



THIRD COAST
INTERMODAL
HUB

CONNECTING THE EAST TO THE WEST





THIRD COAST INTERMODAL HUB: CONNECTING THE EAST TO THE WEST

Centrally located in the U.S and positioned with immediate access to two of the world's largest and most sophisticated rail networks, Third Coast Intermodal Hub sits on America's largest inland port and ensures an efficient supply chain for international operations to all major sea and inland ports. Connect with direct routes to major international trading partners and key U.S. consumer markets.

STRATEGIC, CENTRAL LOCATION

Situated in the heart of the Midwest, Third Coast Intermodal Hub is less than ten miles from the three major interstates connecting Chicagoland (I-80, I-55, I-355).

SPEED TO MARKET

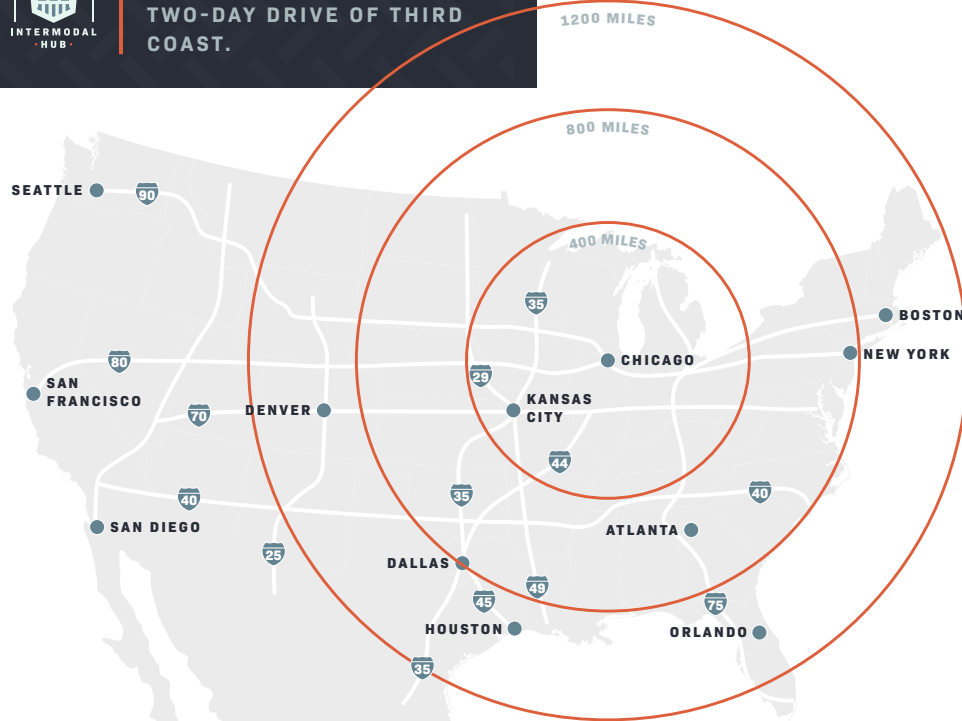
Access to these major interstates, coupled with immediate access to BNSF and Union Pacific intermodal centers, puts Third Coast in an unmatched position to serve e-commerce, fulfillment, and distribution uses efficiently via truck or train.

COST EFFICIENCIES

Locating a distribution center or warehouse near a major intermodal facility can drastically reduce transportation costs & overhead for companies.



68% OF THE US POPULATION CAN BE REACHED WITHIN A TWO-DAY DRIVE OF THIRD COAST.





IMMEDIATE ACCESS TO BEST- IN-CLASS RAIL NETWORKS



BNSF
RAILWAY



STATE-OF-THE-ART FACILITIES

Over 2.2 million square feet of state-of-the-art industrial space currently under construction, with another 2.1 MSF planned in Phase I.



