



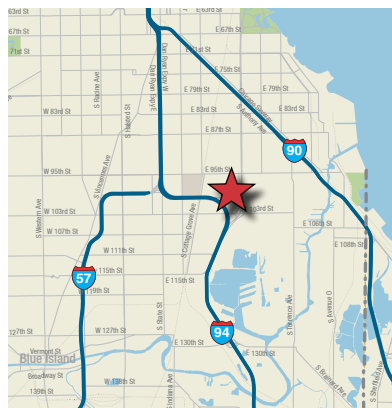
Calumet Business Center

Chicago, IL

Calumet Business Center is a 12-building industrial complex ideally located south of downtown Chicago. The site is rail-served, within one-quarter mile of I-94, and in close proximity to I-57, I-80 and I-90. The Chicago Tribune, Del Monte, MeadWestvaco and Cargill anchor the development.

Leasing contact:

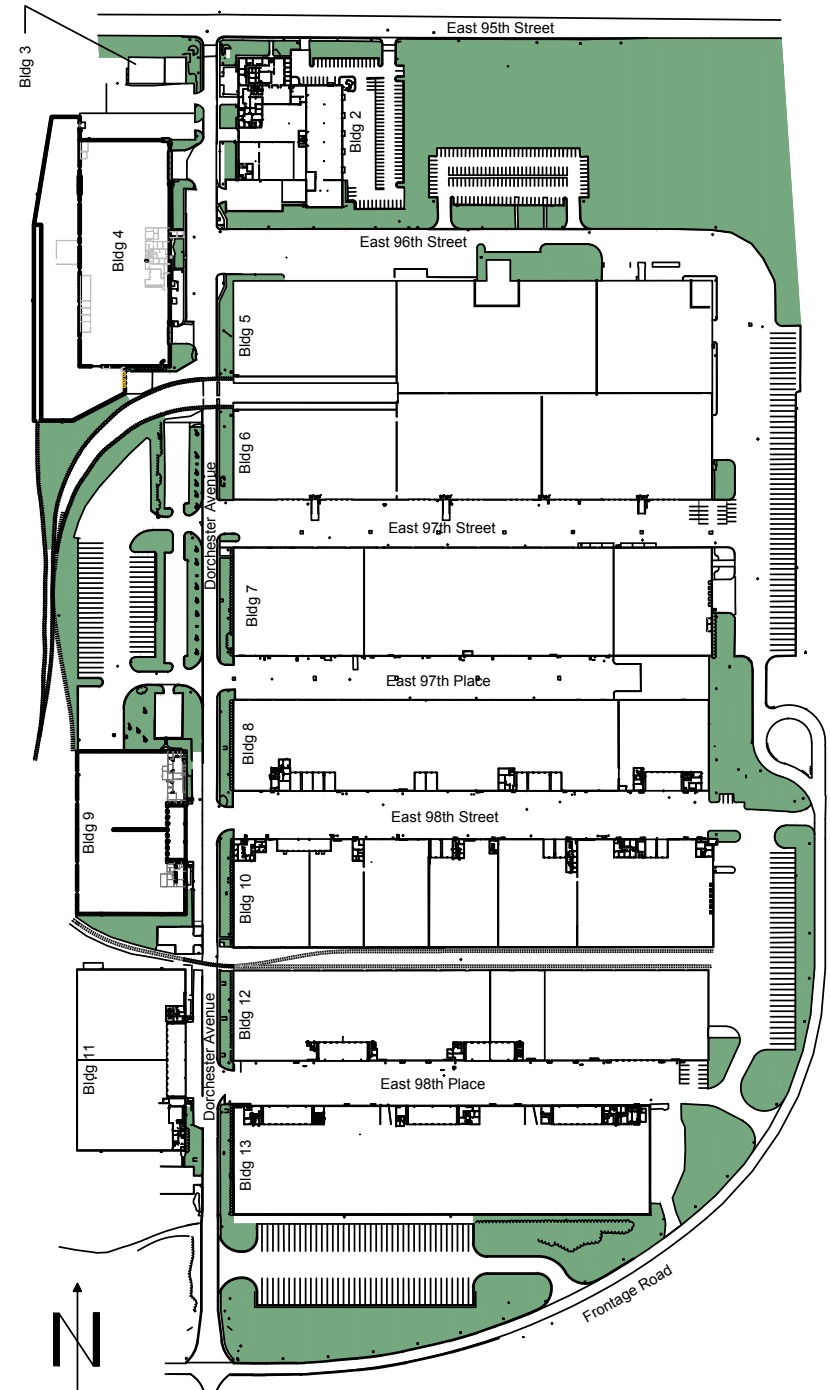
Chris Gary, SIOR Executive Vice President | 630.693.0694 | cgary@hiffman.com



