

# BAILLY RIDGE CORPORATE CENTER

## BUILDING 4

25101 S Ridgeland Ave | Monee, IL 60449

**879,040 SF Available For Lease**

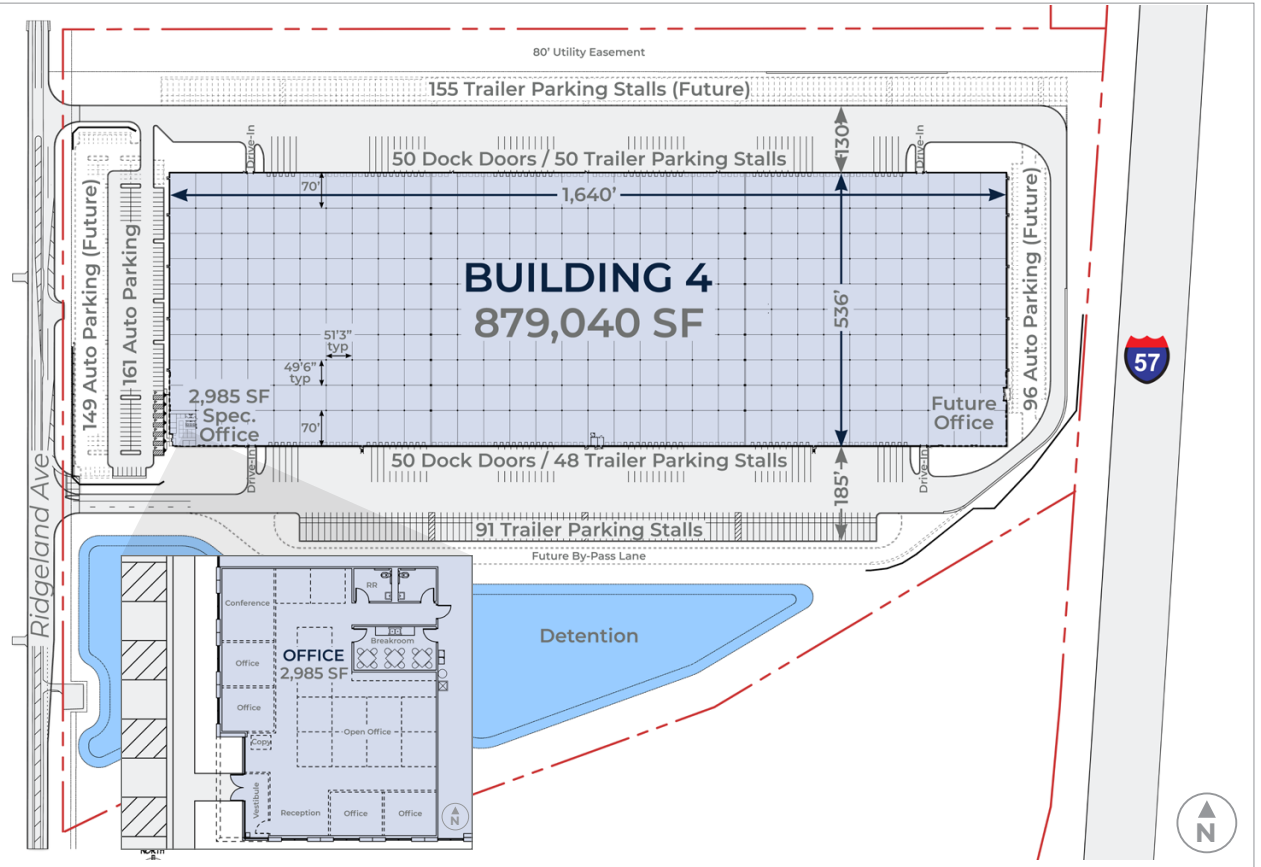
Bailly Ridge 4 is a class A, state-of-the-art industrial facility located in the highly sought after Bailly Ridge Corporate Center. Located in the I-80 corridor, less than one mile from I-57 and with immediate access to the recently expanded Monee Manhattan Interchange, Bailly Ridge 4 offers highway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



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# 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**

