

# PROLOGIS CICERO



SCAN FOR VIDEO TOUR



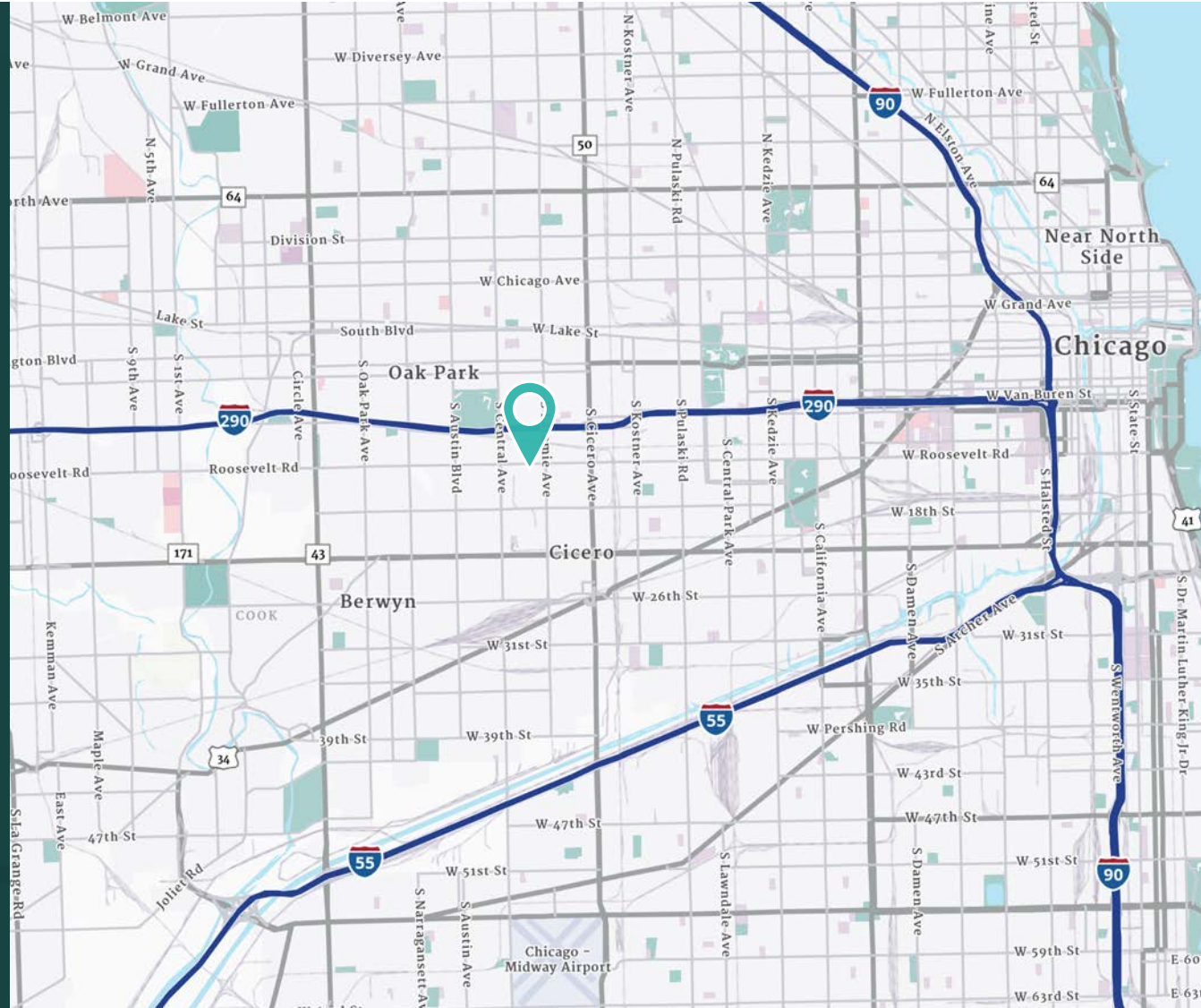
New  
Construction

**5301 W. ROOSEVELT RD.**  
CICERO, ILLINOIS

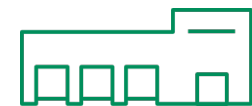


# Prologis Cicero Benefits

- Proximity to I-290, I-55 and major highways, with many public transportation options for the commuting workforce.
- Well suited for distribution, logistics, and large-scale e-commerce fulfillment.
- 6B designation reduces property tax burden.
- Docking setup ideal for high-volume loading/unloading; excellent road access.
- Close proximity to big box retail and densely populated residential housing.