Fully zoned and entitled for industrial development



Meeting tenant needs



Developed by NorthPoint Development



Modern, pre-cast construction



Infrastructure ready



Heavy power and manufacturing specifications available to suit

PHASE I



BUILDING 4
± 420,000 SF

BUILDING 3
± 1,153,200 SF

FUTURE EXPANSION
± 541,600 SF

BUILDING 2
± 1,218,120 SF

BUILDING 1
± 1,056,353 SF

BUILDING 5
± 230,500 SF

BUILDING 6
± 291,600 SF



ILLINOIS 53

ILLINOIS 53

AERIAL RENDERING PHASE 1



BUILDING 3
±1,153,200 SF

BUILDING 4
±420,000 SF

BUILDING 2
±1,218,120 SF

FUTURE EXPANSION
±541,600 SF

BUILDING 1
±1,056,353 SF

ILLINOIS
53



PLANNED INFRASTRUCTURE AND AMENITIES

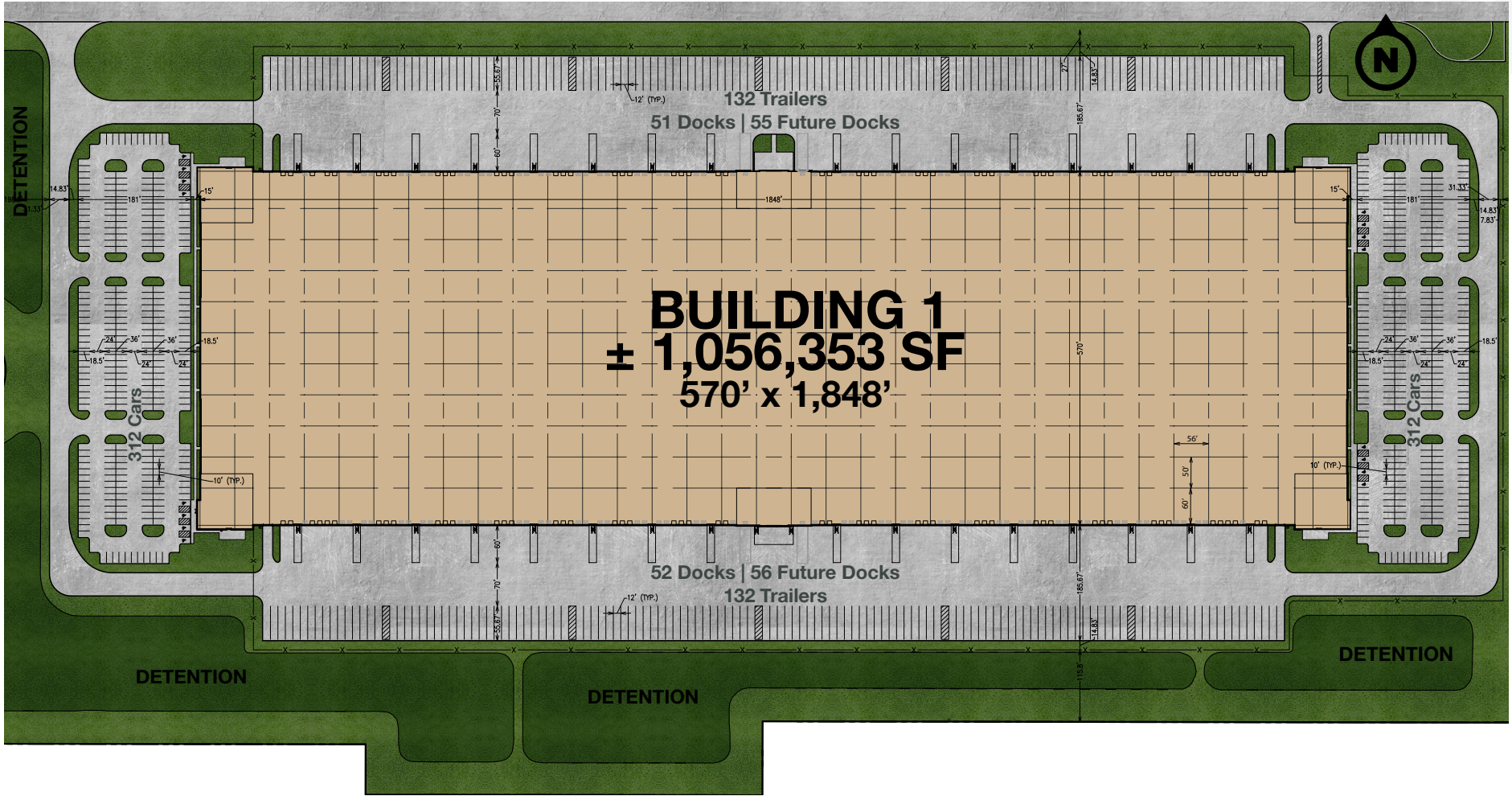
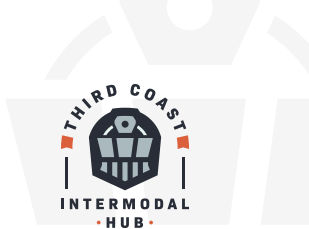
DESIGNING TO MEET THE CURRENT & FUTURE NEEDS OF OUR TENANTS

Planned amenities include open space, a jogging/walking path throughout the park, facilities to accommodate Pace bus and Metra service, and accommodations for electric vehicles at each facility.