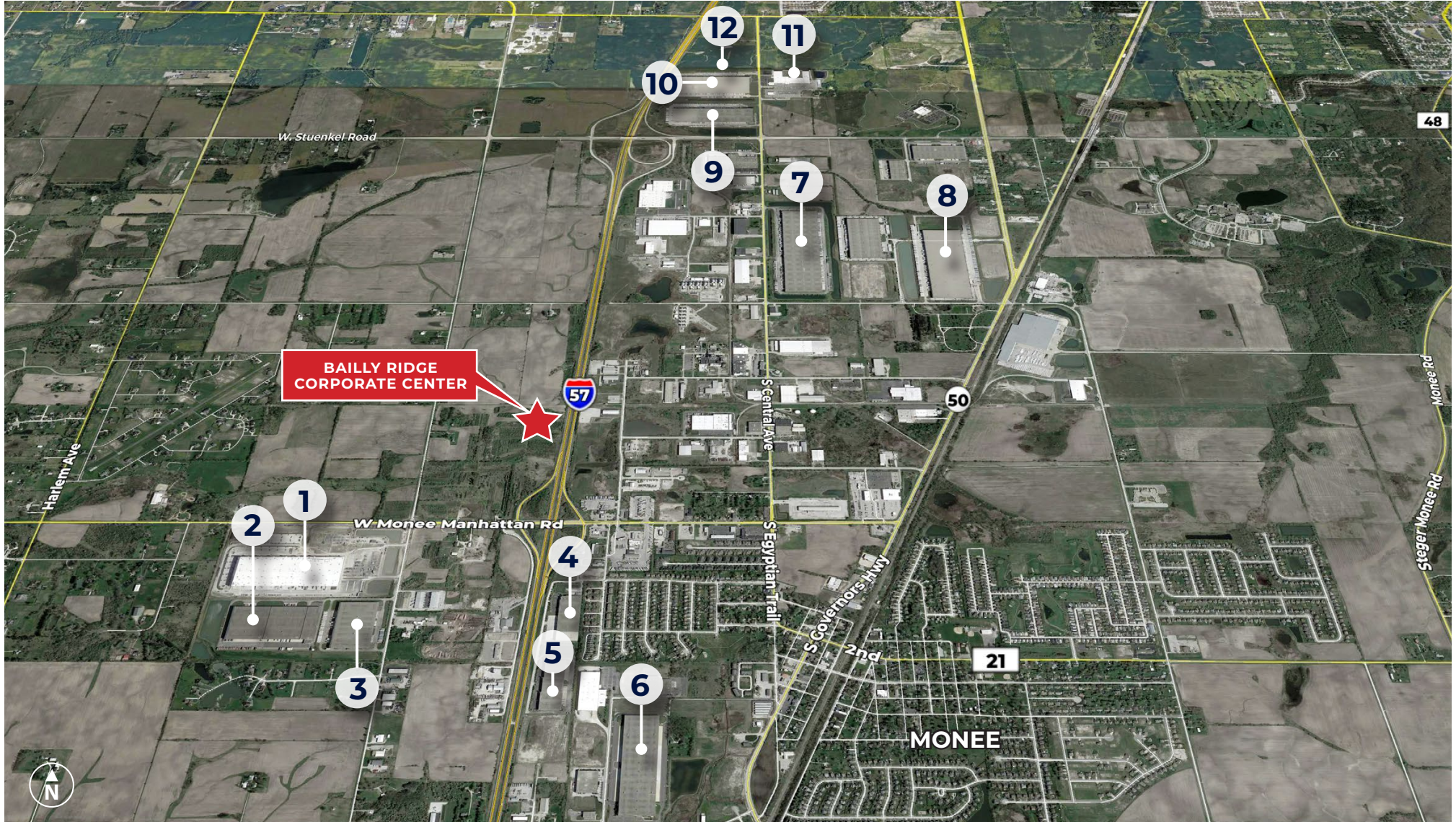
773 415 0321 (c)  
stephanie.park@cbre.com



