



**MARINA
CROSSINGS**

**2075 W 43RD ST
CHICAGO, IL**

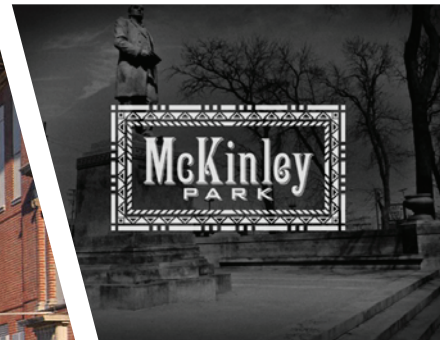


**CHICAGO'S LARGEST
INDUSTRIAL SPEC
DEVELOPMENT**

EST.  2018



WWW.MARINACROSSINGS.COM





2075 W 43RD ST
CHICAGO, IL

DELIVERING 2018



PREMIER INFILL DEVELOPMENT IDEAL FOR:



LAST-MILE FULFILLMENT



ECOMMERCE



FOOD AND SERVICE
RELATED USERS

UNBEATABLE

LOCATION OFFERS

UNBELIEVABLE

ADVANTAGES FOR YOUR BUSINESS

POPULATION

DRIVE TIME	2017	2022
20 MINUTES (5-7 MILES)	915,399	934,522
30 MINUTES (10-15 MILES)	2,122,603	2,157,736



PROPERTY FEATURES

PERFECT INDUSTRIAL DESIGN

- Efficient floor plan with ideal specifications including high clear height, cross docking, and expandable car and trailer parking to match tenant needs

AVAILABLE INCENTIVES

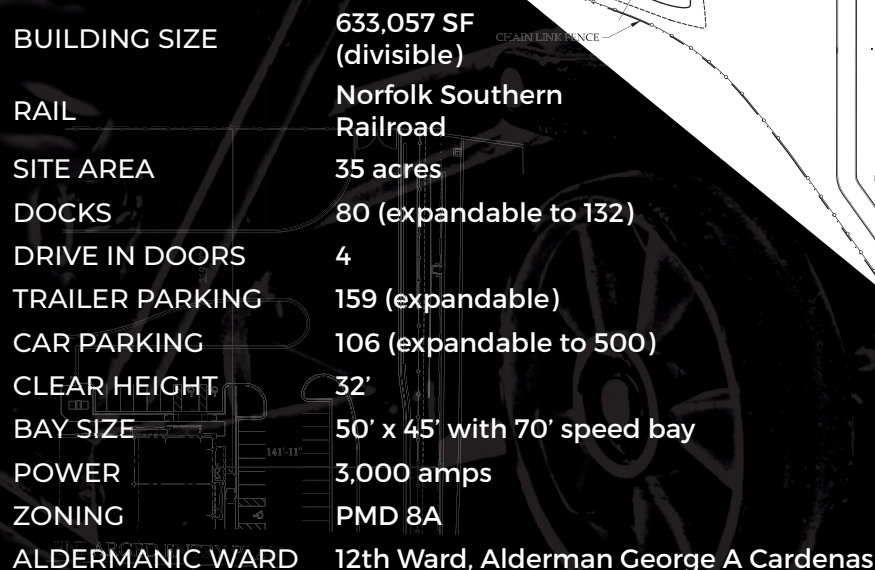
- 6B tax incentive available offering 50% property tax savings to tenants
- Within Chicago's Enterprise Zone #2
 - Sales tax exemption for building materials, machinery and equipment
 - Utility tax exemptions
 - Real estate transfer tax exemptions