Park Features:

Park Size:	2,067,000 SF, 112 acres
Number of Buildings:	12
Fire Suppression:	Fully Sprinklered
Clear Height:	18'- 28'
Column Spacing:	40'x 40' Typical
Docks / SF:	Average 1 per 7,000 SF
Trailer Staging:	249
Car Parking:	572
Rail-serviced units available. Private roads.	
24-hour security. Adjacent to I-94 and I-57.	

FOR LEASE
Calumet Business Center
Chicago, IL



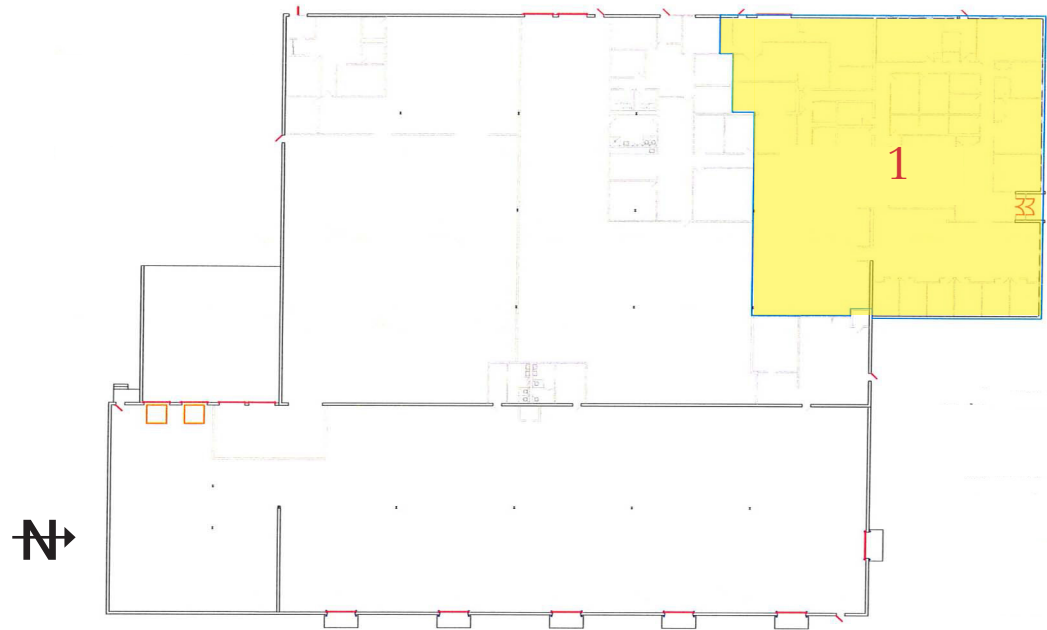
Calumet Business Center - Bldg 2

1400 E. 95th Street (office option)

Chicago, IL

FOR LEASE

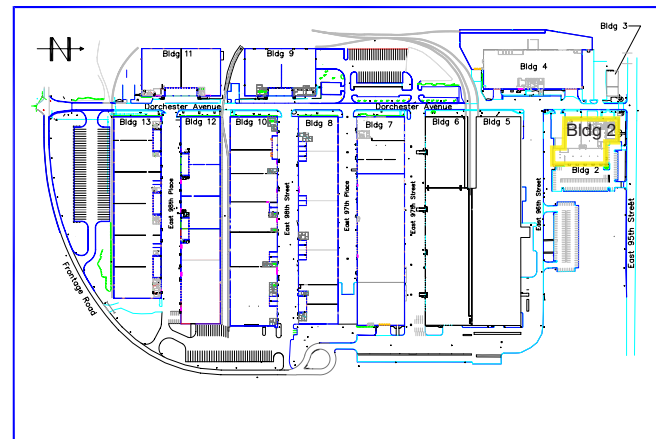
12,257 SF Office Space



Total Building 60,651 SF

Unit 1 Features

- 12,257 SF Office available
- Fully sprinklered
- \$6.00/SF Gross



For leasing information contact:

