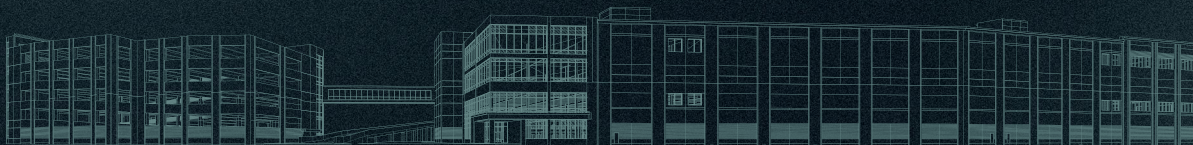

1237^{w.} DIVISION



SECOND CITY. SECOND STORY.

1237 W. Division is the region's first multistory logistics facility. Situated downtown in Chicago's Goose Island neighborhood, the project is the foremost distribution location serving ~\$2 billion in ecommerce customers within a 5-mile radius. 1237 W. Division provides unparalleled operational efficiency featuring:

- ~1.2MM SF
- 1,590 auto parking stalls or 763 van parking stalls
- Full 135-foot 1st and 2nd floor truck courts
- 36-foot clear heights
- Separate truck and passenger vehicle access points
- Operational efficiency featuring 9,200 amps of power & ESFR

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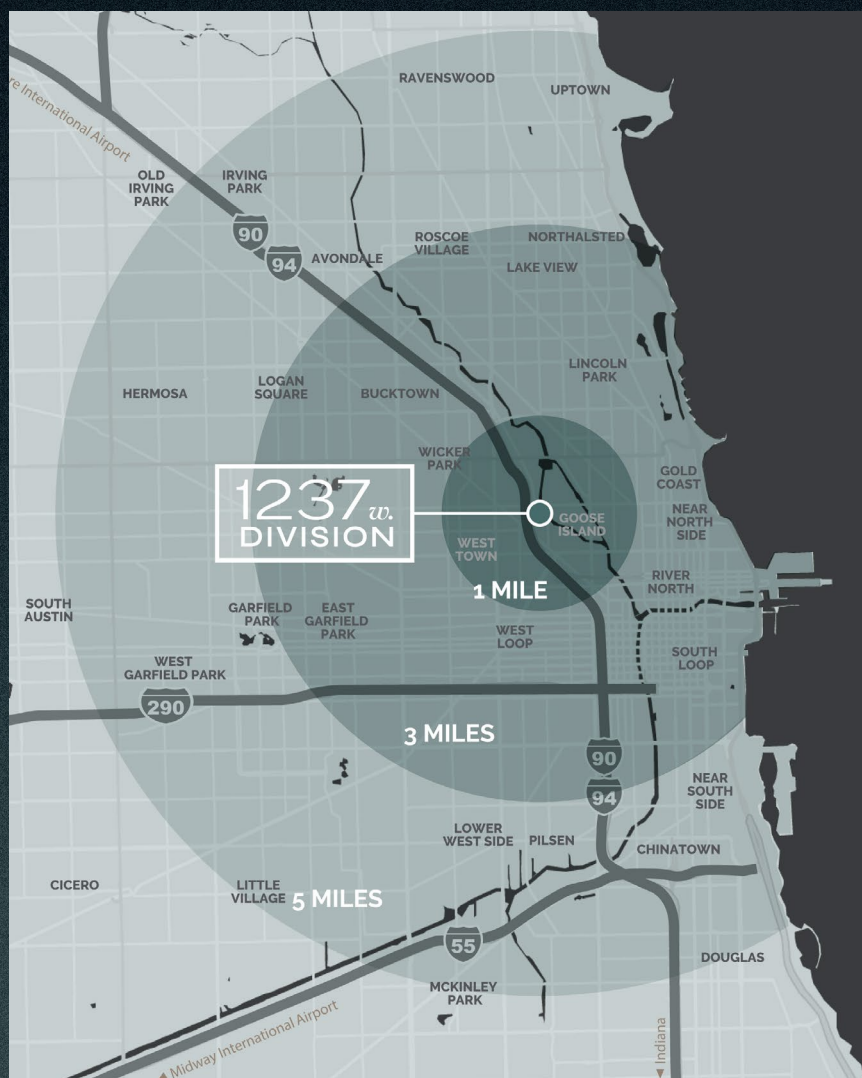


NEAR EVERYTHING. BEYOND COMPARE.



