

# 3300

## FINLEY ROAD

DOWNERS GROVE, ILLINOIS

± 152,000 SF ON 16+ ACRES



# RARE, IDEAL MICRO-FULFILLMENT CENTER OPPORTUNITY

Micro-fulfillment involves utilizing a network of facilities near the end customer, to bring down the cost and time of delivering goods. Neighborhood Fulfillment Centers (NFCs) are strategically positioned within retail pockets abutting residential neighborhoods, ensuring quicker service.

Large conventional distribution centers tend to be located on the outskirts of cities away from residential neighborhoods, making transporting orders from the warehouse to the customer's home

costly and time-consuming. Employing automation at various stages — from sorting to packing to LAST HOUR® delivery — can significantly speed up the fulfillment process and reduce costs.

NFCs provide benefit to corporations and communities alike. Their convenient location make them attractive to high-end retailers and distributors while allowing villages to collect sales tax and maintain or grow their existing tax base.



**JLL RETAIL INDUSTRIAL TASK FORCE MODELED AND SELECTED 3300 FINLEY ROAD TO MAXIMIZE EFFICIENT FULFILLMENT OF CHICAGO AREA LAST HOUR® DEMAND**

# PROJECT HIGHLIGHTS



## LOCATION

- Prominent location in major Chicago retail / office / industrial submarket
- +2.5 million population and \$25.7 billion annual retail spend in 30-minute drivetime



## PROXIMITY

- Immediate access two area expressways and proximity to major highway interchange
- Located near newly developed -commerce distribution centers



## OPPORTUNITY

- Potential to repurpose the existing big-box, traditional retail structure into fulfillment use with relatively minimal capital expenditure
- Potential for retail outparcel



# SPECIFICATIONS



## AVAILABLE SQUARE FOOTAGE

±152,000 SF

## SITE

16.15 acres (703,709 SF)

## DRIVE-IN DOORS

4 (Expandable)

## EXTERIOR DOCKS

2 (Expandable)

## CLEAR HEIGHT

24'

## COLUMN SPACING

40' x 50'