Chris Gary, SIOR

Executive Vice President

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One Oakbrook Terrace Suite 400
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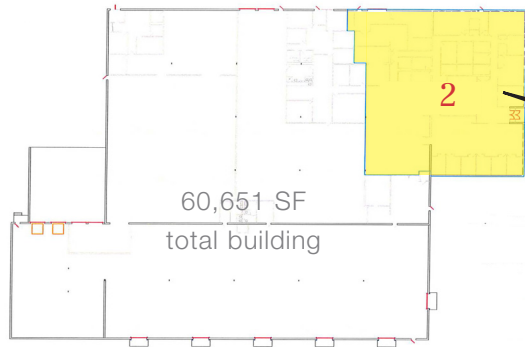
Calumet Business Center - Bldg 2

1400 E. 95th Street (warehouse option)

Chicago, IL

FOR LEASE

12,257 SF Whs Space



Unit 2 features:

- 12,257 SF Available
- 4,423 SF office / 7,834 SF whs
- 3 drive-in doors
- 22 car parking
- 200 amps
- 14' clear height
- Fully sprinklered
- Rate: \$6.00 PSF gross

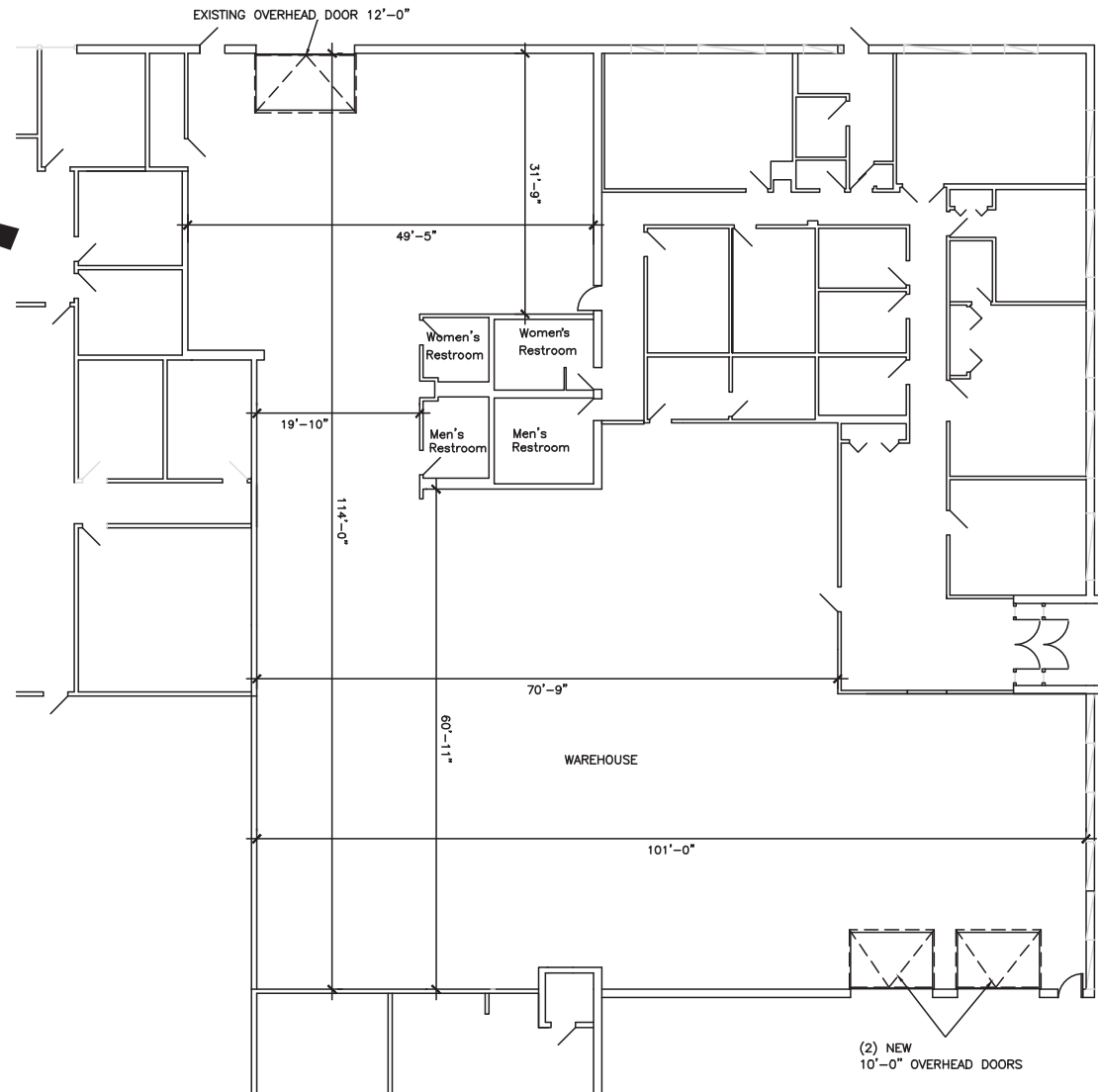
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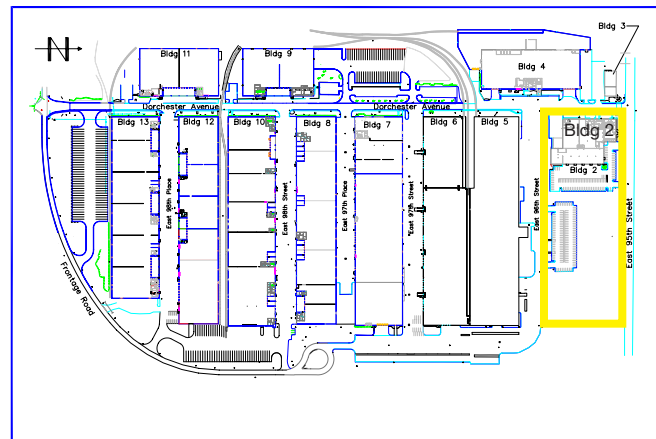
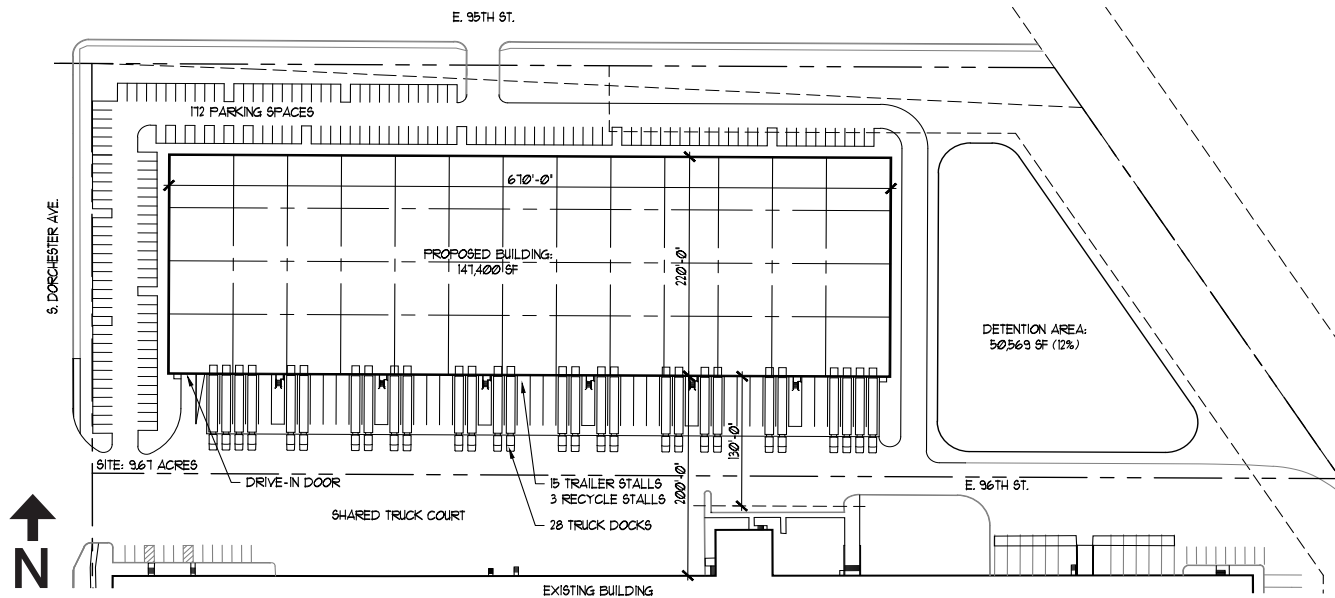
Calumet Business Center - 2A Proposed