IMMEDIATE PROXIMITY TO WHAT MATTERS MOST.

1237 W. Division offers unparalleled access to the largest concentration of consumers and businesses in the region. The project is the new standard for logistics. **Everything else is simply a level below.**



1 MIN TO I-90/94
5 MIN TO THE LOOP
15 MIN TO O'HARE
\$2 BILLION
ECOMMERCE SALES
WITHIN A
5-MILE RADIUS



WE'RE RAMPING UP. ↺↻

Full fleet flexibility with separate entrances for truck and passenger vehicles. 135-foot truck courts and 58 dock positions service two floors of 36-foot clear warehouse space. 1237 W. Division is the perfect solution for all logistics needs.

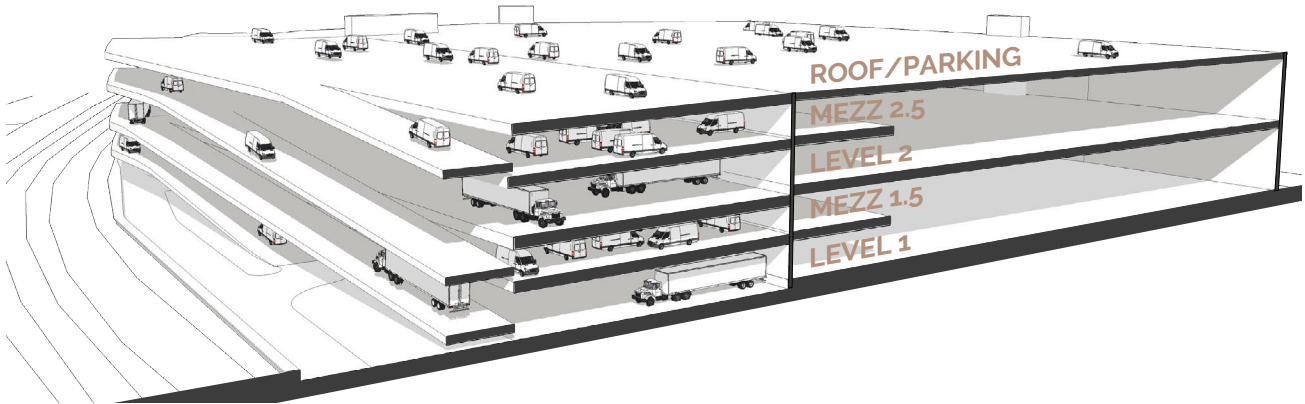
1.2M FULL BUILDING
SQUARE FOOTAGE

135' TRUCK
COURTS

36' CLEAR
HEIGHTS

5 LEVELS

HOW WE STACK UP.



LEVEL 1

| | |
|--------------|----------|
| SQ. FOOTAGE | ±253,000 |
| CLEAR HEIGHT | 36' |
| DOCKS/D.I.D. | 28/2 |

LEVEL 2

| | |
|--------------|----------|
| SQ. FOOTAGE | ±253,000 |
| CLEAR HEIGHT | 33' |
| DOCKS/D.I.D. | 28/2 |

LEVEL 1.5 MEZZANINE

| | |
|----------------------|------------------------|
| INTERIOR SQ. FOOTAGE | ±32,990 |
| EXTERIOR SQ. FOOTAGE | ±77,400 |
| CLEAR HEIGHT | 16'-0" |
| PARKING | 187 CARS OR 90 VANS |
| MEZZ DOCKS/D.I.D. | 6/4 |

LEVEL 2.5 MEZZANINE

| | |
|----------------------|------------------------|
| INTERIOR SQ. FOOTAGE | ±32,990 |
| EXTERIOR SQ. FOOTAGE | ±78,000 |
| CLEAR HEIGHT | 16'-0" |
| PARKING | 187 CARS OR 90 VANS |
| MEZZ DOCKS/D.I.D. | 6/4 |

