

TOLLWAY

CORPORATE CENTER

**300 & 310 OVERLAND DRIVE
NORTH AURORA, IL
(KANE COUNTY)**

AVAILABILITY FROM
40,000 - 1,000,000 SF

SUMMER 2022 DELIVERY



OWNED & DEVELOPED BY:



LEASING AGENTS:



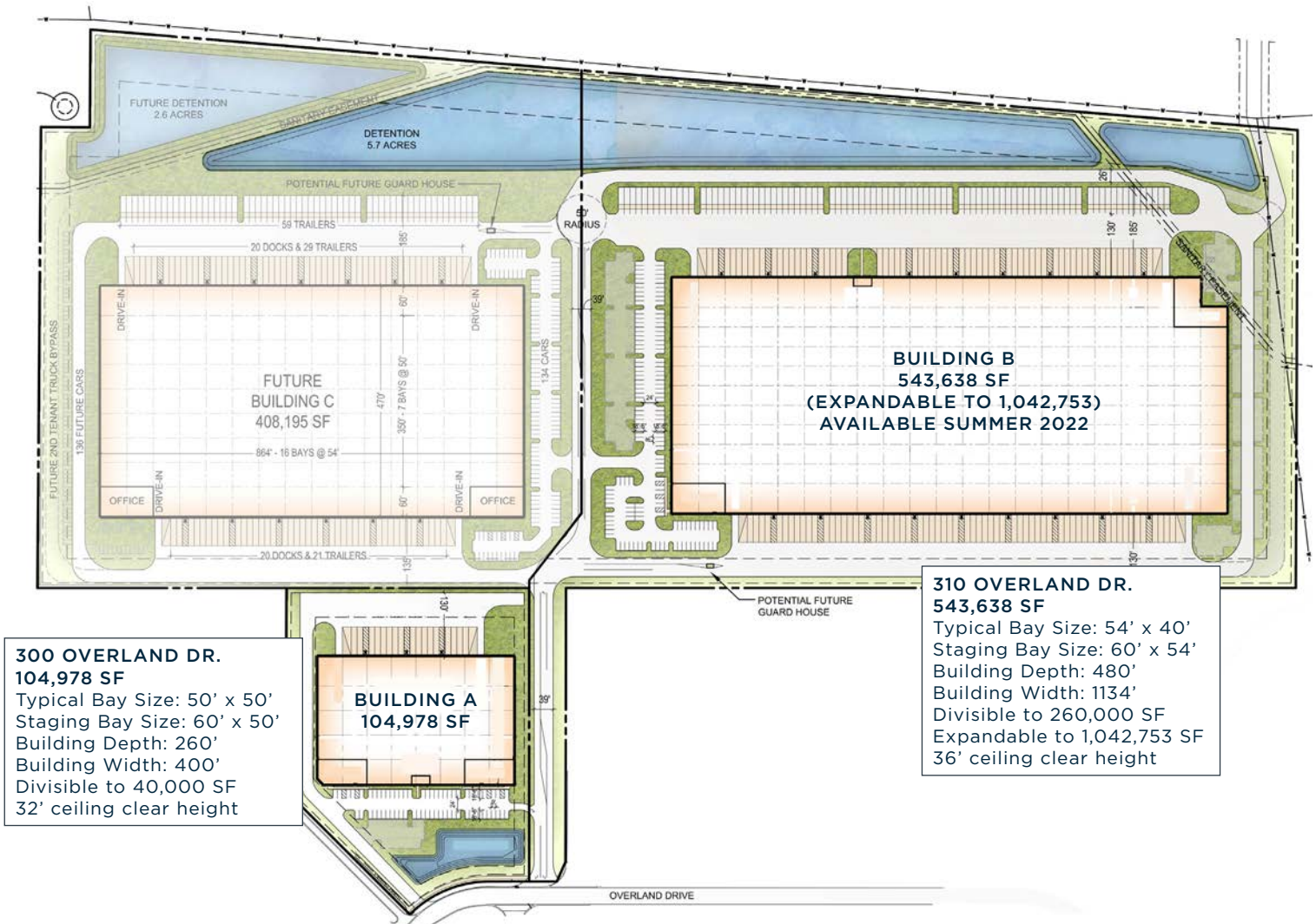
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SITE PLAN