BUILDING 1

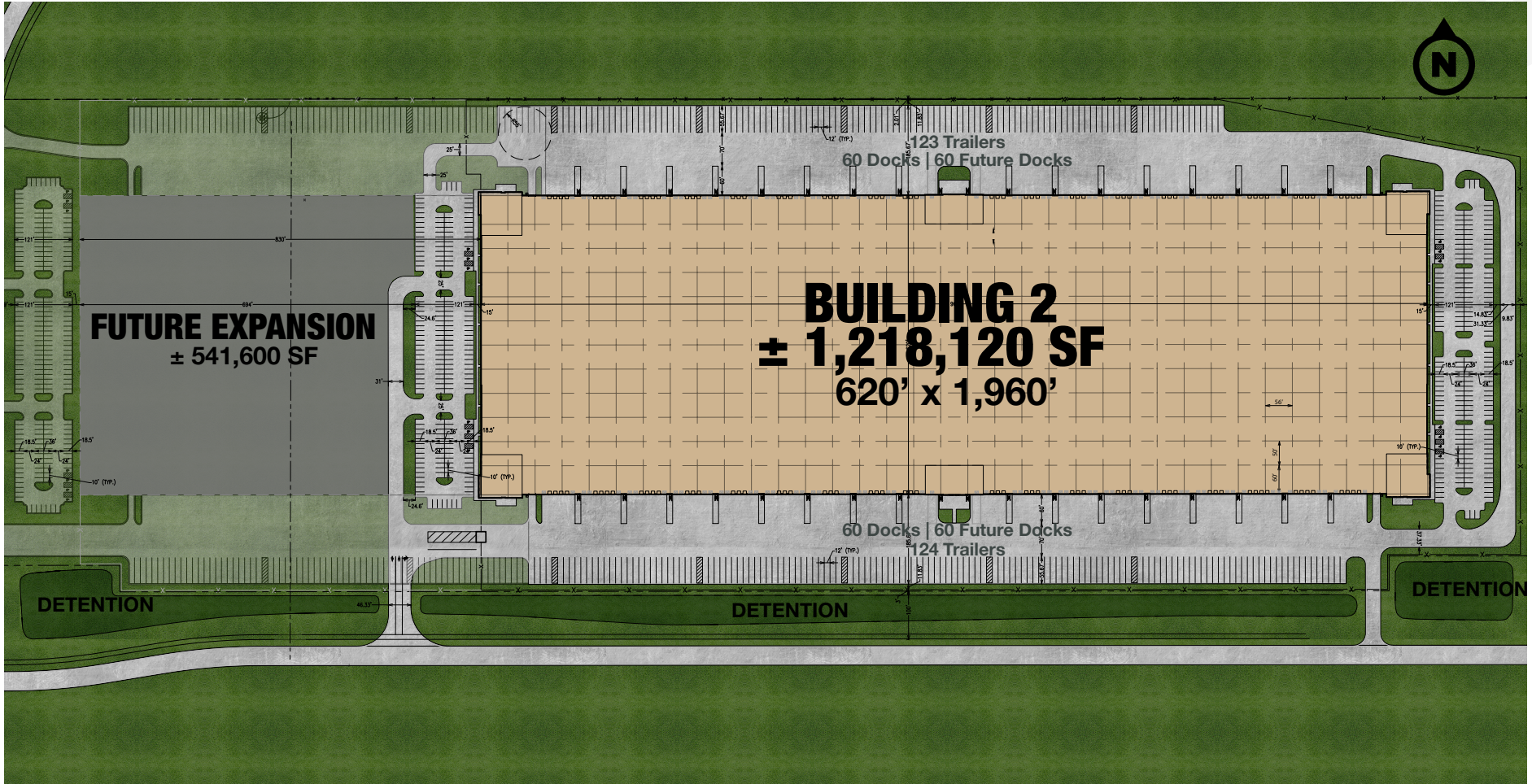
1,056,353 SF



BUILDING AREA	±1,056,353	ACREAGE	±68.80 acres	CAR PARKING	±624 stalls	CLEAR HEIGHT	40'	DRIVE INS	±4 doors
PROPOSED DIMENSIONS	570' x 1,848'	TRAILER PARKING	±264 stalls	DOCK DOORS	±103 doors	COLUMN SPACING	56' x 50'	SPEED BAY	60'

BUILDING 2

1,218,120 SF



BUILDING AREA	±1,218,120	ACREAGE	±73.57 acres	CAR PARKING	±420 stalls	CLEAR HEIGHT	40'	DRIVE INS	±4 doors
PROPOSED DIMENSIONS	620' x 1,960'	TRAILER PARKING	±247 stalls	DOCK DOORS	±120 doors	COLUMN SPACING	56' x 50'	SPEED BAY	60'

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