1400 E. 95th Street

Chicago, IL

FOR LEASE

147,400 SF Industrial
Proposed Building



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Proposed Building: 147,400 SF

- Divisible to 50,000 SF
- 28 exterior docks
- 1 DID
- 32' clear height
- 15 trailer stalls
- 172 parking spaces
- 9.67 Acres

Lease price: Subject to offer

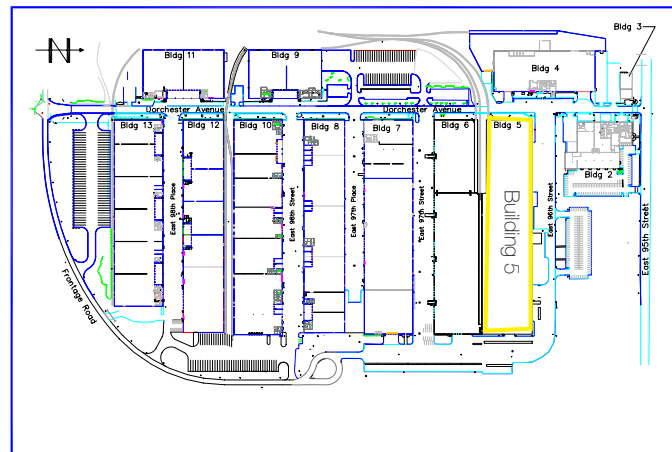
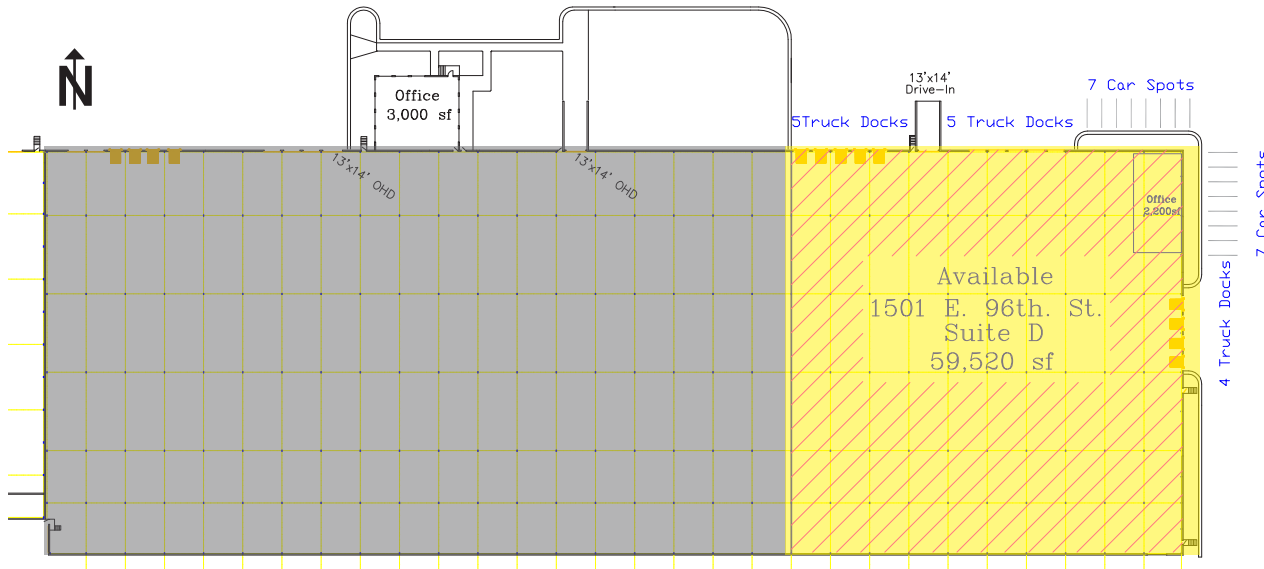
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Calumet Business Center - Bldg 5

