

BAILLY RIDGE CORPORATE CENTER

BUILDING 4

25101 S. Ridgeland Ave | Monee, IL 60449

879,040 SF Available | Class A Industrial

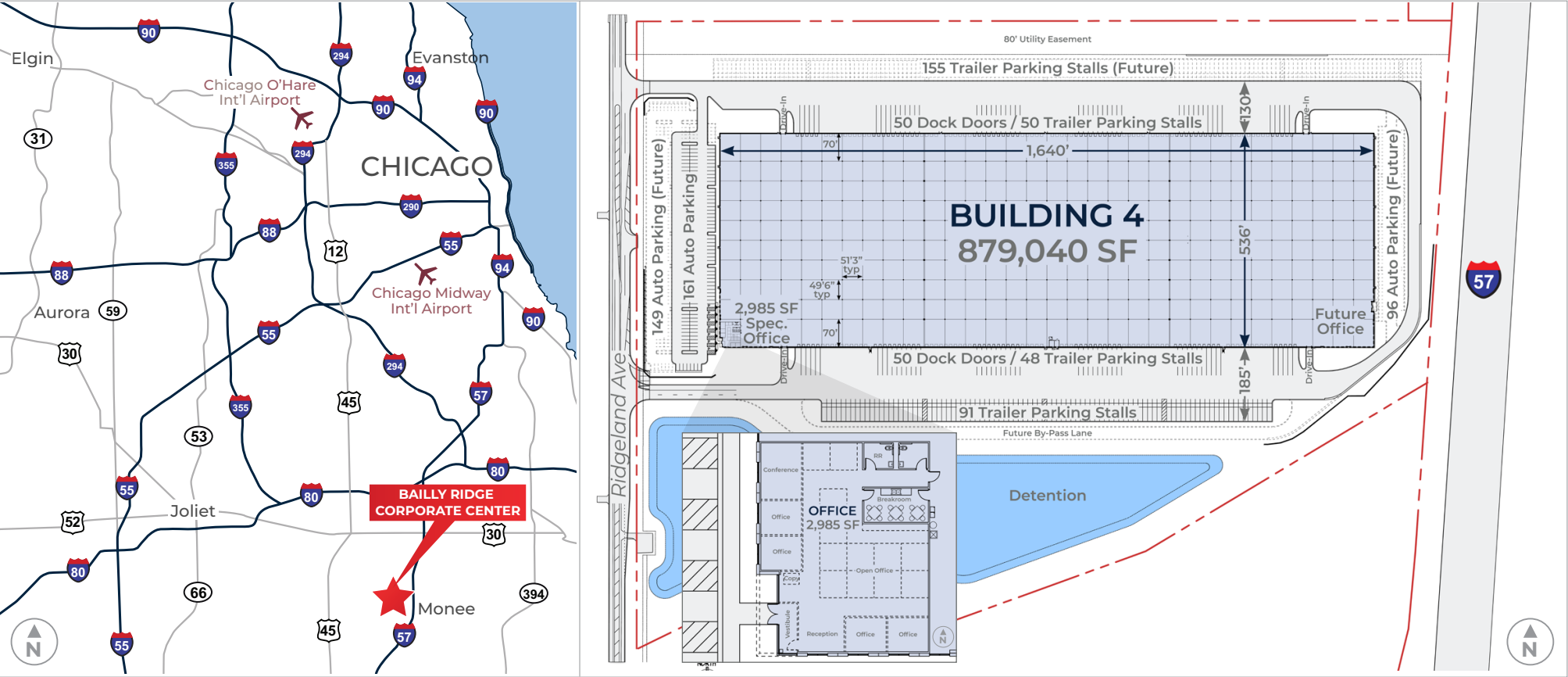
Bailly Ridge 4 is a class A, state-of-the-art industrial facility located in the highly sought after Bailly Ridge Corporate Center. Located in the I-80 corridor, less than one mile from I-57 and with immediate access to the recently expanded Monee Manhattan Interchange, Bailly Ridge 4 offers highway visibility as well as minimal traffic congestion for trucks entering and leaving the property.



