

1243 GREGORY DRIVE

Unit 300, Antioch, IL



118,082 SF DISTRIBUTION SPACE | AVAILABLE NOW

OFFICE	2,660 SF Move in ready
DRIVE-IN DOORS	(1) 9' x 10' drive-in door
LOADING FACILITIES	14 fully equipped docks Cross dock load
POWER	800 Amp, 480V
LIGHTING	T-5 with motion sensors
HEATING / COOLING	Roof Mounted HVAC Cambridge Heat Units
TRAILER PARKING	51 stalls
AUTO PARKING	89 spaces, expandable
SIGNAGE	Multiple opportunities

BUILDING	454,276 SF
BUILT	2015
CLEAR HEIGHT	36'
COLUMN SPACING	60' x 48' 59'6" speed bays
TRUCK COURT	130' front, 130' / 180' back Complete concrete
CONSTRUCTION	Pre-cast concrete
SLAB	6" Ductilicrete™
ROOF	EPDM, gravel ballasted R-25
SPRINKLERS	ESFR, 100% coverage



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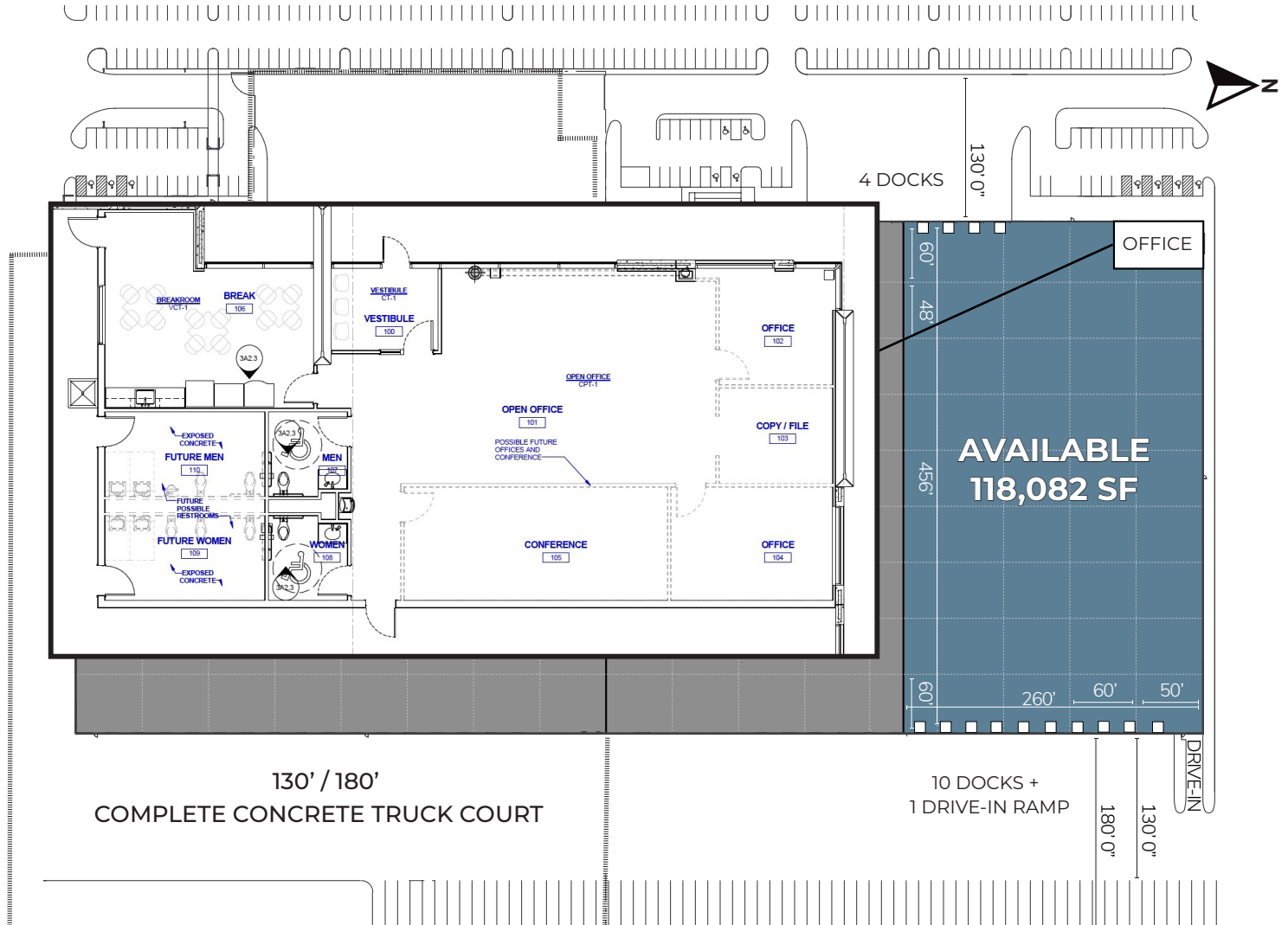
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Located in Lake County, Illinois,

1243 Gregory Dr is visible from Route 173 and is positioned less than 2 miles from I-94, with proximity to the affluent north suburbs and blue collar labor pools to the north and east.

A LEED Silver certified building, Unit 300 benefits from the building's sustainable construction features that contribute to reduced heating and cooling needs.



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