



INDUSTRIAL PARK BTS | **750,000 SF**
801 N UNION ST | **DWIGHT, IL**

ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM



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PROPERTY HIGHLIGHTS



**TRANSLOADING
FACILITY**



**EXISTING RAIL
ON SITE**



HEAVY POWER



PROPERTY DETAILS

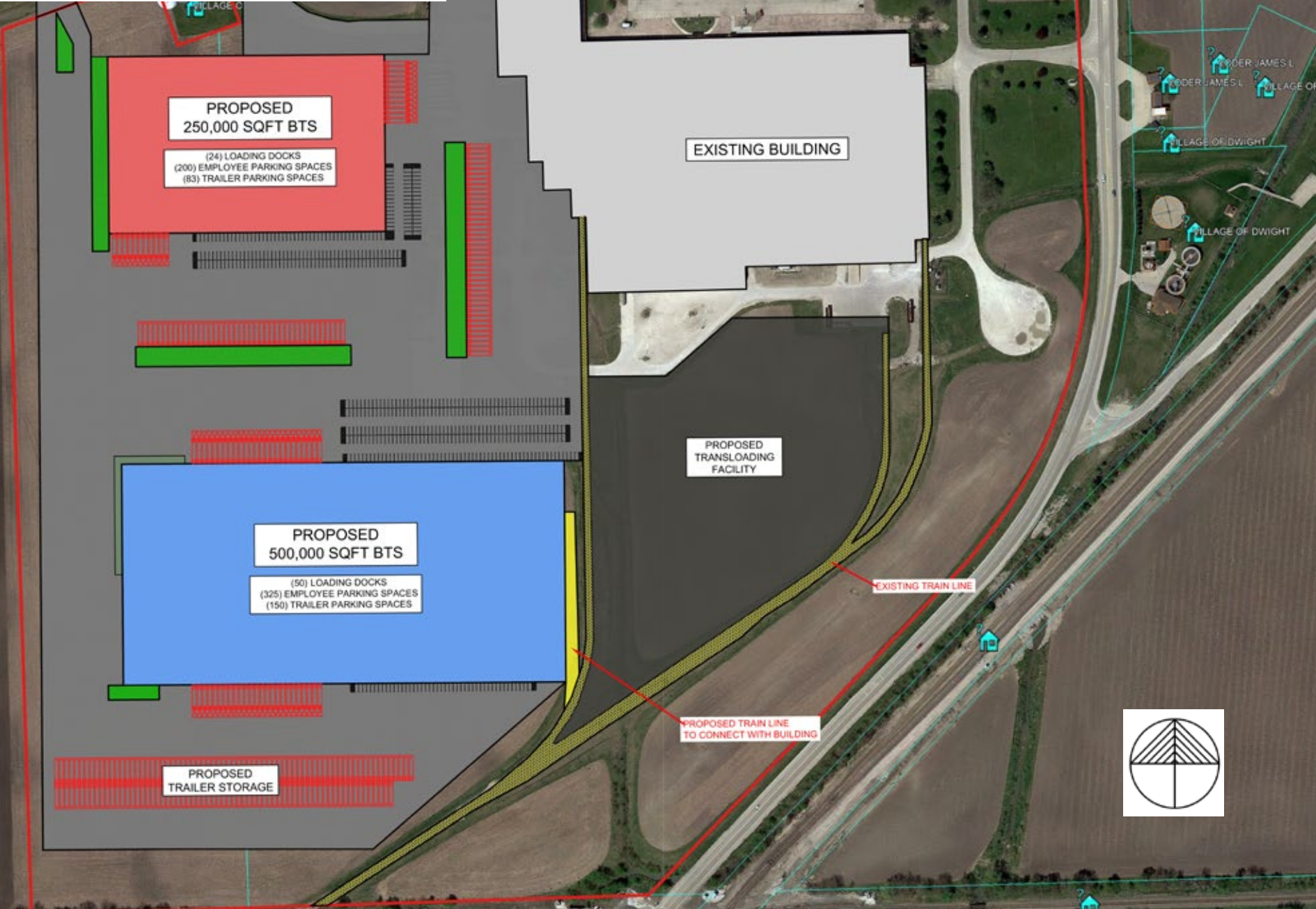
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BUILDING SIZE	Up to 750,000 SF
AVAILABLE SPACE	Up to 750,000 SF
MINIMUM DIVISIBLE	100,000 SF
OFFICE SPACE	Build to Suit
DOCK DOORS	72 - 74
DRIVE-IN DOORS	10
CLEAR HEIGHT	32'
COLUMN WIDTH & DEPTH	50' x 60'
ROOF	TPO
WALLS	Precast Concrete
FLOORS	8" Reinforced Concrete
FIRE SUPPRESSION	ESFR
LIGHTING	High-Efficiency LED
POWER	To Suit Based on Tenant Need
PARKING	Employee Parking: 525 - 540 Spaces Trailer Parking: 116 - 233 Spaces
LAND AREA	97.85 Acres
ZONING	Industrial
PARCEL ID	05-05-03-100-013
RAIL ACCESS	Rail-Served: NFS RR