BAILLY RIDGE CORPORATE CENTER | BUILDING 4

PROPERTY OVERVIEW

25101 S. RIDGELAND AVE | MONEE, IL 60449



879,040 SF on 61.1 acres



ESFR fire protection system



2,985 SF spec office



LED lighting



45 mil ballasted EDPM roof



49'6" D x 51'3" W typical column spacing;
70' in staging bays



36' clear height beyond the
staging bay



100 – dock doors
(expandable)



4 – drive-in doors



161 – auto parking spaces
(expandable)



189 – trailer parking stalls
(expandable)

Development



DON SCHOENHEIDER

847 737 0264 (o) | 847 770 3319 (c)
don.schoenheider@hillwood.com

Leasing



TRACI BUCKINGHAM PAYETTE

847 732 1214 (c)
traci.payette@cbre.com

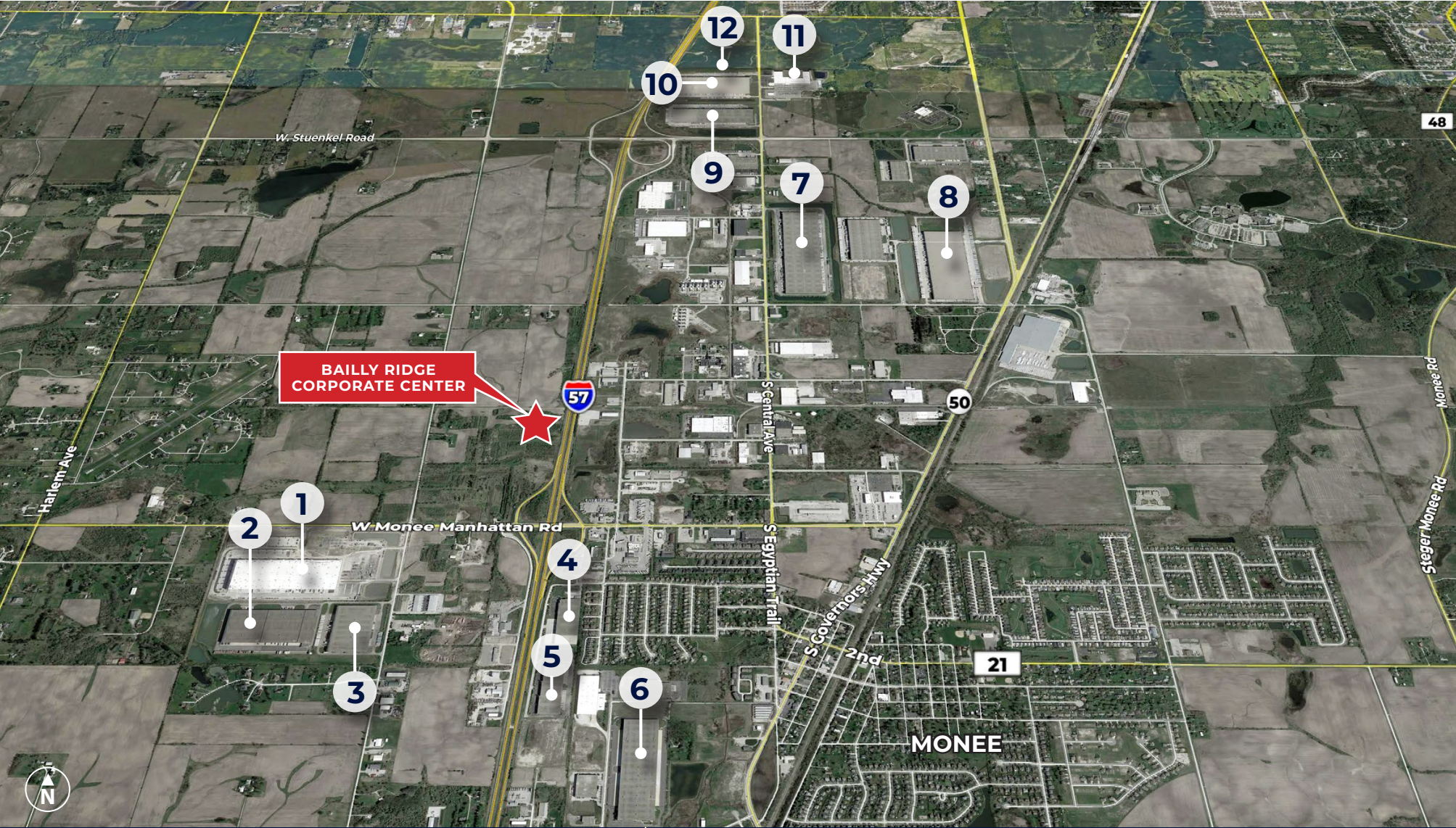
STEPHANIE PARK

773 415 0321 (c)
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AREA INFORMATION

