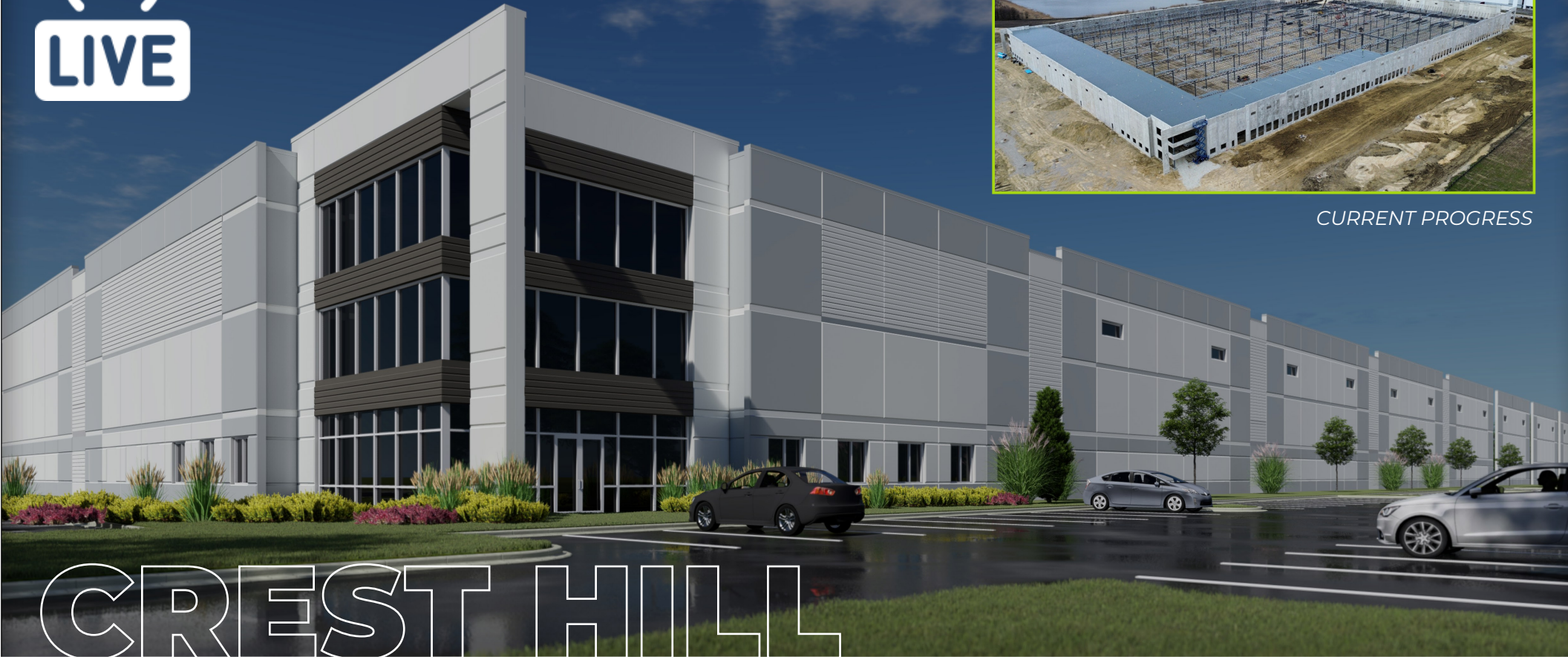


**577,442 SQ. FT. CROSS-DOCKED WAREHOUSE | NEW CONSTRUCTION | AVAILABLE SUMMER OF 2024**

**24/7 LIVE ACCESS TO PROGRESS**



*CURRENT PROGRESS*



# CREST HILL

**Crest Hill Business Park | 21225 Lidice Parkway, Crest Hill, IL**

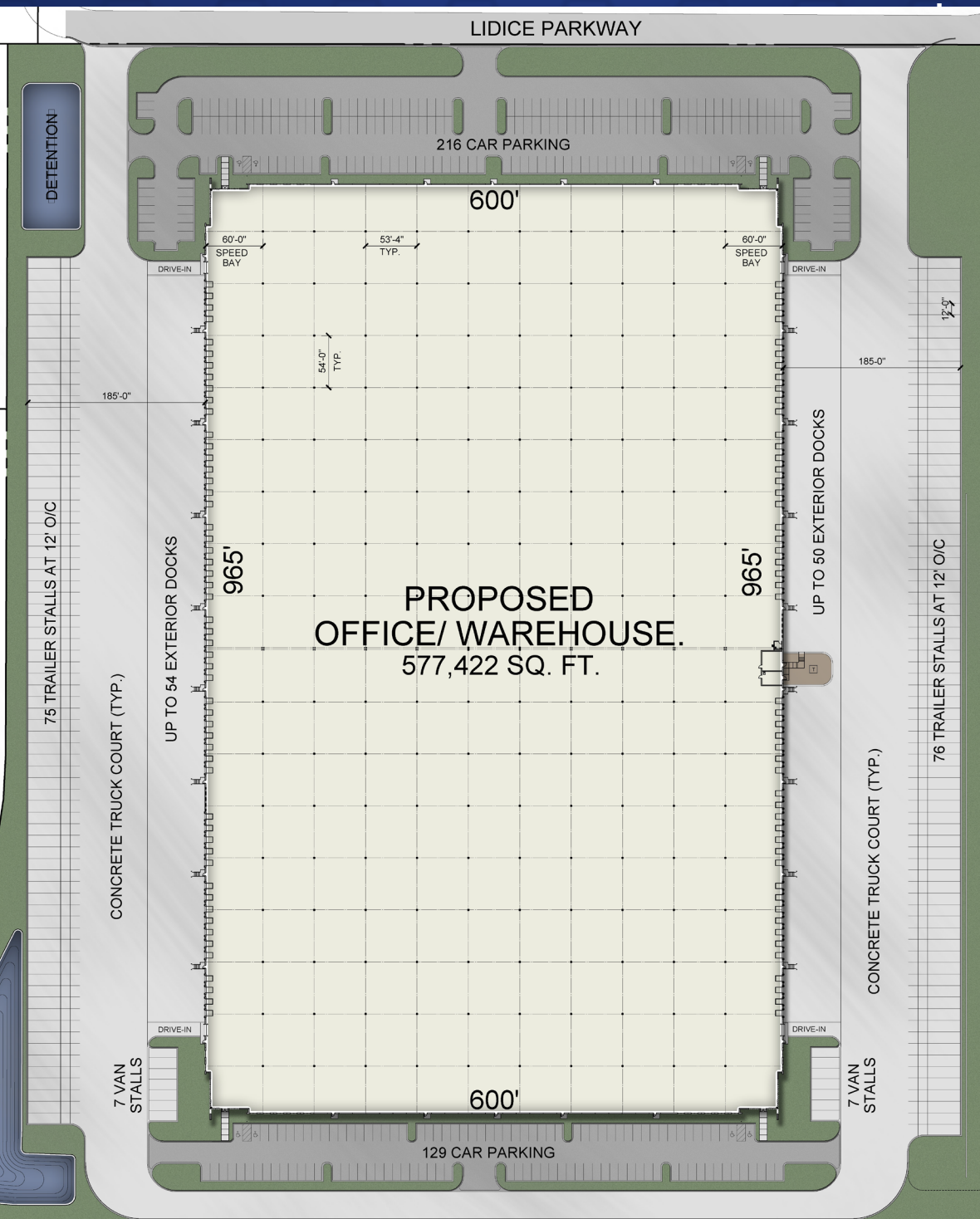
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**MIDWEST**  
**INDUSTRIAL FUNDS**  
REAL ESTATE INVESTMENT & DEVELOPMENT



## HIGHLIGHTS

- High Image Precast Concrete & Glass Construction
- Last Remaining Site Within a Well-Established Industrial Park
- 2 Miles to 4-Way Interchange of I-55 and Route 30
- Full Concrete Truck Court