1501 E. 96th Street, Suite D

Chicago, IL

FOR LEASE
59,520 SF
Manufacturing/
Distribution Space



For leasing information contact:

Chris Gary, SIOR

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Unit Features

- 59,520 SF available
- 2,200 SF office
- 18'6" clear height
- 14 exterior docks (9 with shelters & 45K Levelers)
- 1 drive-in door (13' x 14')
- Ample trailer staging
- Fully sprinklered
- T-5 light fixtures
- 400 amps, 480/277volts/3 Phase
- \$1.40/SF (projected 2016 expenses)
- \$3.40/SF Net

Date Available: Within 60 days of lease execution

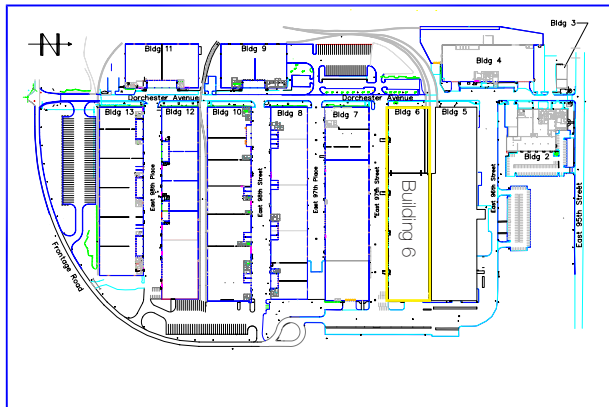
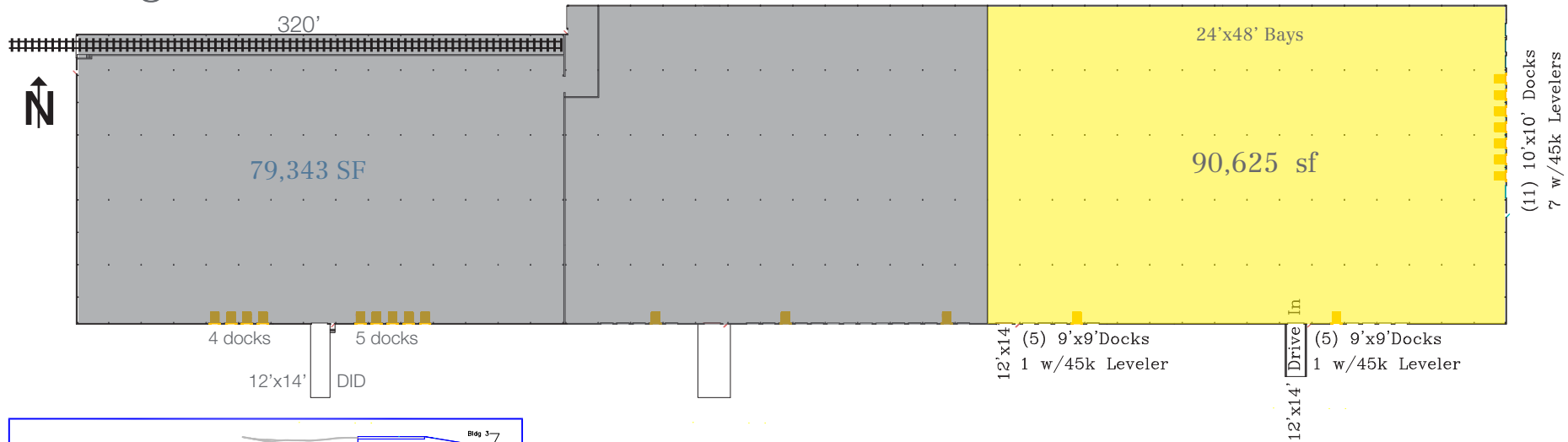