DEVELOPMENT OVERVIEW

- Immediate accessibility to I-88 - situated between two full interchanges at Route 31 and Orchard Road
- Access to abundant and well-qualified labor in I-88 Corridor (includes 2nd & 3rd largest cities by population in state of Illinois)
- Ability to fully secure each property independently
- Future expansion potential on available adjacent land included in project
- Available for occupancy Summer 2022

SITE PLAN - 300 OVERLAND DRIVE

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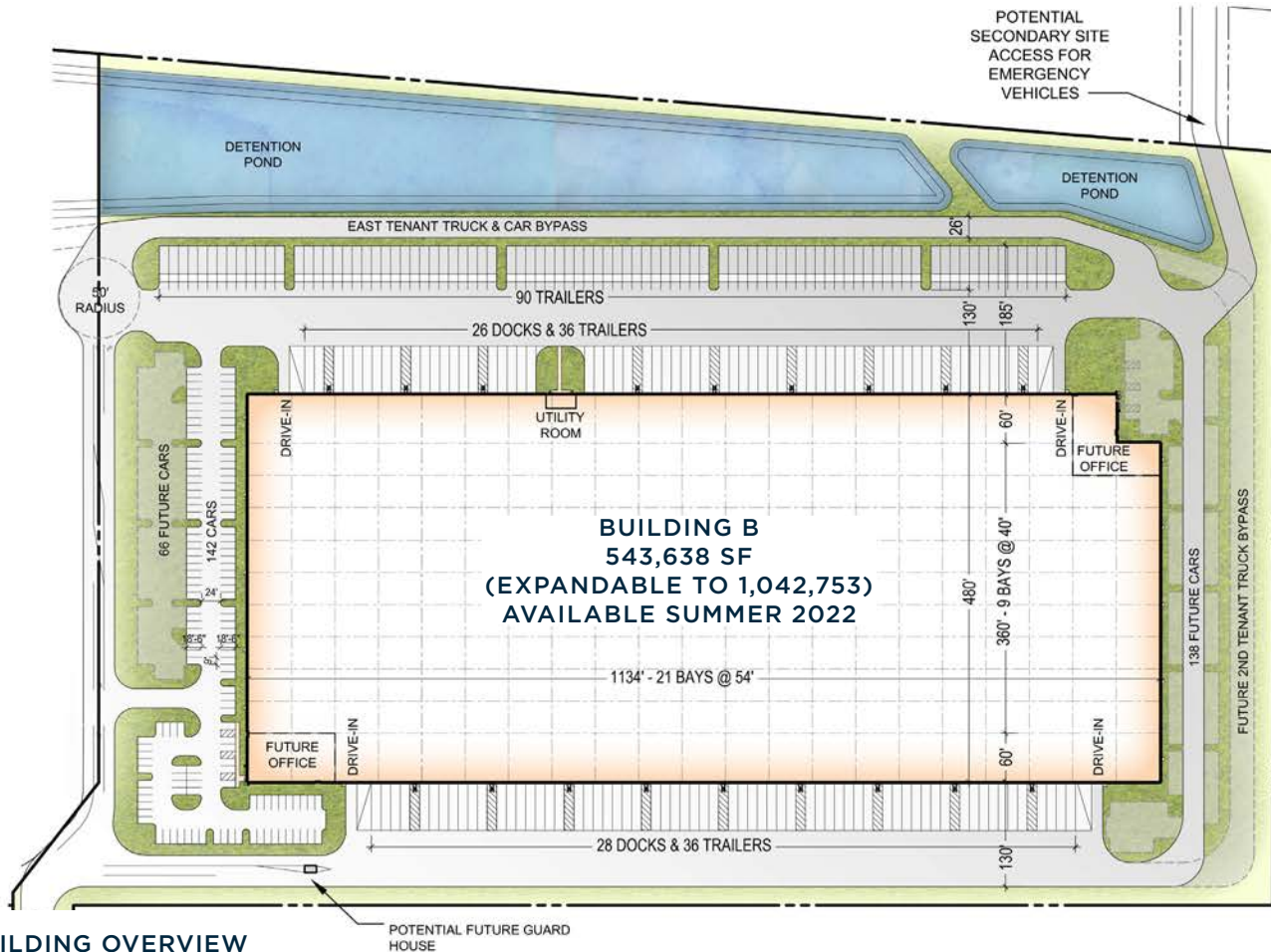
BUILDING OVERVIEW

