

3300

FINLEY ROAD
DOWNERS GROVE, ILLINOIS

±152,000 SF ON 16+ ACRES
100% AIR-CONDITIONED

PROJECT HIGHLIGHTS



LOCATION

- Prominent location in major Chicago retail / office / industrial submarket
- +2.5 million population and \$25.7 billion annual retail spend in 30-minute drivetime



PROXIMITY

- Immediate access 2 area expressways and proximity to major highway interchange
- Located near newly developed e-commerce distribution centers



OPPORTUNITY

- Potential to repurpose the existing big-box, traditional retail structure into fulfillment use with relatively minimal capital expenditure
- Potential for retail outparcel



SPECIFICATIONS



AVAILABLE SQUARE FOOTAGE

150,000 SF

SITE

16.15 acres (703,709 SF)

DRIVE-IN DOORS

4

EXTERIOR DOCKS

2 (Expandable)

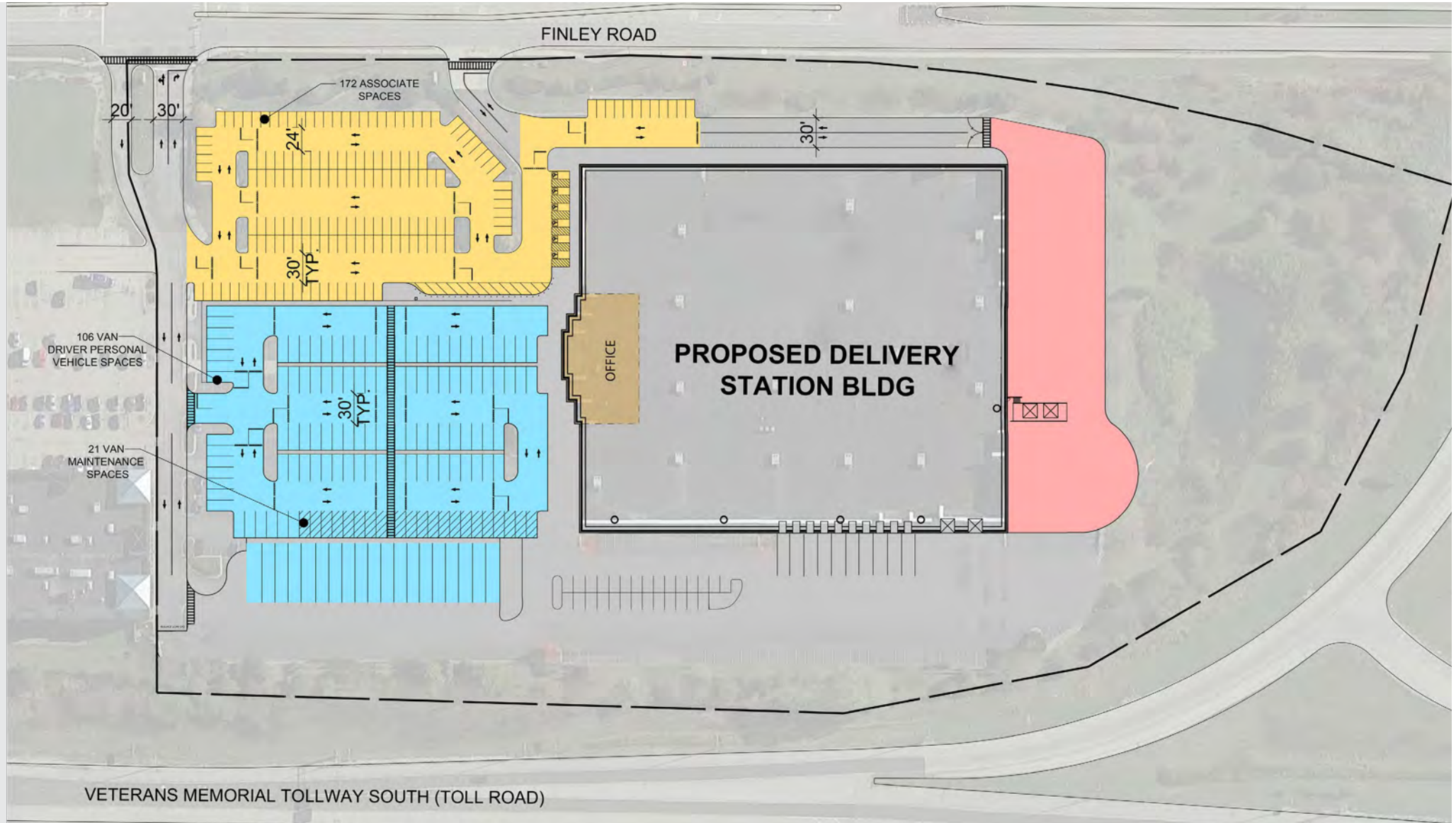
PARKING SPACES

826 surface spaces

FEATURES

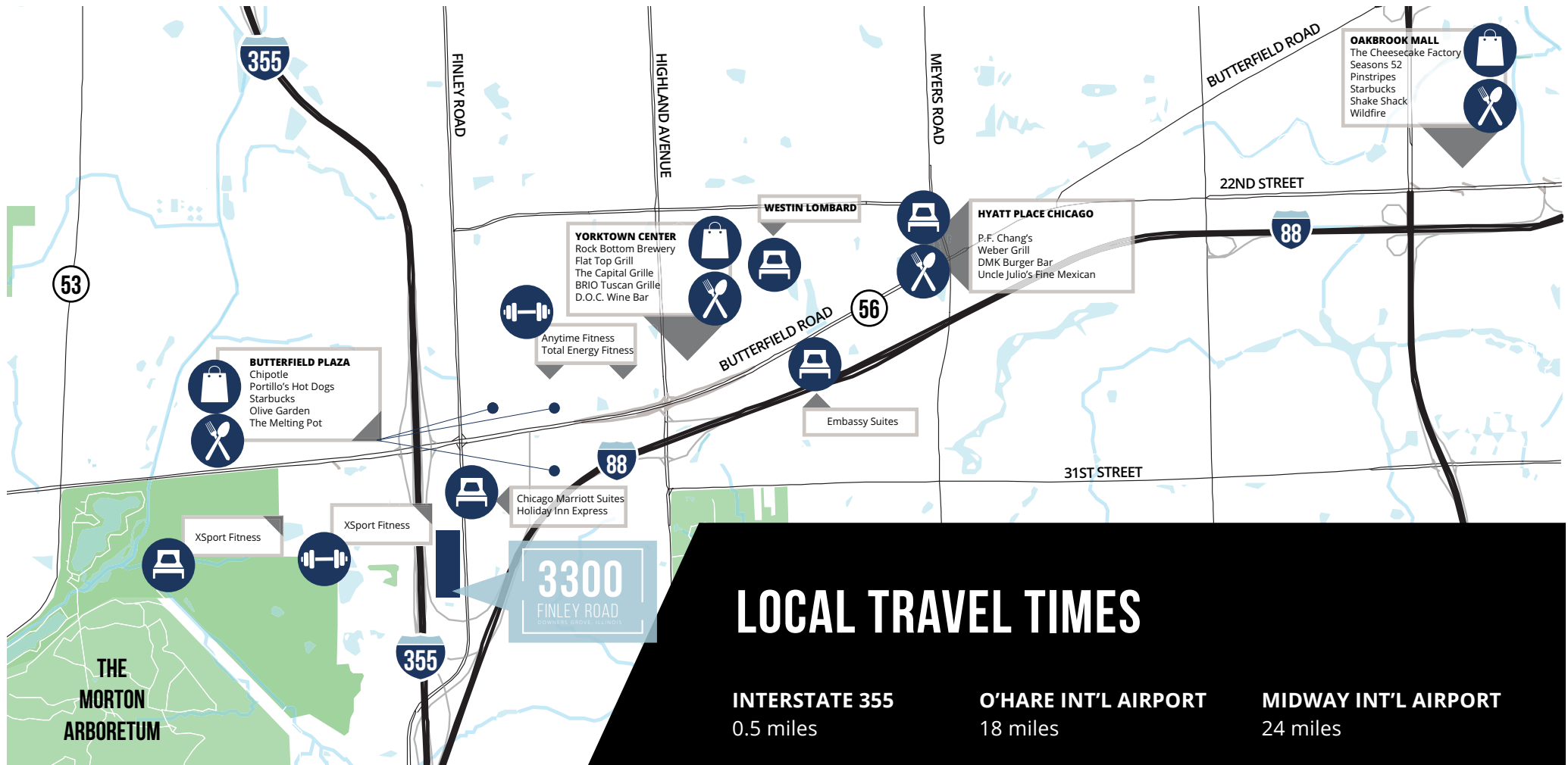
- Signalized access entryway with 2 points of egress
- Separate truck and car access
- 130' setback from western property line offers potential for future dock wall
- Ample parking for employees and delivery vans
- Fully temperature controlled