LEVEL 3 ROOF

| | |
|-------------|-------------------------|
| SQ. FOOTAGE | ±295,000 |
| PARKING | 813 CARS OR 448 VANS |

PARKING GARAGE *(Separate Structure)*

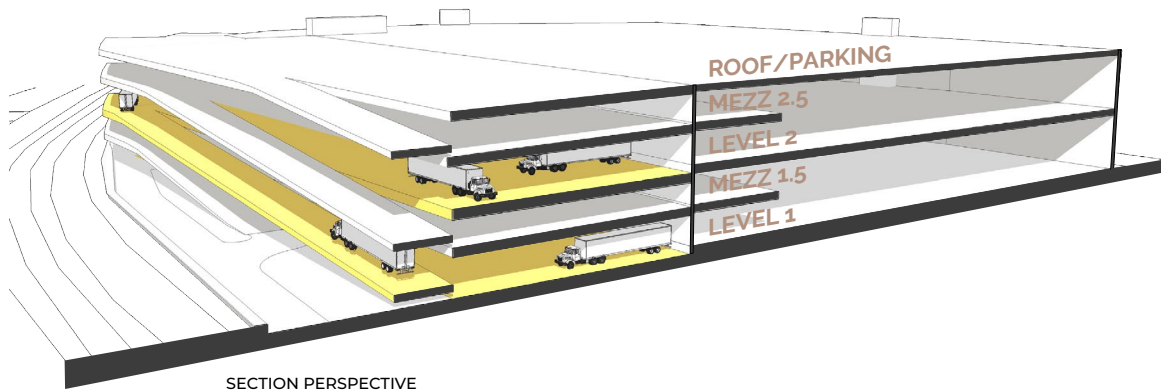
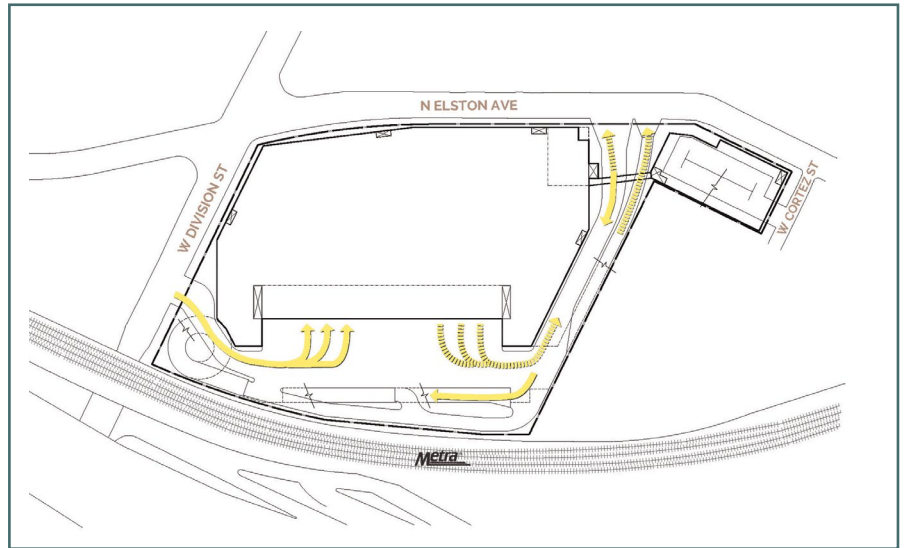
| | |
|-------------|-------------------------|
| SQ. FOOTAGE | ±161,000 |
| PARKING | 403 CARS OR 135 VANS |