- 104,978 SF
- Divisible to 40,000 SF
- 32' ceiling clear height
- 10 exterior docks (expandable to 18)
- 2 drive-in doors
- 64 car parking spaces (expandable to 78)
- 8 trailer parking positions
- Office area to suit
- Typical Bay Size: 50' x 50'
- Staging Bay Size: 60' x 50'
- Building Depth: 260'
- Building Width: 400'
- 6.59 acres site size
- Ability to fully secure the property

SITE PLAN - 310 OVERLAND DRIVE

TOLLWAY

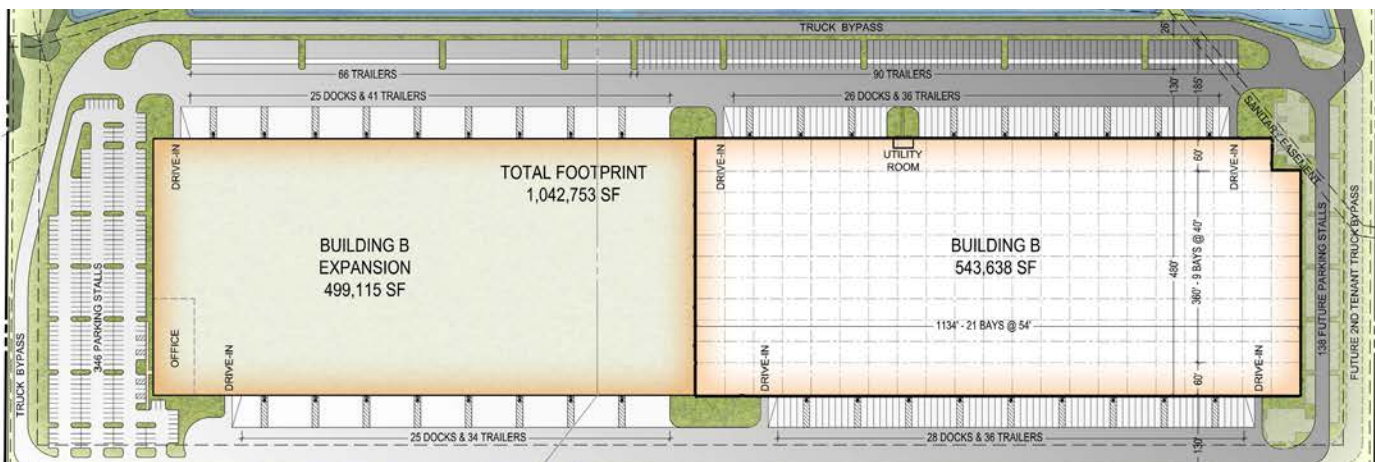
CORPORATE CENTER



BUILDING OVERVIEW

- 543,638 SF (expandable to 1,042,753 SF)
- Divisible to 260,000 SF
- Typical Bay Size: 54' x 40'
- Staging Bay Size: 60' x 54'
- Building Depth: 480'
- Building Width: 1134'
- 36' ceiling clear height
- 54 exterior docks (expandable to 126)
- 4 drive-in doors
- 142 car parking spaces (expandable to 346)
- 162 trailer parking positions
- Office area to suit
- Cross-docked facility
- Expandable to 1,042,753 SF
- 33.77 acres site size (expandable to 60.56 acres)
- Ability to fully secure the property