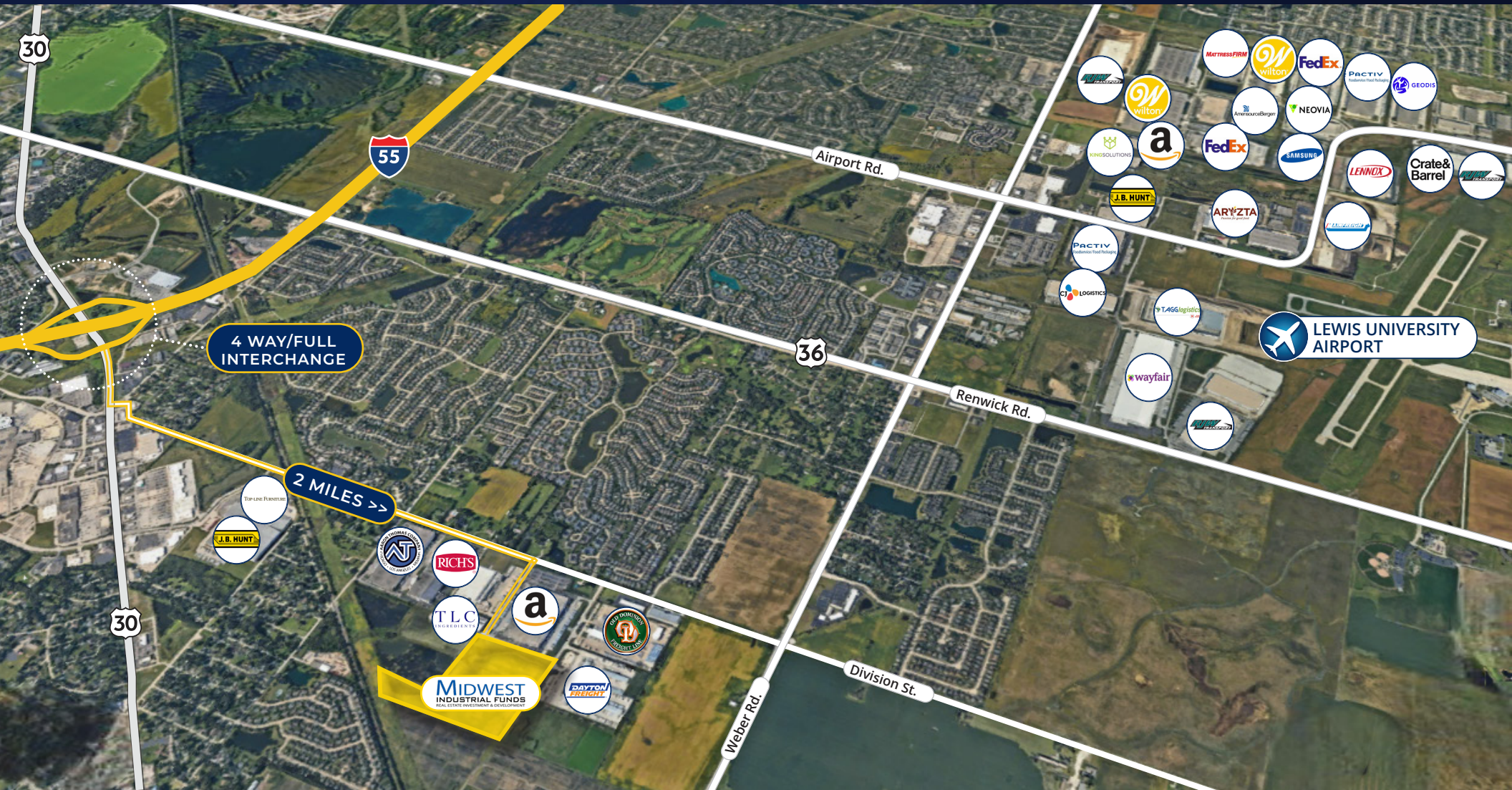
## PROPERTY FEATURES

Total Building Size:	± 577,442 Sq. Ft.
Ceiling Height:	36' Clear
Exterior Docks:	Up to 104
Drive-In Doors:	4 (12' x 14')
Parking:	151 Trailer Stalls 345 Car Spots 14 Van Stalls
Power:	4000 Amp Capacity
Floor:	7" Unreinforced Concrete
Fire Suppression:	ESFR