TRUCK INBOUND AND OUTBOUND SITE CIRCULATION

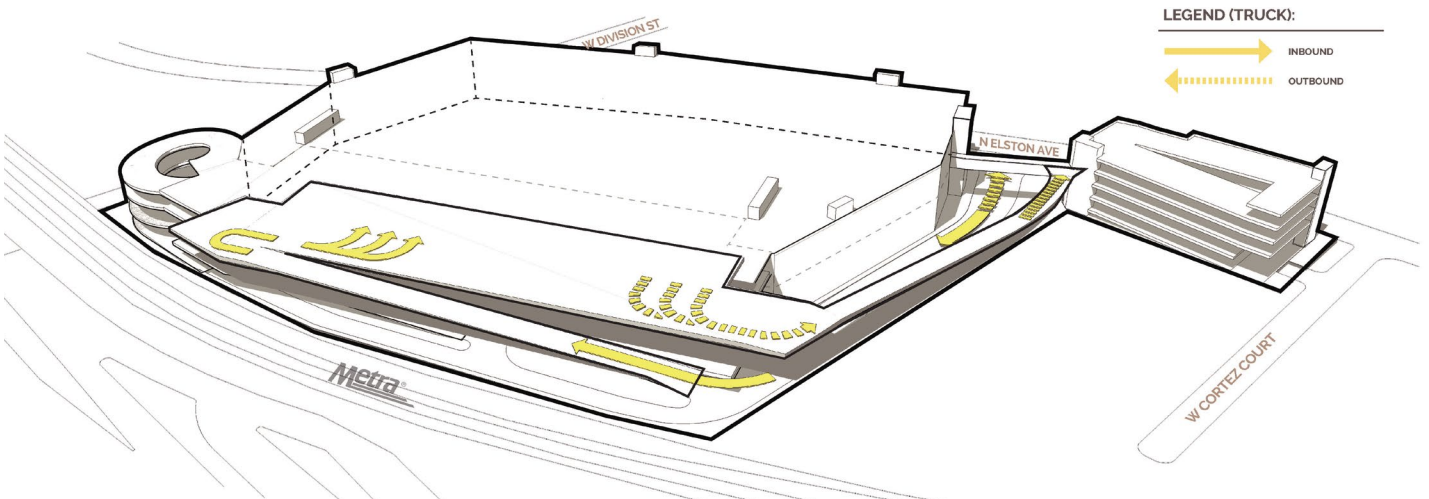
DIVISION ST. & ELSTON AVE.



SITE PLAN



SECTION PERSPECTIVE

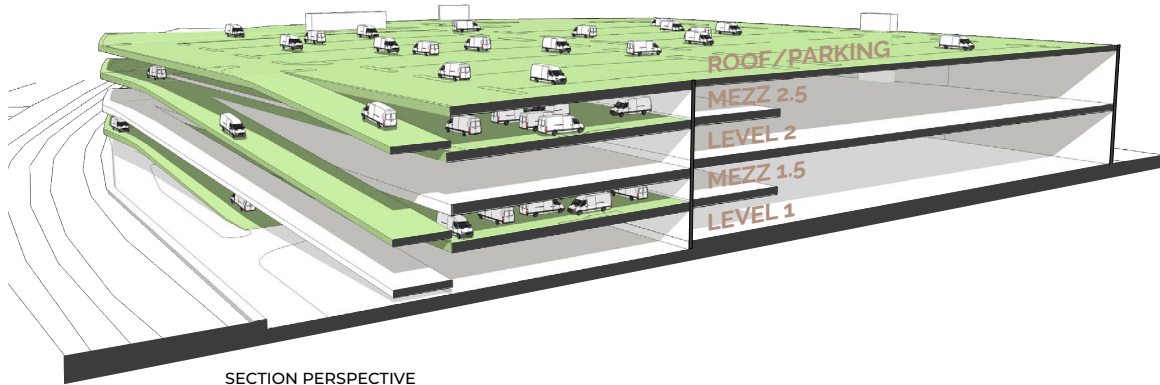
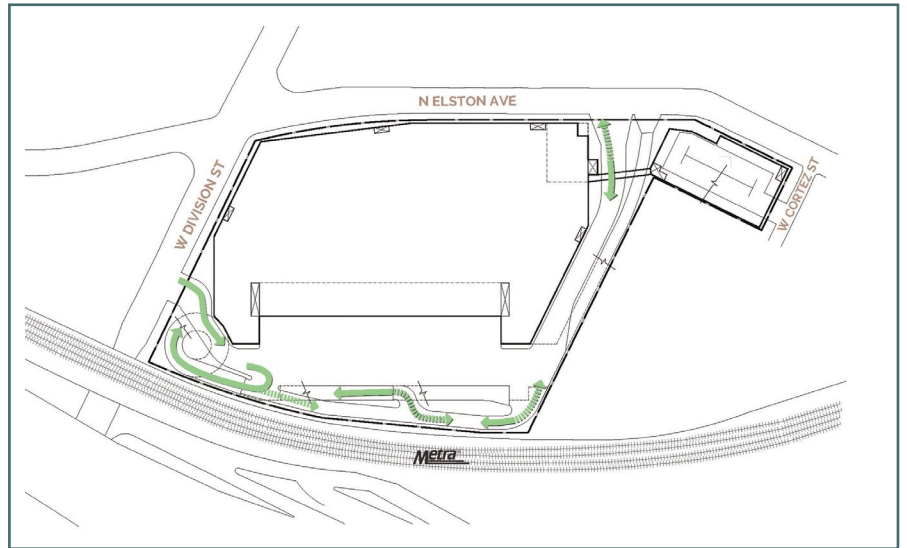


