

NEW INDUSTRIAL BUILDING - 2Q2019 COMPLETION



NORTH AVENUE COMMERCE CENTER

27W461 NORTH AVENUE (IL 64), WINFIELD ILLINOIS 60190

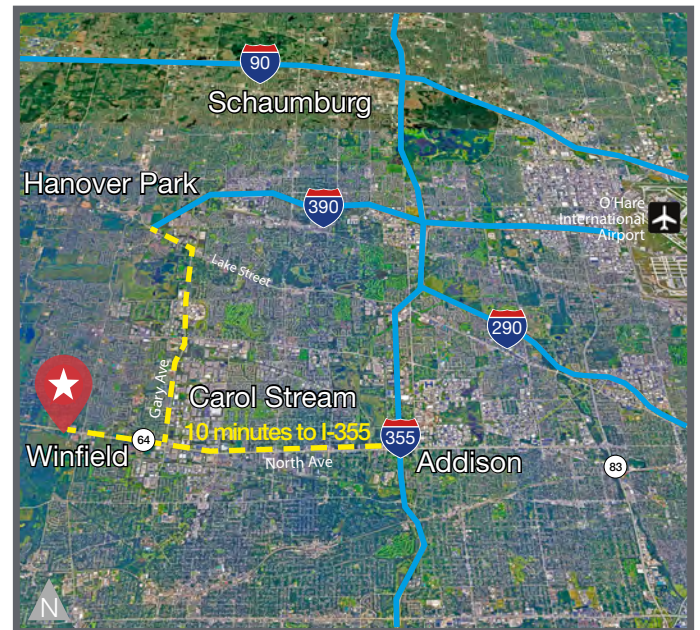


CLICK HERE to visit www.northavecommercecenter.com

Construction Progress 5.15.2019

PROPERTY FEATURES

- 265,550 SF industrial building
- Divisible to 60,000 SF
- Office to suit
- 17.05 acres
- 32' clear height
- 28 exterior docks (28 future docks)
- 4 drive-in doors
- 228 car parking stalls
- 12 trailer parking stalls
- 52' x 60' column spacing
- 2,000 amps, 480/277V, 3-phase
- 6.11 miles to I-355
- 5.95 miles to I-390
- May 2019 delivery