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# CREST HILL





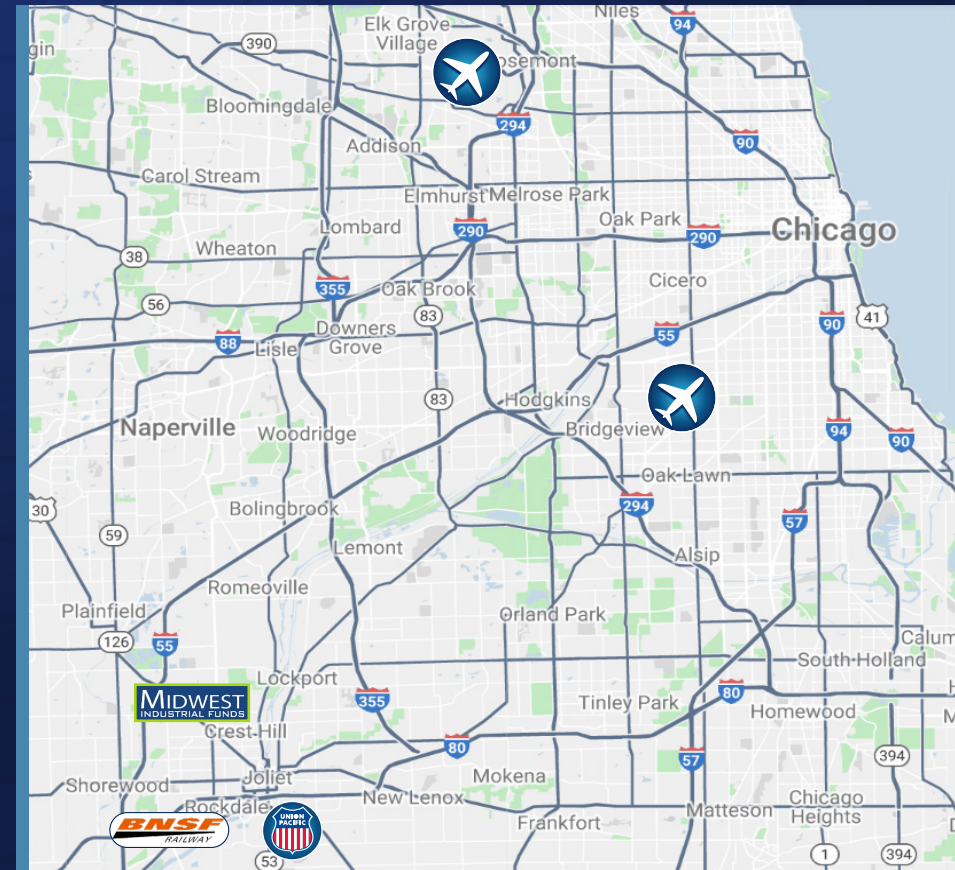
## LOCATION HIGHLIGHTS

Up Global IV.....	13 Miles
BNSF Intermodal Yard.....	14.6 Miles
I-55 Expressway.....	2 Miles
Midway International Airport.....	33.5 Miles
O'Hare International Airport.....	41.5 Miles
Downtown Chicago.....	38 Miles

## DEMOGRAPHICS

(10 MILE RADIUS)

Population .....	450,818
Median Household Income.....	\$90,903
Total Businesses .....	11,454
Total Employees .....	162,905



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# CREST HILL

**Midwest Industrial Funds** is a vertically integrated national real estate investment company focused on the development and acquisition of industrial properties in strategic markets throughout the United States.

Founded in 2003, Midwest Industrial Funds leverages its local market relationships to identify select opportunities and approaches every investment with an entrepreneurial and strategic perspective.

Midwest Industrial Funds has acquired and developed over 90 industrial properties and its executive team has collectively completed over 75 million square feet of industrial transactions in 35 states.



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