Calumet Business Center - Bldg 6

1400-1520 E. 97th Street

Chicago, IL

FOR LEASE
90,625 SF
 Manufacturing/
 Distribution Space



For leasing information contact:

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1500 E 97th St. Features

- 90,625 SF available
- Office to suit
- 18'6" clear height
- 21 exterior docks (9 w/45k leveler)
- 2 drive-in doors, 12' x 14'
- Fully sprinklered
- Ample trailer parking available
- 400 W metal halide lighting
- 400 amps, 480/277volts/3 Phase
- \$1.50/SF (projected 2018 expenses)
- \$3.40/SF Net



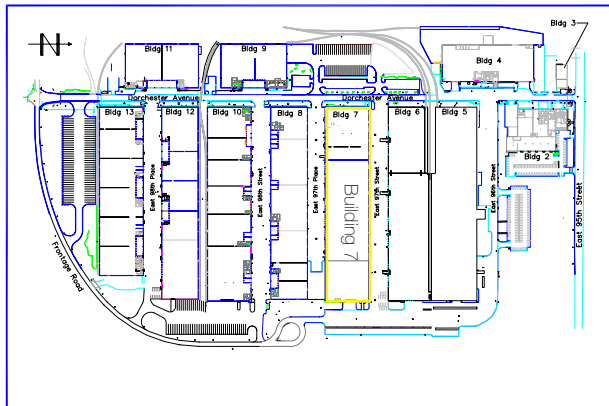
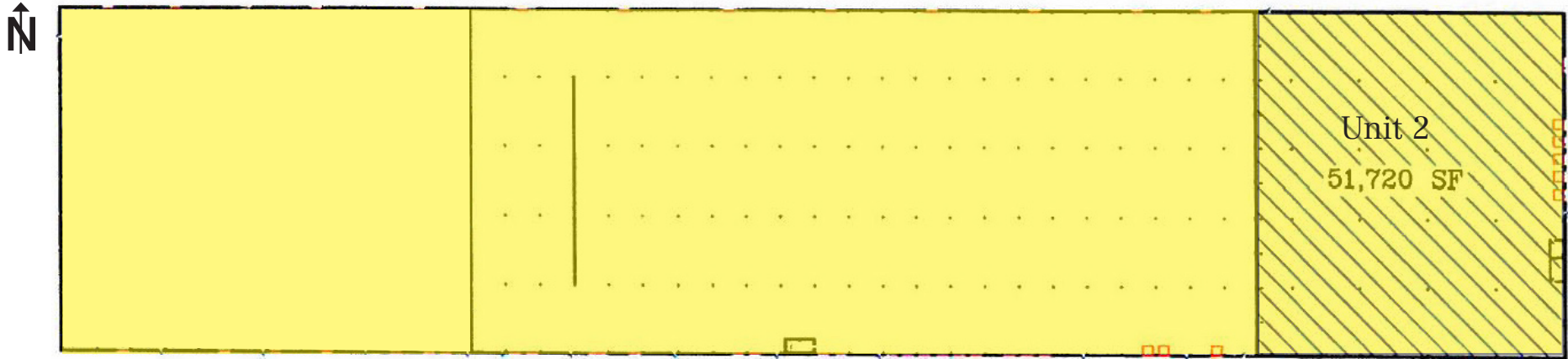
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Calumet Business Center - Bldg 7

1400-1440 & 1581 E. 97th Place

Chicago, IL

FOR LEASE
259,680 SF
 Manufacturing/
 Distribution Space



For leasing information contact:

Chris Gary, SIOR

Executive Vice President

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cgary@hiffman.com

Full Building Features

- 259,680 SF available
- Office: to suit
- 18'6" clear height
- 30 exterior docks
- 3 drive-in doors
- Fully sprinklered
- Ample trailer parking available
- 400 W Metal Halide Lighting & HID fluorescent lighting
- 600 amps, 480/277volts/3 Phase
- \$1.50/SF (projected 2018 expenses)
- \$2.50/SF Net

Date Available: Immediate

Unit 2 Features

- 51,720 SF available
- Office: to suit
- 28' clear height
- 5 exterior docks
- 1 drive-in door
- Fully sprinklered
- Ample trailer parking available
- HID fluorescent lighting
- 400 amps, 480/277volts/3 Phase
- \$1.50/SF (projected 2018 expenses)
- \$3.40/SF Net