FUTURE **SPEC PLAN**

AREA AMENITIES



LOCAL TRAVEL TIMES

INTERSTATE 355
0.5 miles

O'HARE INT'L AIRPORT
18 miles

MIDWAY INT'L AIRPORT
24 miles

INTERSTATE 88
1.2 miles

DOWNTOWN CHICAGO
21 miles

DEMOGRAPHICS

15 minutes
319,445 total population

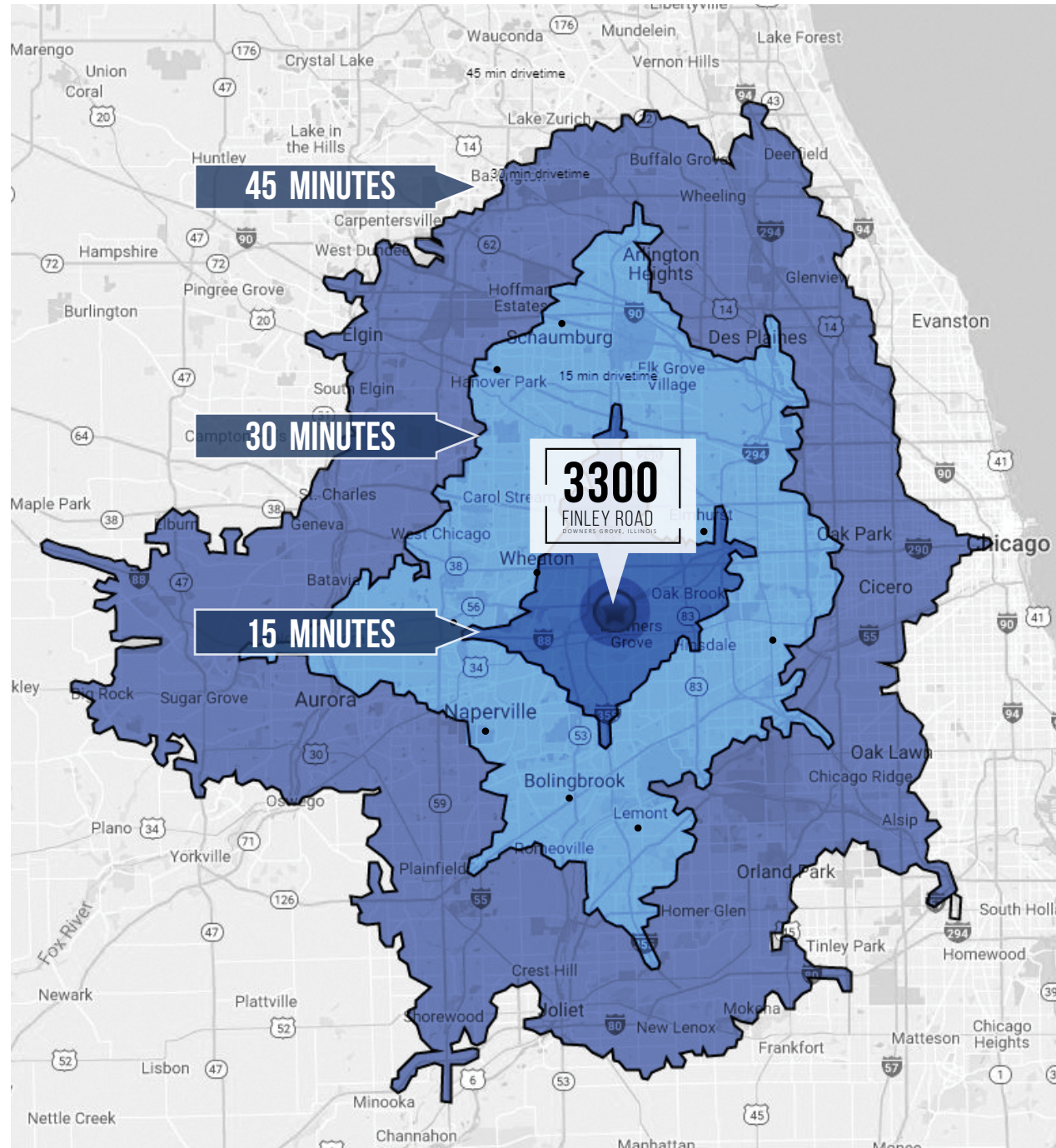
Average Household Income \$131,452	Annual Retail Good Spending \$5,121,466,278
Median Household Income \$93,426	Annual Online Retail Sales (est.) \$831,192,897
Bachelor's Degree & Above 61.9%	Online Retail (%) 16.2%

30 minutes
2,250,059 total population

Average Household Income \$124,069	Annual Retail Good Spending \$25,761,167,801
Median Household Income \$83,050	Annual Online Retail Sales (est.) \$3,902,851,826
Bachelor's Degree & Above 50.6%	Online Retail (%) 15.2%

45 minutes
5,882,666 total population

Average Household Income \$114,373	Annual Retail Good Spending \$59,196,927,473
Median Household Income \$77,760	Annual Online Retail Sales (est.) \$8,606,157,853
Bachelor's Degree & Above 48.0%	Online Retail (%) 14.5%





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