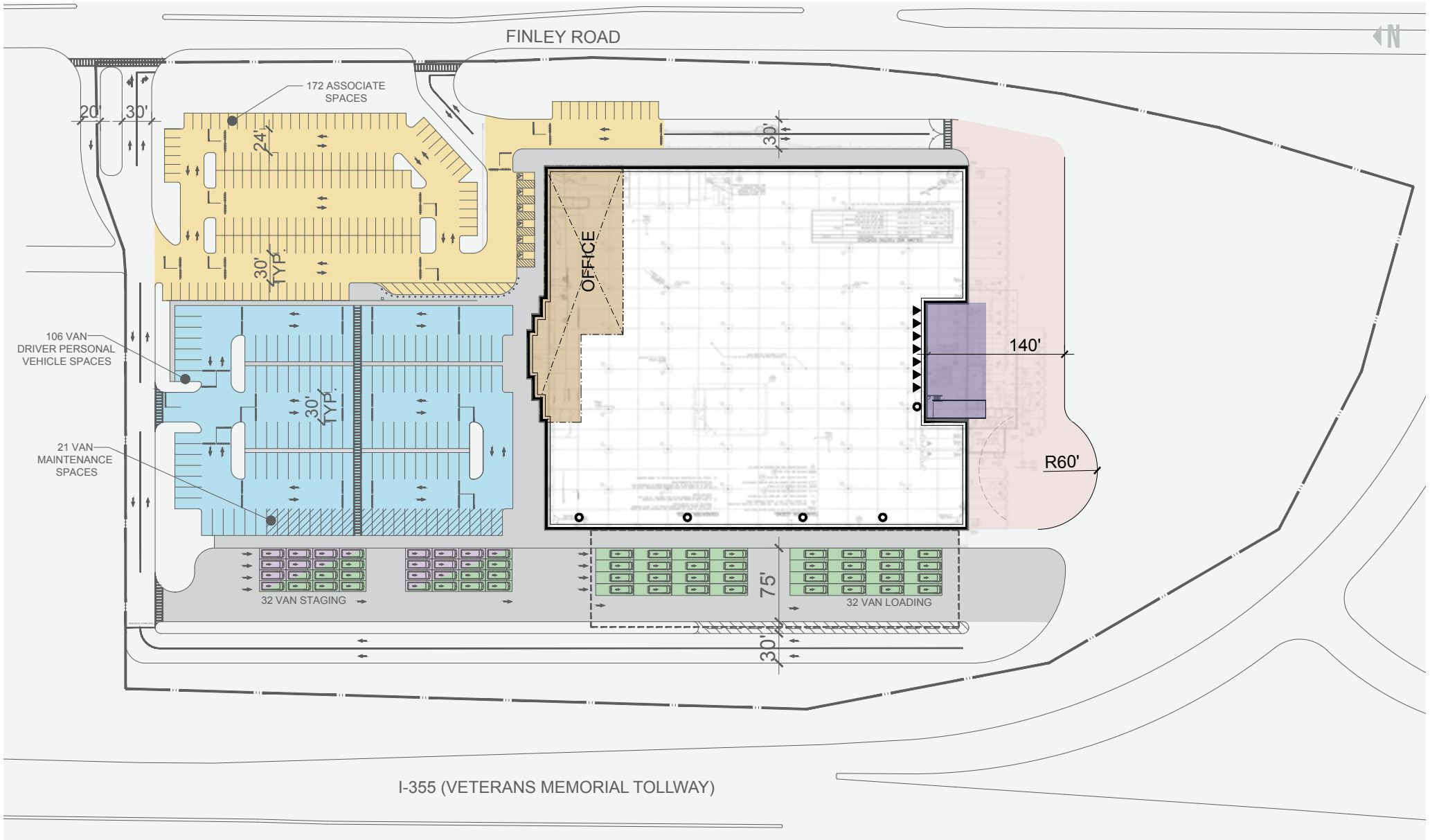
## ZONED

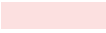







B-3



# FEATURES

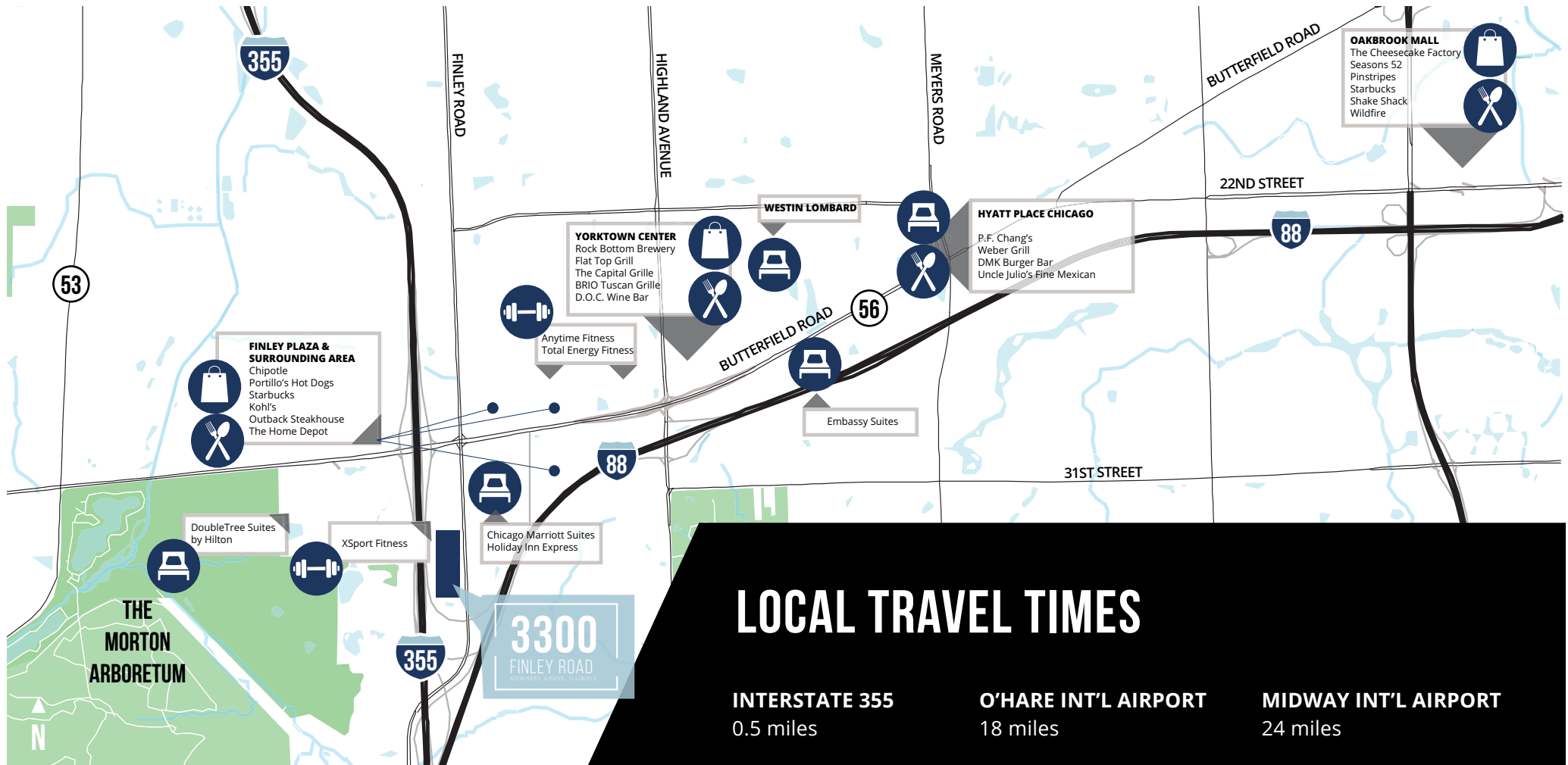
- Fully temperature controlled
- Signalized access entryway with two points of egress
- Separate truck and car access
- 130' setback from western property line offers potential for future dock wall
- Ample parking for employees and delivery vans



- |   |              |   |                                 |   |              |
|---|--------------|---|---------------------------------|---|--------------|
|  | Truck Court  |  | Associate Parking               |  | Van Standing |
|  | Loading Area |  | Driver Personal Vehicle Parking |  | Van Loading  |
|  | Office       |  | Maintenance Spaces              |   |              |