Date Available: Immediate



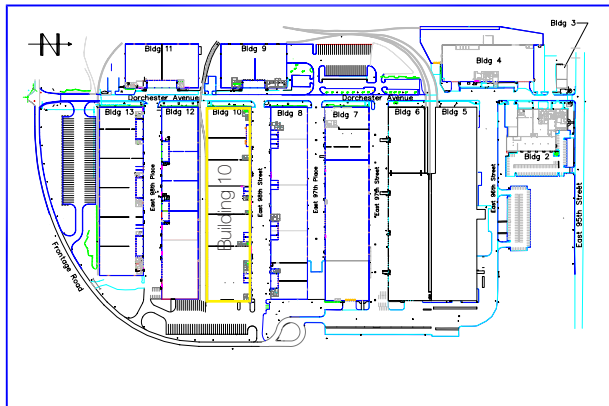
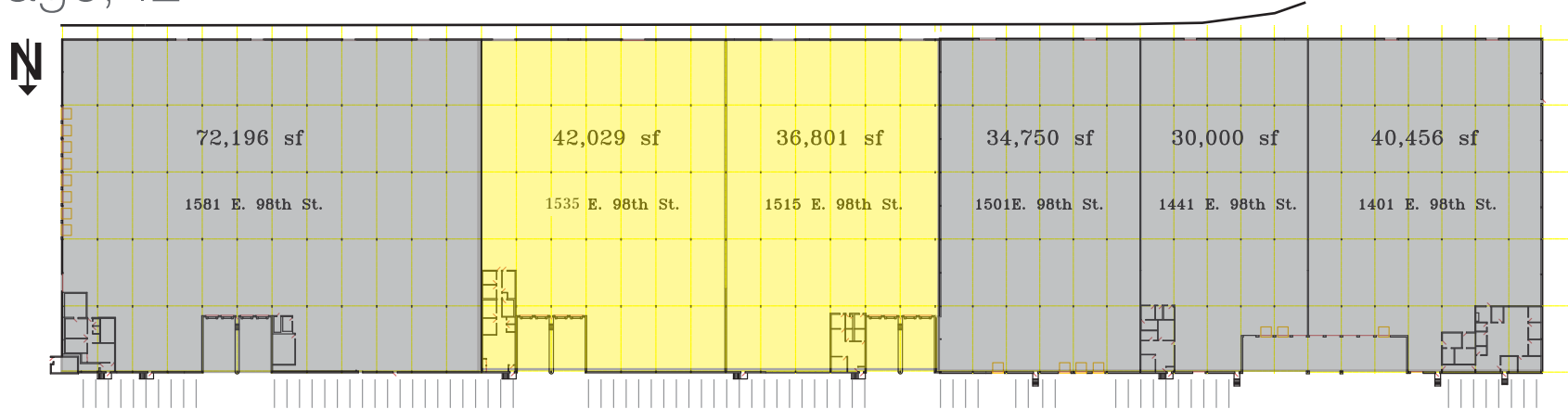
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Calumet Business Center - Bldg 10

1401-1581 E. 98th Street

Chicago, IL

FOR LEASE
78,830 SF
 Manufacturing/
 Distribution Space



For leasing information contact:

Chris Gary, SIOR

Executive Vice President

630.693.0694

cgary@hiffman.com

Unit Features

- 42,029 SF available
- 1,600 SF office
- 22' clear height
- 2 rail doors
- 4 exterior docks
- Fully sprinklered
- Ample trailer parking available
- 400 W metal halide lighting
- 400 amps, 480/277volts/3 Phase
- \$1.50/SF (projected 2018 expenses)
- \$3.10/SF Net

Date Available: Within 90 days of lease execution

Unit Features

- 36,801 SF building
- 960 SF office
- 22' clear height
- 2 rail doors
- 4 exterior docks
- Fully sprinklered
- Ample trailer parking available
- 400 W metal halide lighting
- 400 amps, 277/480volts/3 Phase
- \$1.50/SF (projected 2018 expenses)
- \$3.10/SF Net

Date Available: Within 90 days of lease execution



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