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# AREA INFORMATION

25101 S RIDGELAND AVE | MONEE, IL 60449





## 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.

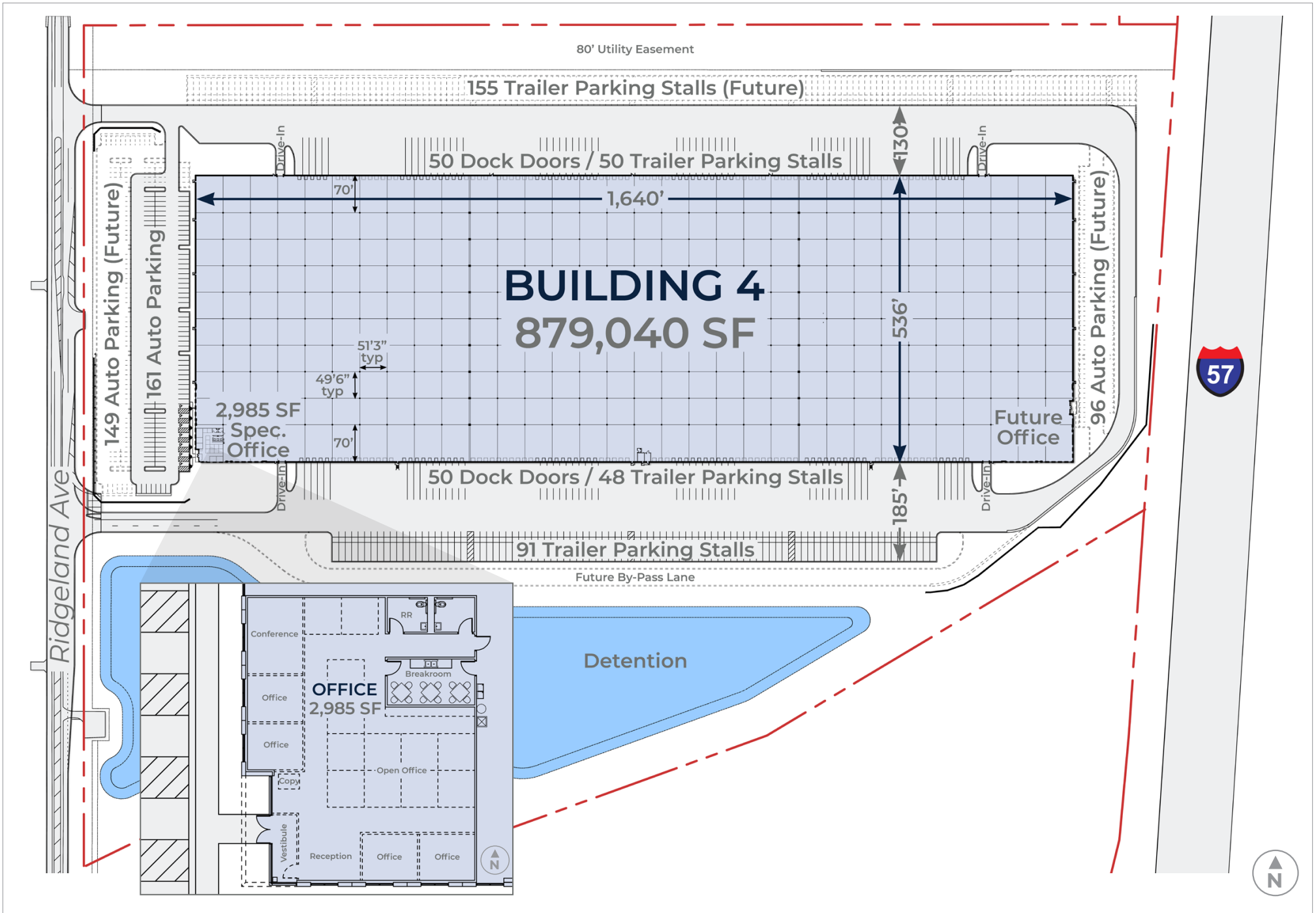
Midway Int'l Airport

 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

RIDGELAND AVENUE



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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don.schoenheider@hillwood.com hillwood.com

## LEASING



### TRACI BUCKINGHAM PAYETTE

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