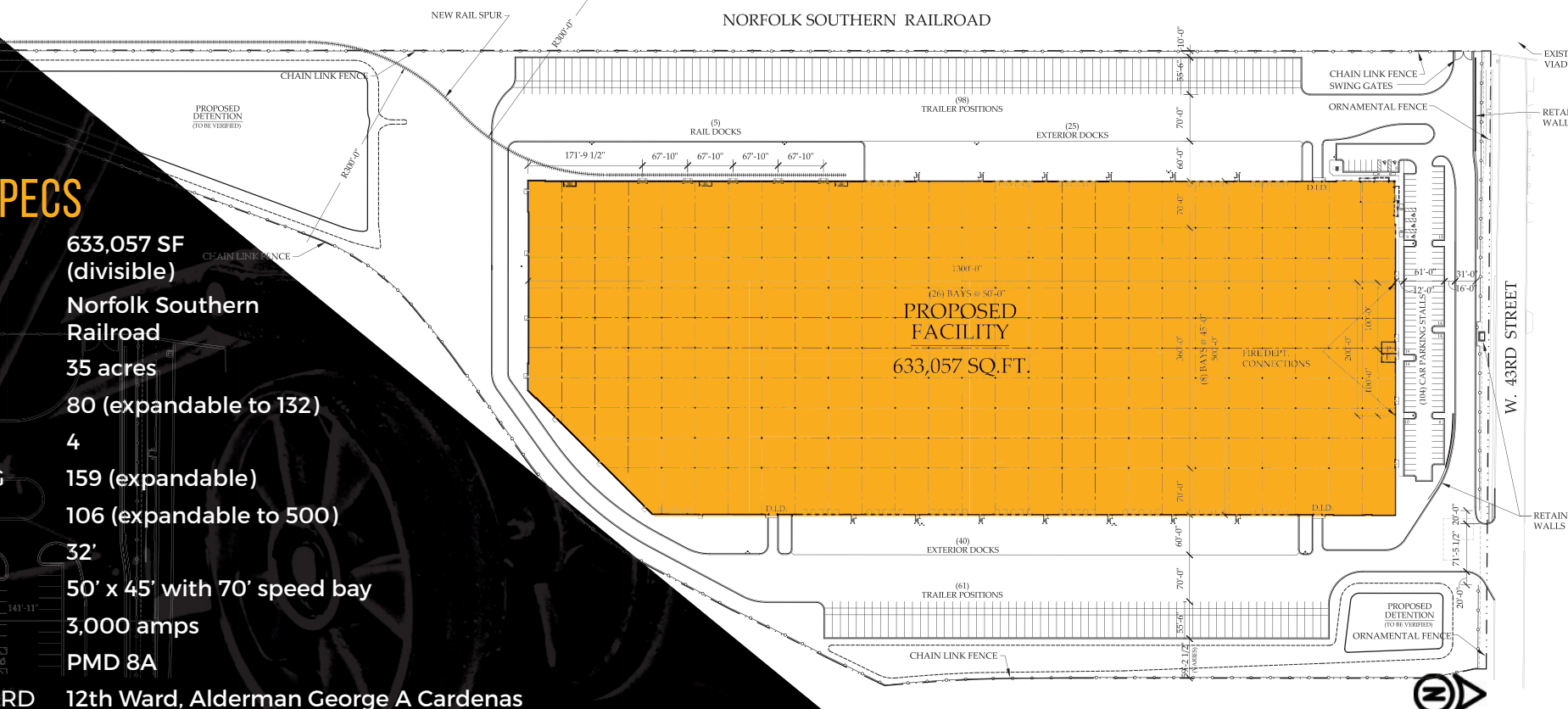
LABOR POOL

**REACH OVER 2 MILLION
QUALIFIED EMPLOYEES WITHIN A
30 MINUTE DRIVE (10-15 MILES)**

PROPERTY SPECS



BUILDING SIZE	633,057 SF (divisible)
RAIL	Norfolk Southern Railroad
SITE AREA	35 acres
DOCKS	80 (expandable to 132)
DRIVE IN DOORS	4
TRAILER PARKING	159 (expandable)
CAR PARKING	106 (expandable to 500)
CLEAR HEIGHT	32'
BAY SIZE	50' x 45' with 70' speed bay
POWER	3,000 amps
ZONING	PMD 8A
ALDERMANIC WARD	12th Ward, Alderman George A Cardenas



UNPARALLELED

ACCESS TO CHICAGOLAND AND BEYOND!