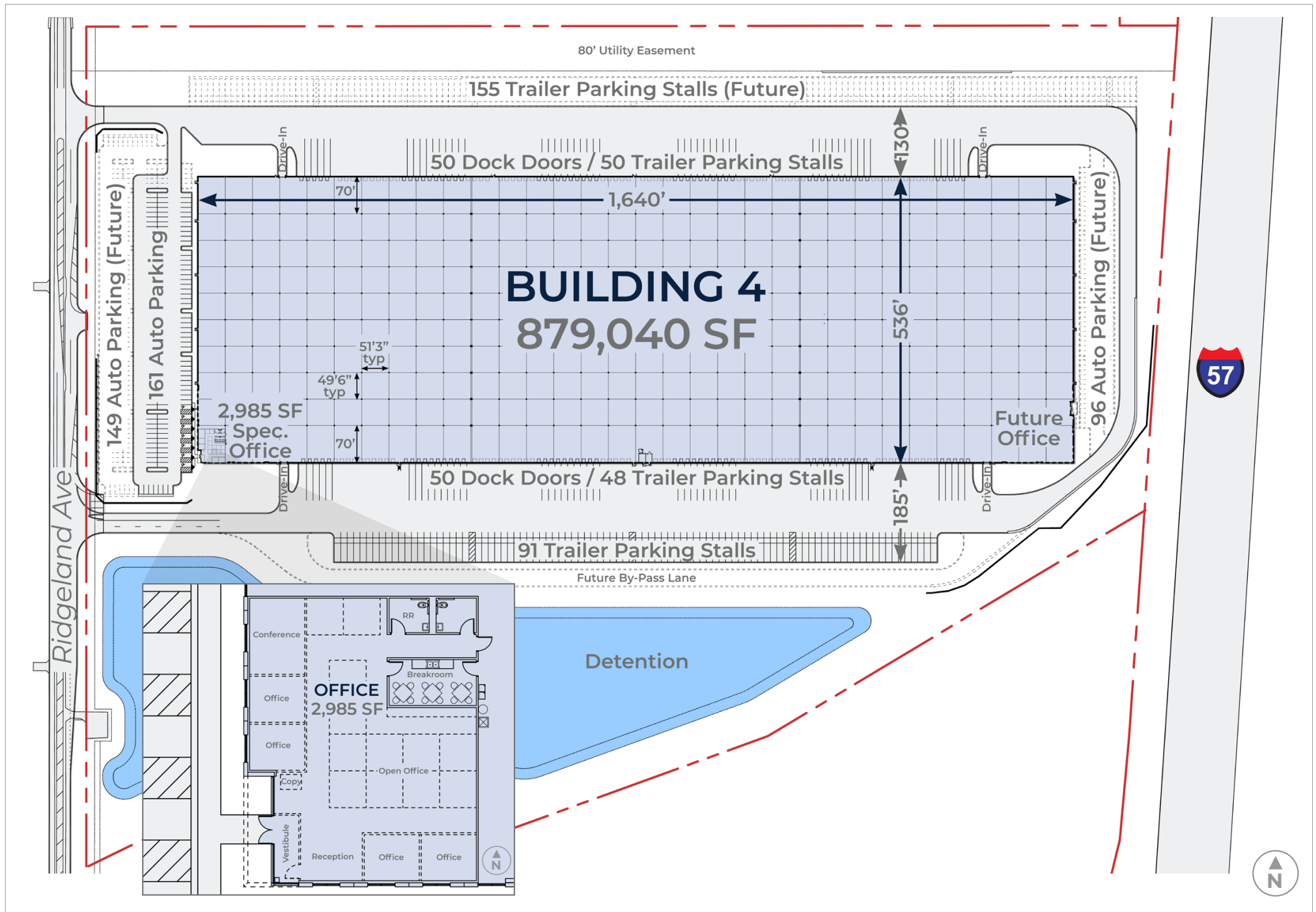


BUSINESSES

- | | |
|------------------------------|-----------------------------------|
| 1. Amazon Fulfillment Center | 7. Solo Cup Manufacturer |
| 2. Rev Logistics | 8. Clorox Distribution Center |
| 3. XPO Logistics & Amazon | 9. DSC Logistics |
| 4. Liberty Furniture | 10. Georgia Pacific |
| 5. Midwest Customs Case | 11. DOT Foods Distribution Center |
| 6. Kenco | 12. Amazon |

DRIVE TIMES

Interstate 57			
	.8 mi.		1 min.
Interstate 80			
	10.5 mi.		18 min.
Midway Int'l Airport			
	28.2 mi.		48 min.
Chicago CBD			
	35.4 mi.		41 min.



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PROPERTY PHOTOS



BAILLY RIDGE CORPORATE CENTER | BUILDING 4

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SITE ACCESS



FLEXIBLE LAYOUTS FOR E-COMMERCE
OR DISTRIBUTION PARKING

TWO TRUCK ENTRANCES



30,000 VEHICLES PER DAY
536' BUILDING FRONTAGE
RECENTLY IMPROVED I-57

FULL CONCRETE TRUCK COURT
185' TRUCK COURT



CONTACT

DEVELOPMENT



DON SCHOENHEIDER

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LEASING

CBRE

TRACI BUCKINGHAM PAYETTE

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