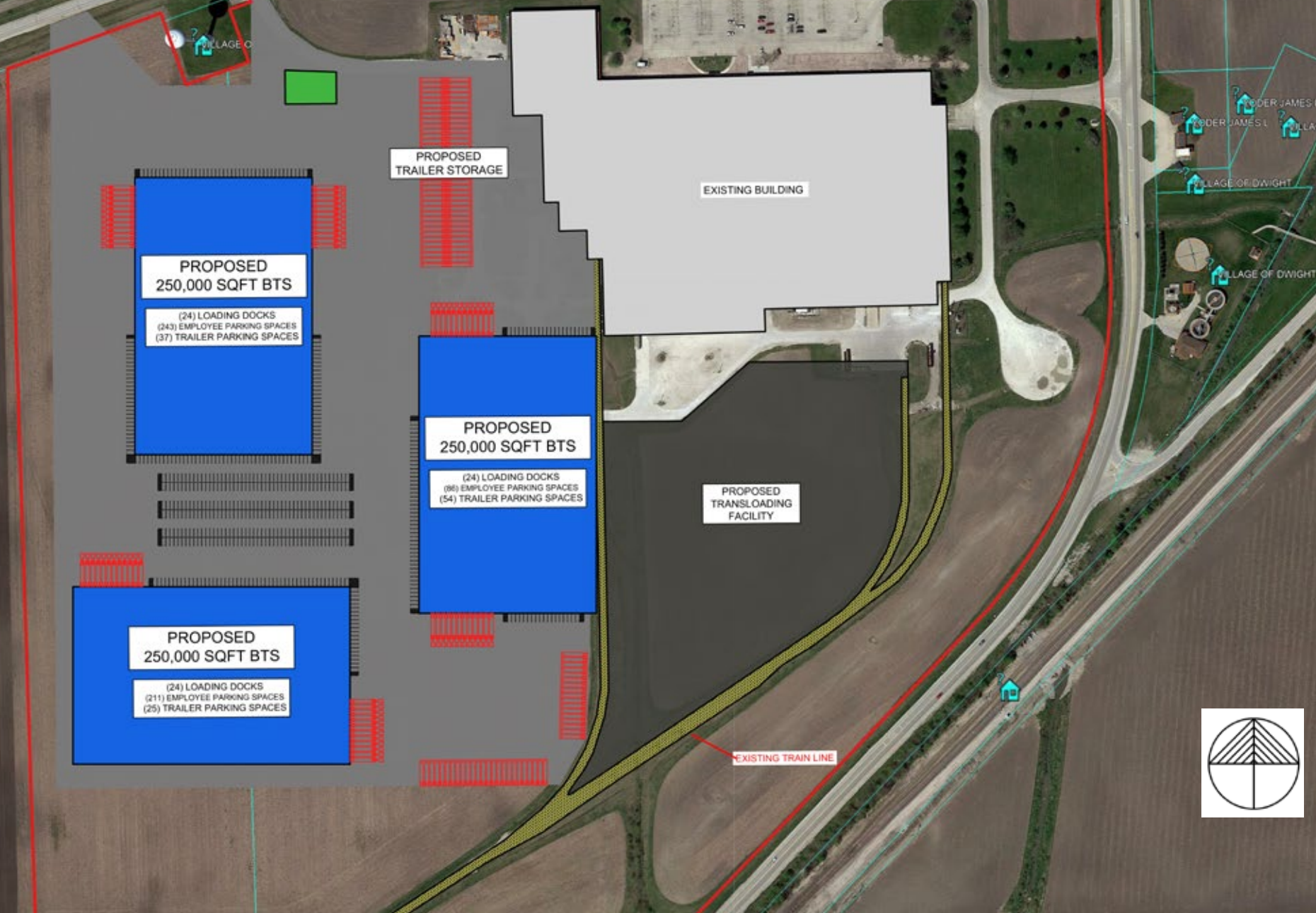
SITE PLAN 1

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SITE PLAN 2

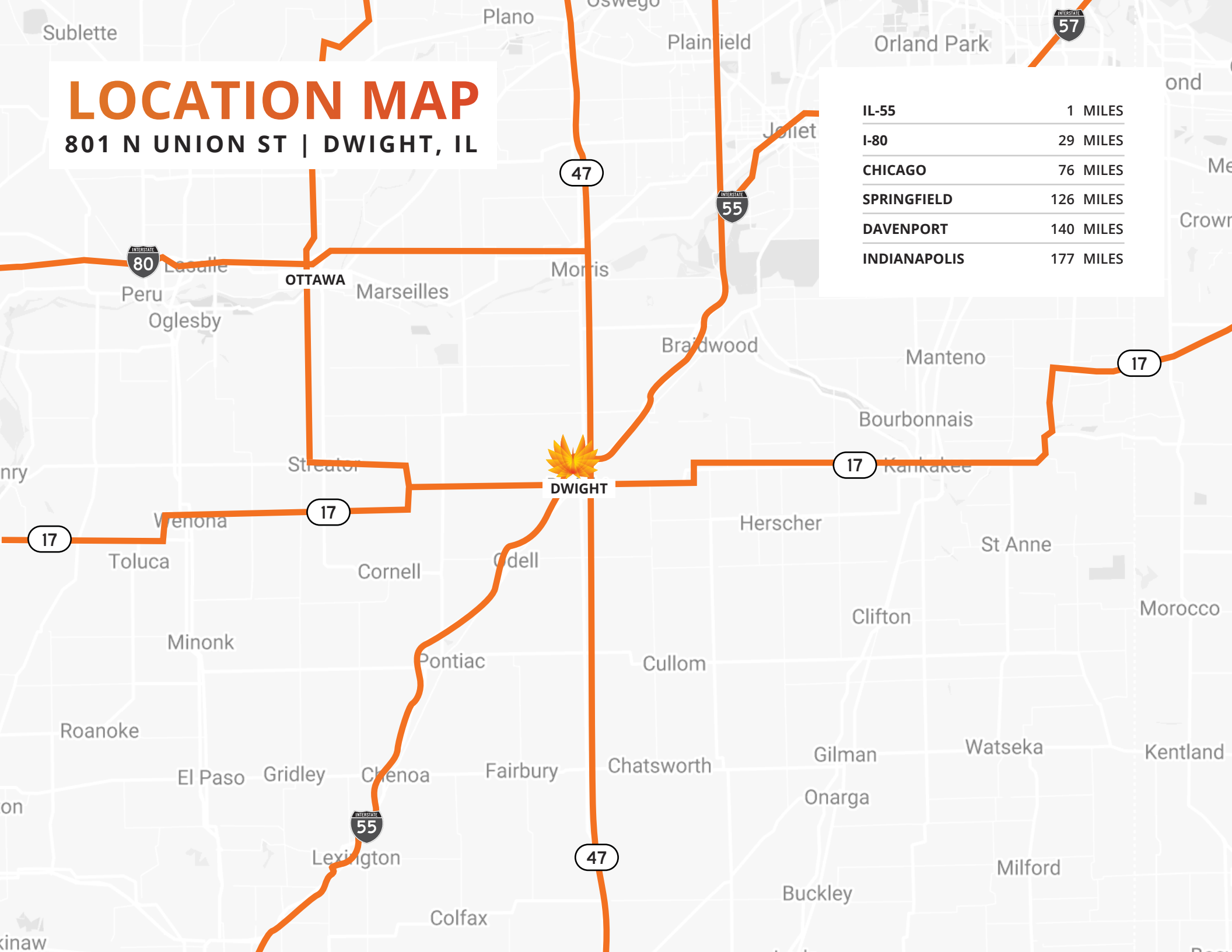
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LOCATION MAP

801 N UNION ST | DWIGHT, IL

IL-55	1 MILES
I-80	29 MILES
CHICAGO	76 MILES
SPRINGFIELD	126 MILES
DAVENPORT	140 MILES
INDIANAPOLIS	177 MILES





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