# SAMPLE NFC PLAN

# AREA AMENITIES



# DEMOGRAPHICS



15 minutes  
**319,445** total population

**Average Household Income**  
\$131,452

**Annual Retail Good Spending**  
\$5,121,466,278

**Median Household Income**  
\$93,426

**Annual Online Retail Sales (est.)**  
\$831,192,897

**Bachelor's Degree & Above**  
61.9%

**Online Retail (%)**  
16.2%



30 minutes  
**2,250,059** total population

**Average Household Income**  
\$124,069

**Annual Retail Good Spending**  
\$25,761,167,801

**Median Household Income**  
\$83,050

**Annual Online Retail Sales (est.)**  
\$3,902,851,826

**Bachelor's Degree & Above**  
50.6%

**Online Retail (%)**  
15.2%



45 minutes  
**5,882,666** total population

**Average Household Income**  
\$114,373

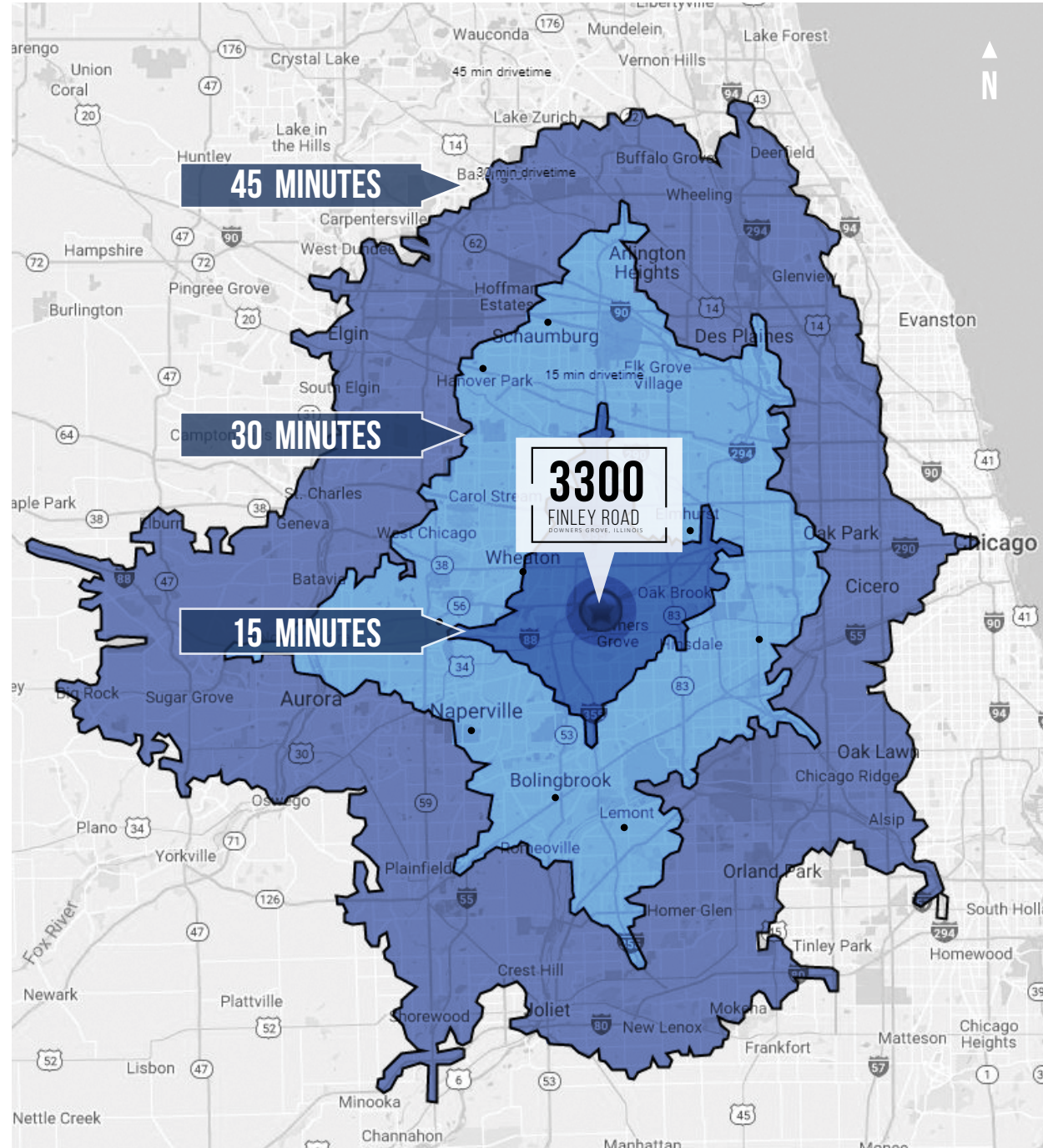
**Annual Retail Good Spending**  
\$59,196,927,473

**Median Household Income**  
\$77,760

**Annual Online Retail Sales (est.)**  
\$8,606,157,853

**Bachelor's Degree & Above**  
48.0%

**Online Retail (%)**  
14.5%





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