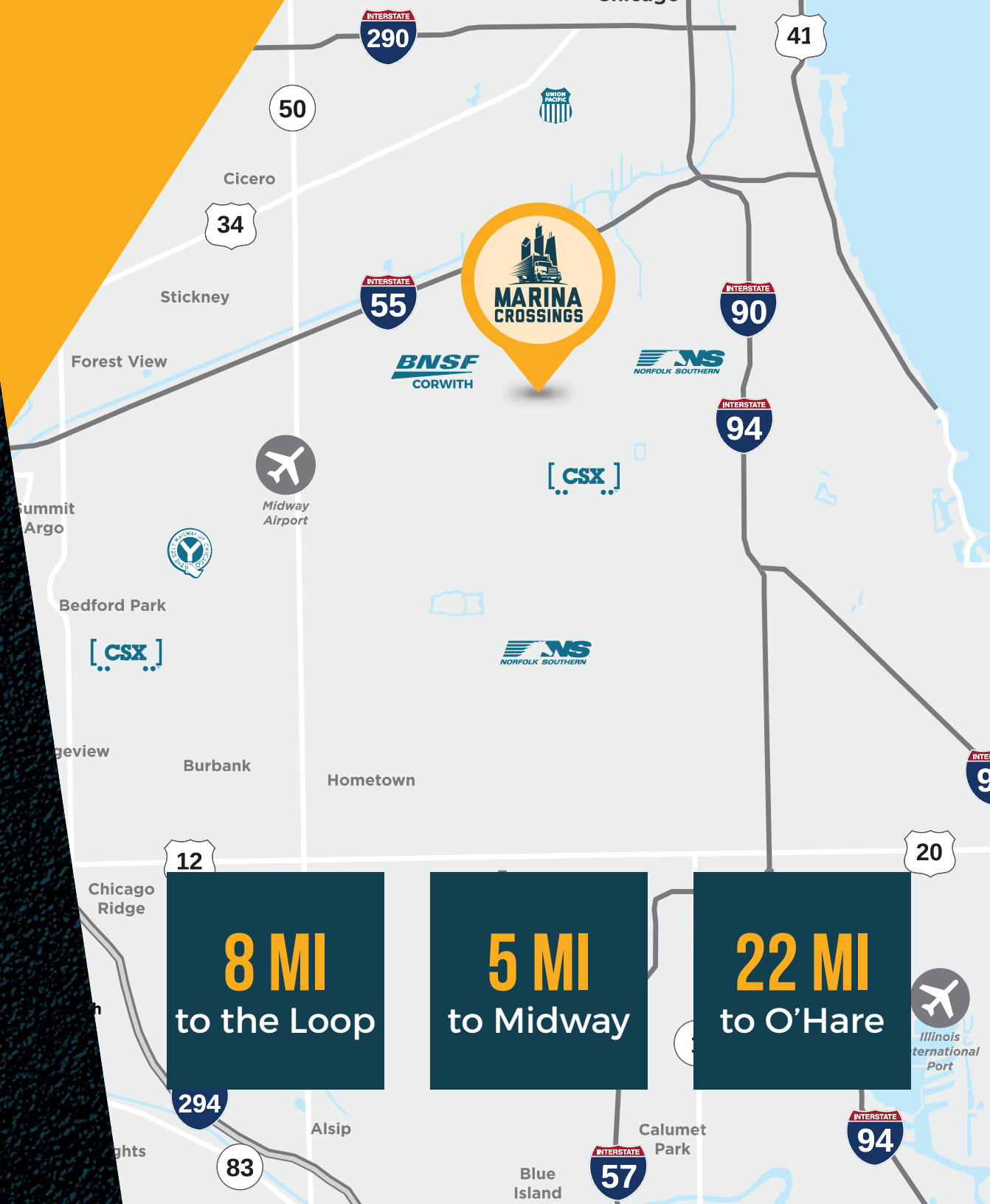
- Access downtown Chicago via Archer Avenue within 15 minutes
- Access 4 intermodal yards within minutes
- Incredible location within The Stockyards Industrial Corridor, home to over 265 companies and 15,000 jobs
- Access to incredible labor pool
- Neighbors like Pepsi, Vienna Beef, Rexam Manufacturing, Vantage, OSI Group

NEIGHBORHOOD AMENITIES

- Antique Taco
- BBQ Patio
- Nana
- Bridgeport Coffee
- La Palapa
- The Duck Inn
- Taipei Cafe
- Mariano's
- Zaytune
- Gordan's Ace Hardware
- Tio Luis Tacos
- Cermak Fresh Market
- Phils Pizza
- Guaranteed Rate Field