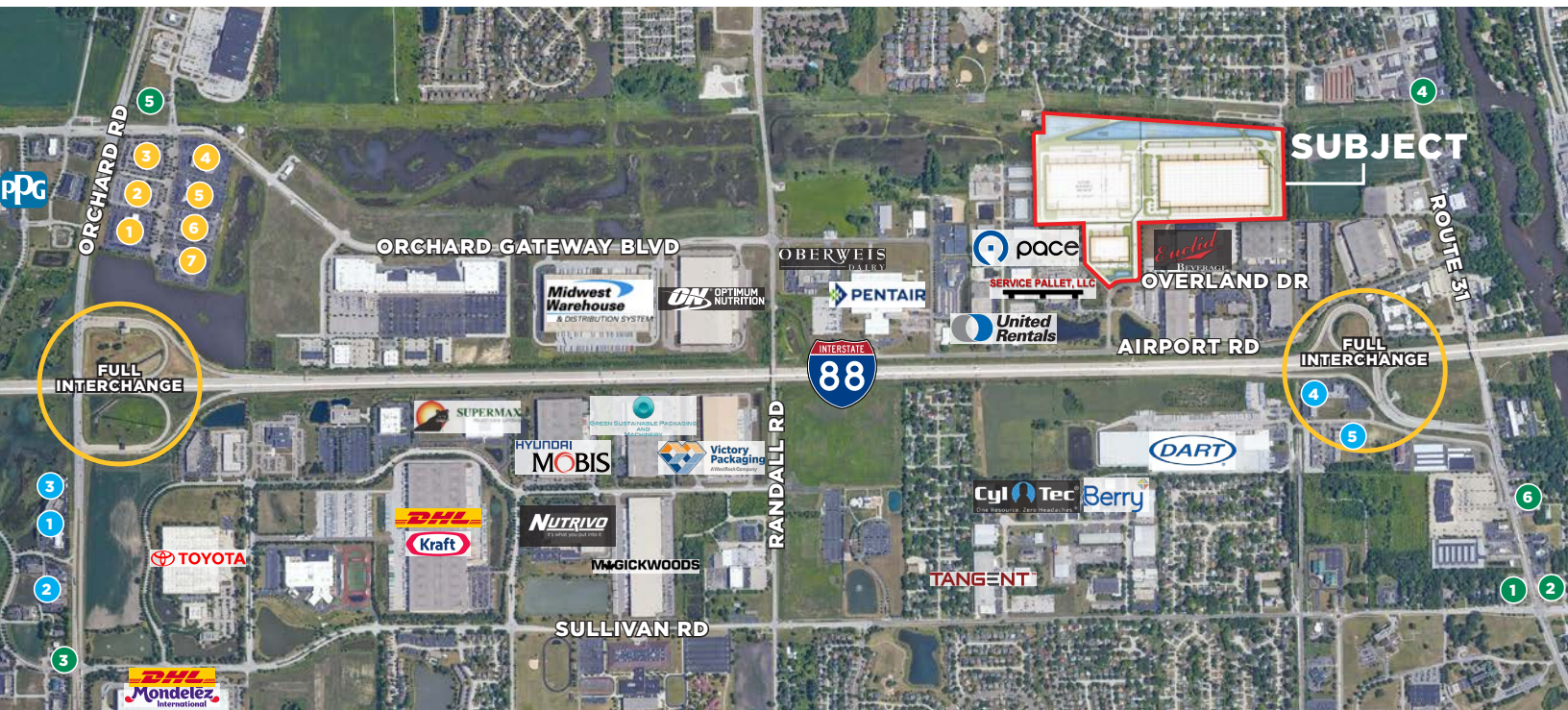
CONCEPTUAL SITE PLAN - BUILDING EXPANSION



CORPORATE OVERVIEW

TOLLWAY

CORPORATE CENTER



CORPORATE USERS

- Midwest Warehouse & Distribution
- Optimum Nutrition
- Oberweis
- Pentair
- United Rentals
- Service Pallet LLC
- Pace
- Euclid Beverage
- Dart Container Corp.
- Tangent Technologies
- Berry Global, Inc.
- CYL-Tec
- Victory Packaging
- Green Sustainable Packaging
- Hyundai MOBIS
- Magick Woods
- Nutrivo LLC
- DHL/Kraft
- SuperMax Health Care
- Toyota
- DHL/Mondelez
- PPG

HOTELS

- Hampton Inn & Suites
- Holiday Inn
- Candlewood Suites
- Rodeway Inn
- Comfort Inn & Suites

GAS STATIONS

- Thornton's
- Speedway
- Mobil
- BP
- Woodman's
- Mobil

AUTO

- Ford
- Gerald Auto Group
- Dodge Jeep Ram
- Kia
- Subaru
- Hyundai/Genesis
- Nissan

FOOD

- Denny's
- Popeyes
- Pizza Hut
- Dunkin' Donuts
- Baskin-Robins
- Culver's
- A&W
- McDonald's
- Jimmy John's
- Subway
- Chipotle
- Buffalo Wild Wings



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