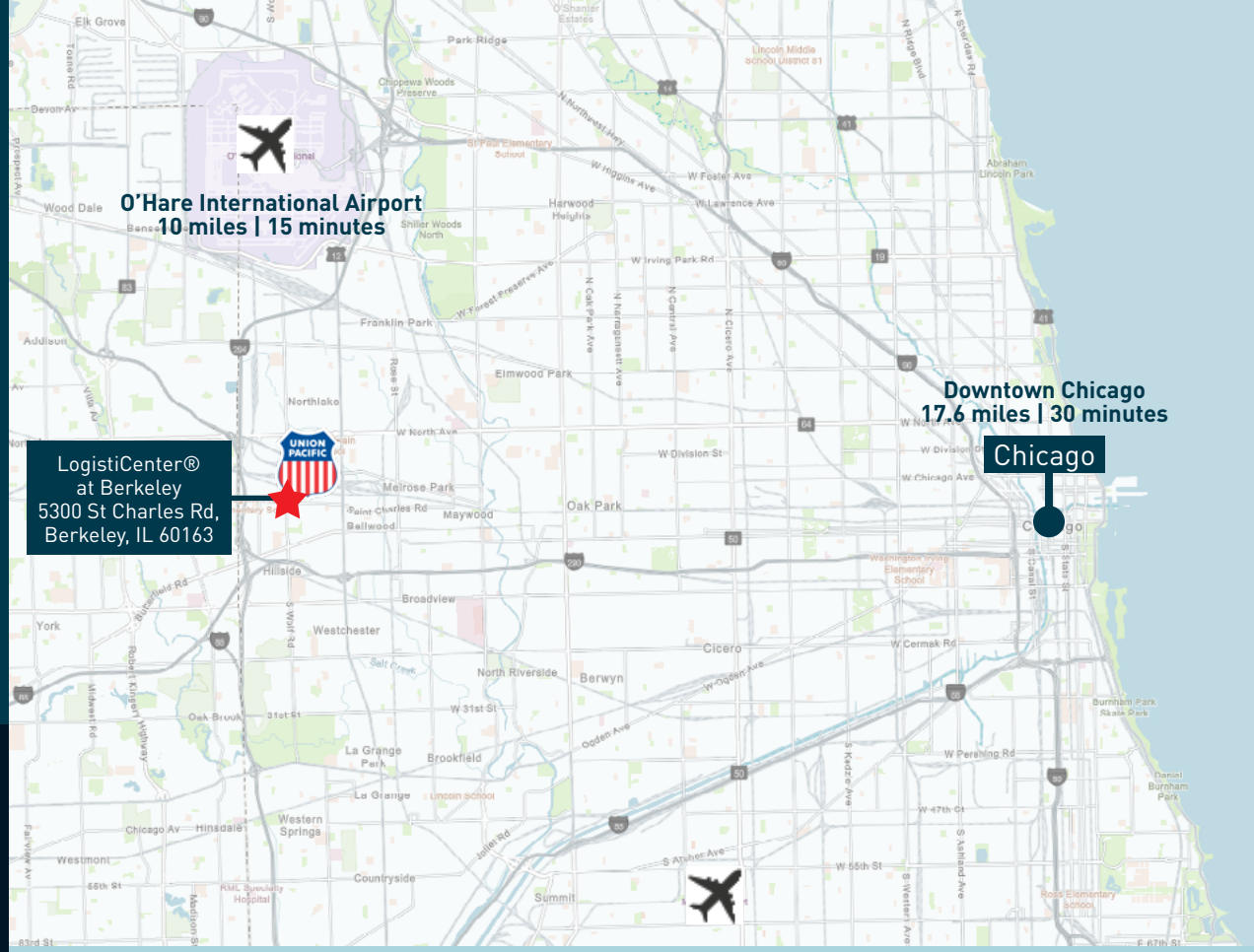


Location Overview

Access to transportation hubs, including the Union Pacific intermodal (1 mile), O'Hare International Airport (10 miles), and downtown Chicago (17 miles).

Located in the heart of Chicago's strongest industrial market, with access to the entire interstate system within minutes.

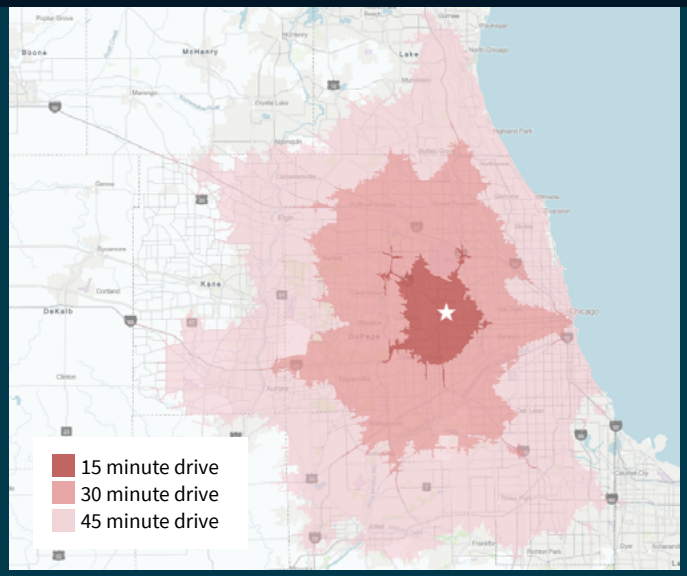
Access to the best labor shed in the country, offering a deep pool of skilled, affordable talent across both blue-collar and specialized trades.



Labor Demographics

within 30-minute drivetime

1,646,245 LABOR FORCE



DERMODY

Workforce concentration by industry (30 minutes)

3,381
TRANSPORTATION / WAREHOUSE FIRMS

6,008
MANUFACTURING FIRMS

110,460
TRANSPORTATION / WAREHOUSE EMPLOYEES

175,142
MANUFACTURING EMPLOYEES



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Berkeley, IL 60163

About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has developed more than $11 billion of total capital across all platforms nationwide, having acquired and developed approximately 125 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Boston, Chicago, Dallas, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About JLL

For over 200 years, JLL, a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of $20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

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