FLEET INBOUND AND OUTBOUND SITE CIRCULATION

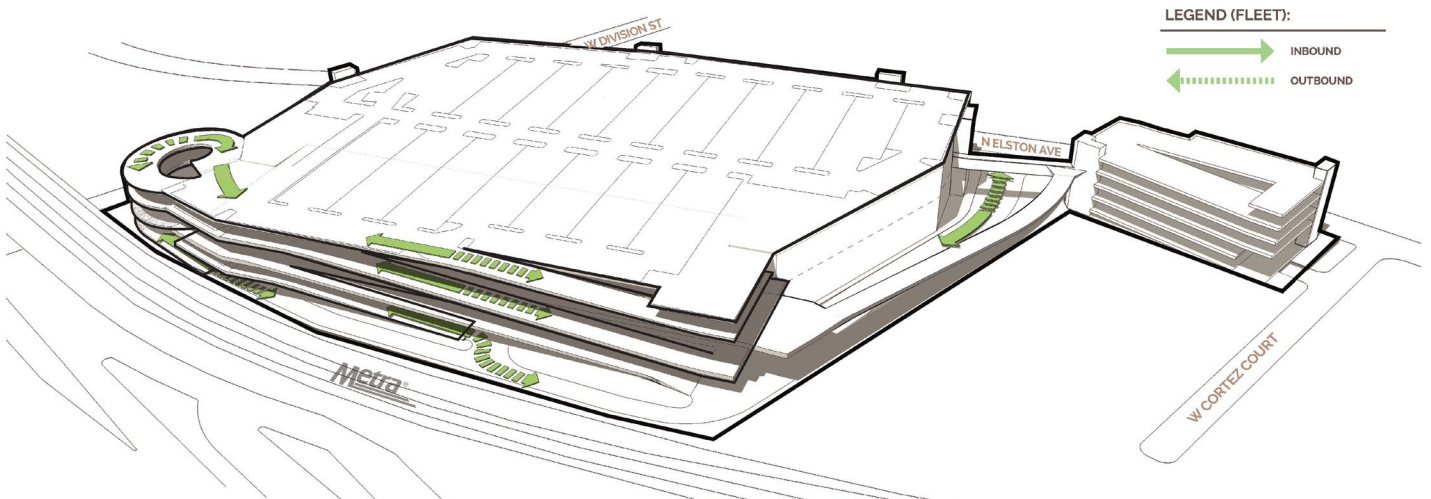
DIVISION ST. & ELSTON AVE.



SITE PLAN



SECTION PERSPECTIVE



WAREHOUSE CONCEPTUAL SITE PLAN

DIVISION ST. & ELSTON AVE.