David Haigh CCIM

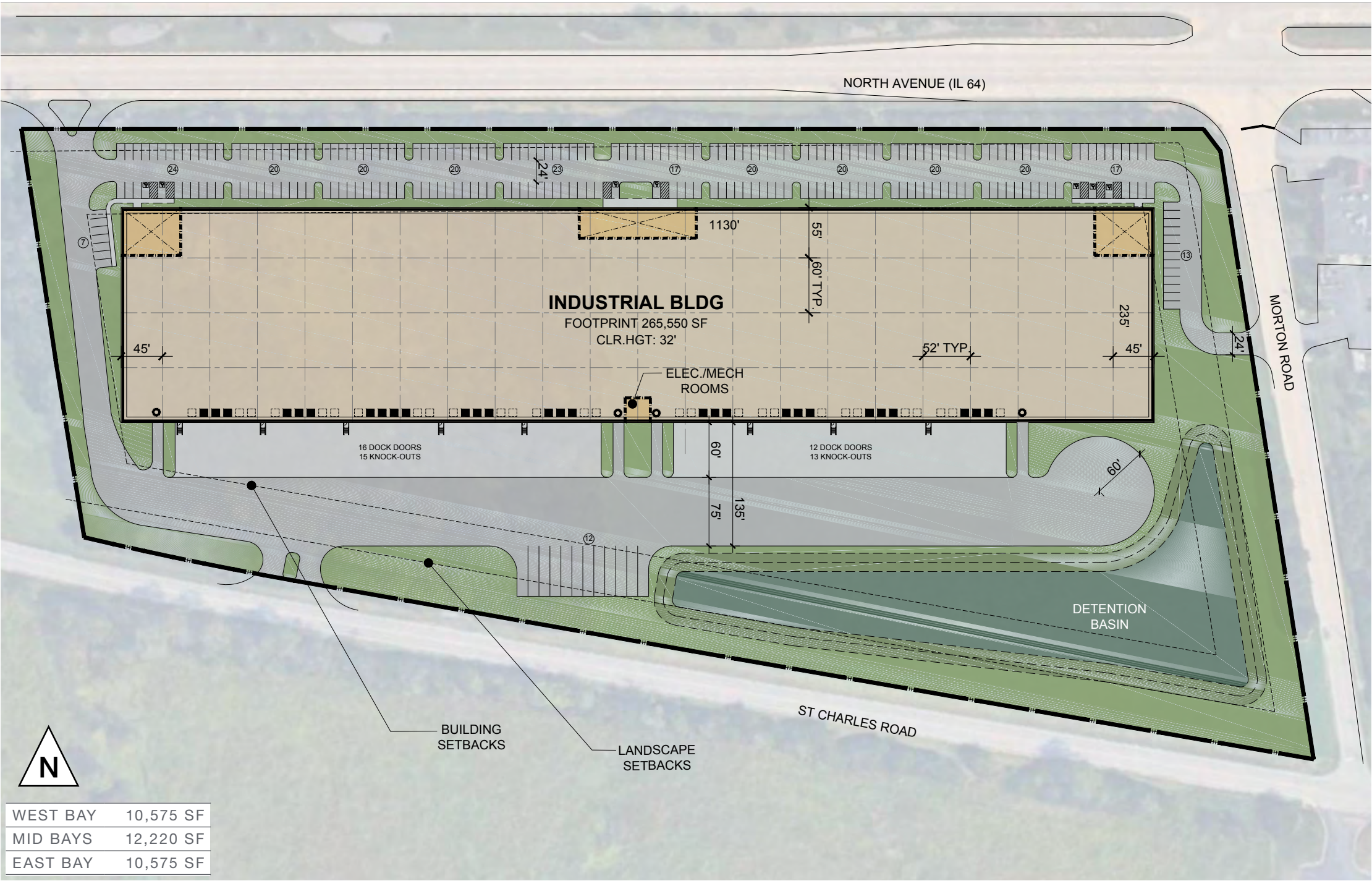
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BUILDING SPECIFICATIONS

BUILDING SIZE	265,550 SF
DIVISIBLE TO	60,000 SF
OFFICE	TO SUIT
SITE AREA	17.05 ACRES
CLEAR HEIGHT	32'
DOCK DOORS	28 EXT (9' X10') 28 FUTURE
DRIVE-IN DOORS	4 (12' X 14')
COLUMN SPACING	52' X 60' (TYPICAL)
POWER	2,000 AMPS, 480/277V, 3-PHASE
CAR PARKING	228 STALLS
TRAILER PARKING	12 STALLS WITH CONCRETE DOLLY PAD
TRUCK COURT	130' MANEUVERING AREA 60' CONCRETE APRON (8" THICK)
FIRE PROTECTION	ESFR SYSTEM
EXTERIOR	INSULATED PRECAST CONCRETE R-12 235' X 1130' PANELS
ROOF	45 MIL BALLASTED EPDM SYSTEM WITH LADDER & ROOF HATCH, 25 R-VALUE
FLOORS	SLAB ON GRADE, 7" UNREINFORCED CONCRETE AT 4,000 PSI WITH AVG FF/FL OF 35/25 SEALED WITH ASHFORD
HVAC	2 DIRECT FIRED OUTSIDE AIR POSITIVE PRESSURE HEATING UNITS MAINTAINING 60 DEGREE INTERIOR AT -10 DEGREE
LIGHTING	LED FIXTURES ON MOTION SENSORS TO PROVIDE AVERAGE LEVEL OF 30 FC AT 30" ABOVE FLOOR LEVELS