HIGHWAY ACCESS

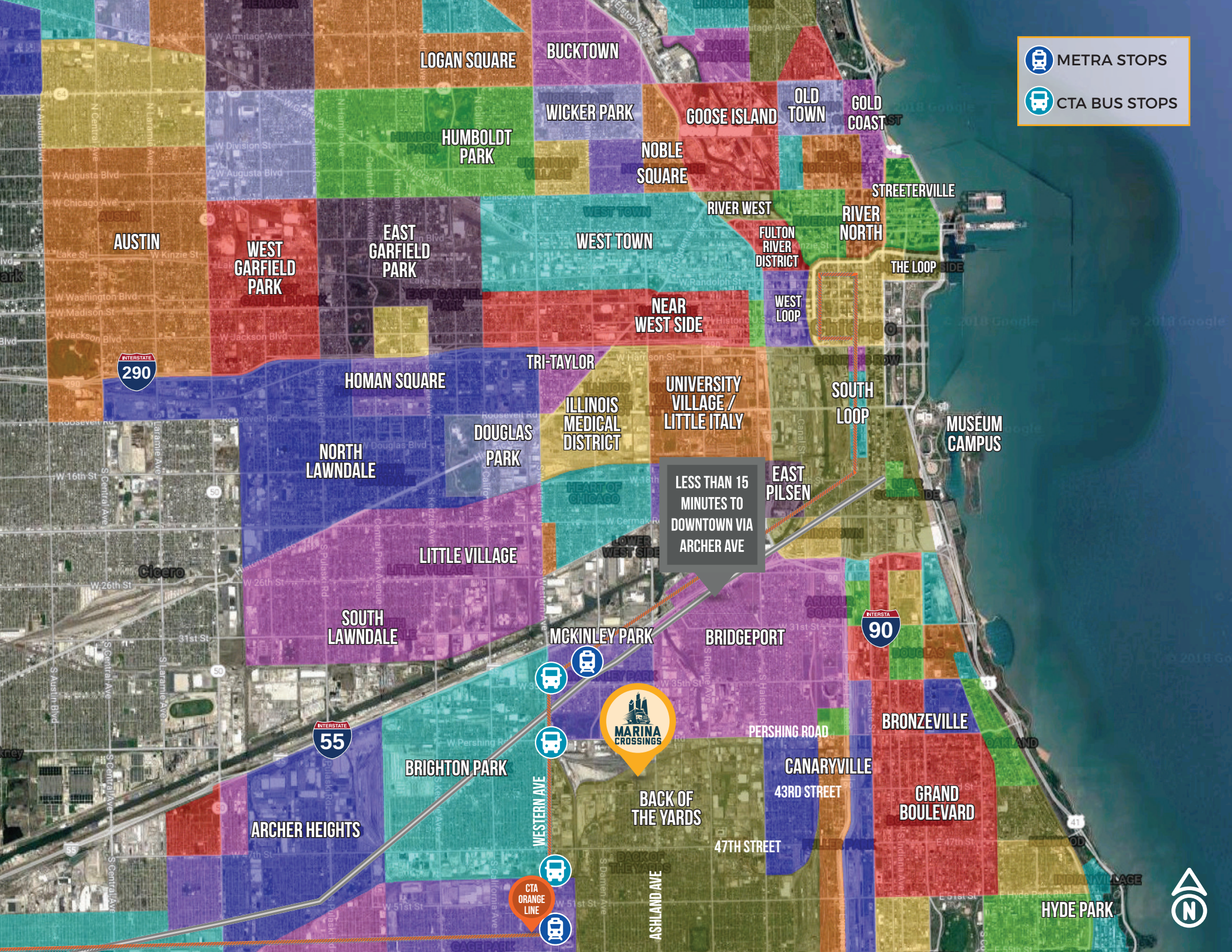
- | | |
|-----------|--------------------|
| I-55 | < 10 mins, 2 miles |
| I-90/I-94 | 13 mins, 4 miles |



8 MI
to the Loop

5 MI
to Midway

22 MI
to O'Hare



METRA STOPS

CTA BUS STOPS

LESS THAN 15 MINUTES TO DOWNTOWN VIA ARCHER AVE





**CUSHMAN &
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