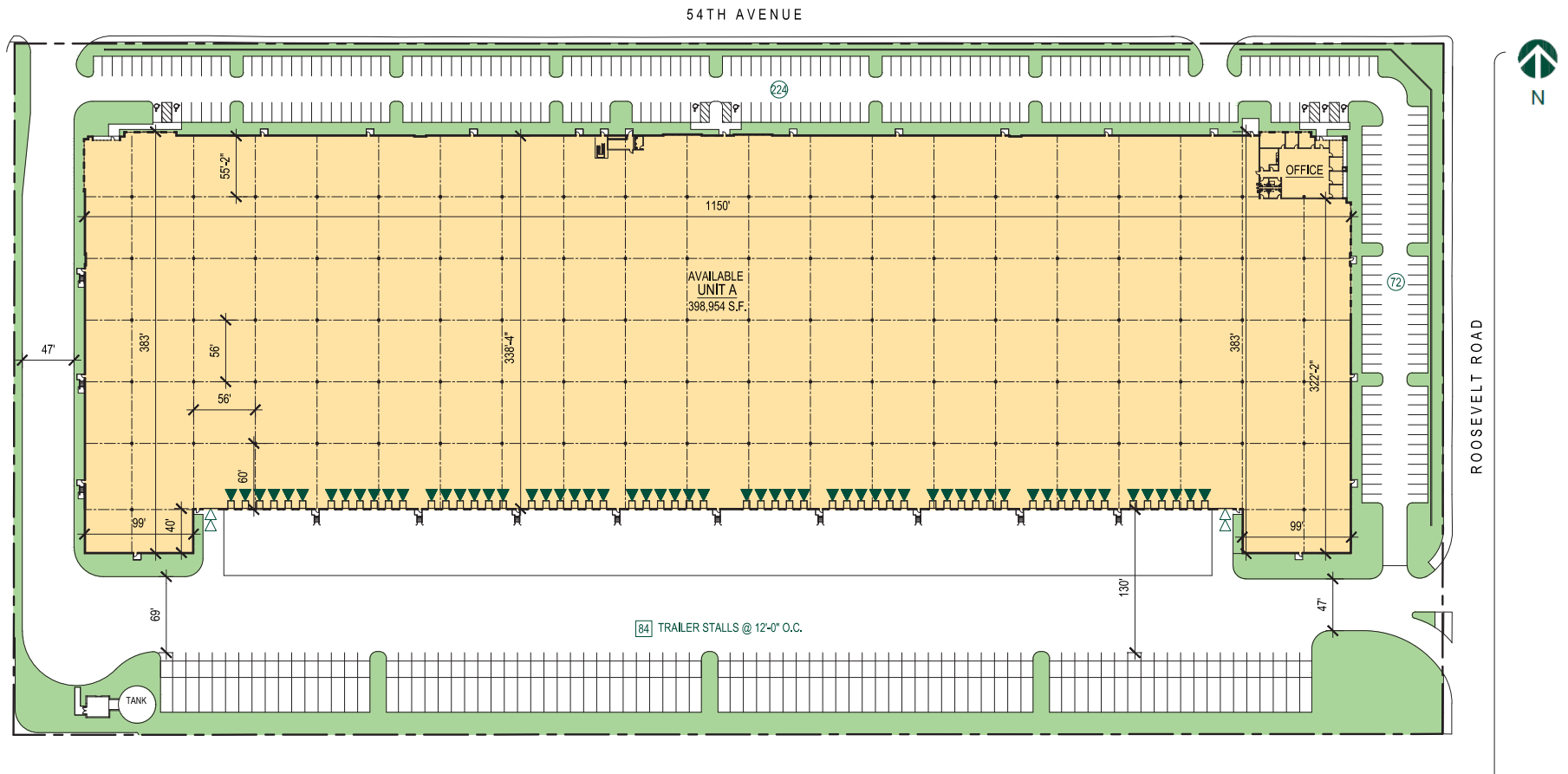


Near Chicago Midway Airport which supports employee travel and business logistics



High-capacity, modern warehouse/distribution space near Chicago, with tax benefits

# Site Plan



## Property Specs



**398,954 SF**  
**(DIVISIBLE)**  
AVAILABLE



**4,451 SF**  
OFFICE



**40'**  
CLEAR HEIGHT



**59**  
LOADING DOCKS



**2**  
DRIVE-IN DOORS



**ESFR**  
SPRINKLERS



**296**  
**(EXPANDABLE TO 337)**  
CAR PARKING SPACES



**84**  
TRAILER PARKING  
STALLS

# Industry Leading Features



**84 TRAILER PARKING STALLS**



**296 CAR PARKING SPACES**



**59 LOADING DOCKS, 2 DRIVE IN DOORS**



**40' CLEAR HEIGHT**

# Prologis Essentials

## Keeping You Ahead of What's Next.

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.



LEARN MORE



### Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions

### Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators

### Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

### Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Instawork achieves 90%+ fill rates due to their large workforce network
- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification

# Partner with Prologis

## Clear, Simple, Service.



**You can count on us as your trusted partner.**

Pairing up with Prologis gives you access to a full-service team of experts before and during your tenancy. Work with an in-house team of development managers with local experience to entitle, plan, and execute your facility. Then, let a professional group of property managers handle the day-to-day of your real estate.

Our team is comprised of a Market Officer, Leasing Team, RECX Managers and Coordinators (property management), Construction Managers, a Development Manager, and Maintenance Techs.

Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

**At Prologis, we deliver on our promises  
so you can deliver on yours.**

# PROLOGIS CICERO



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