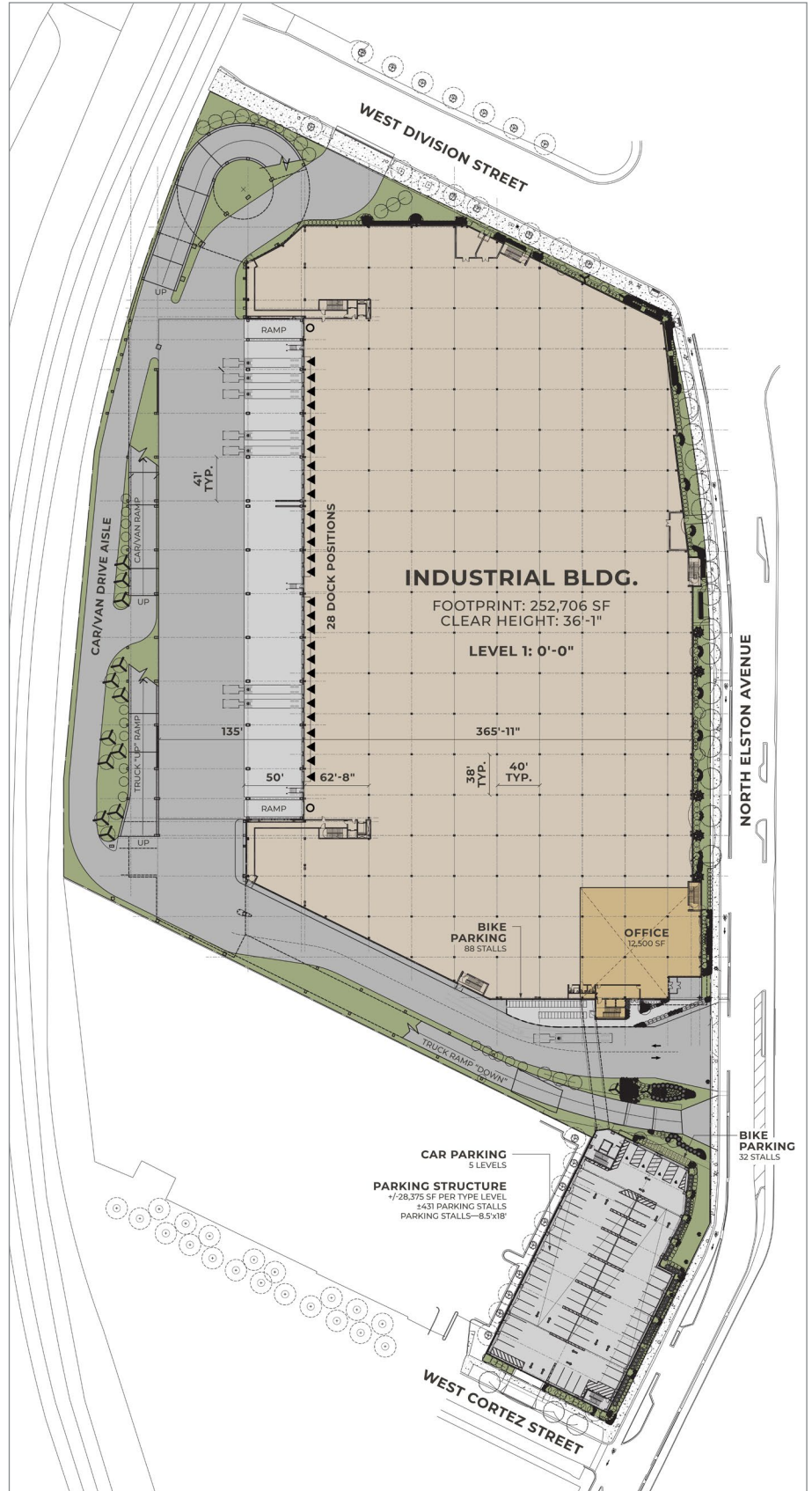


LEVEL 1

- 252,706 SF
- 12,500 SF OFFICE
- 36' CLEAR HEIGHT
- 29 DOCK DOORS
- 2 DRIVE-IN DOORS
- 40' X 38' BAY SPACING

LEVEL 1.5 MEZZANINE

- 32,990 INTERIOR SF
- 77,514 EXTERIOR SF
- 16' CLEAR HEIGHT
- 187 AUTO PARKING SPACES OR 90 VANS
- 9 DOCK DOORS
- 2 DRIVE-IN DOORS
- 40' X 38' BAY SPACING



WAREHOUSE CONCEPTUAL SITE PLAN

DIVISION ST. & ELSTON AVE.

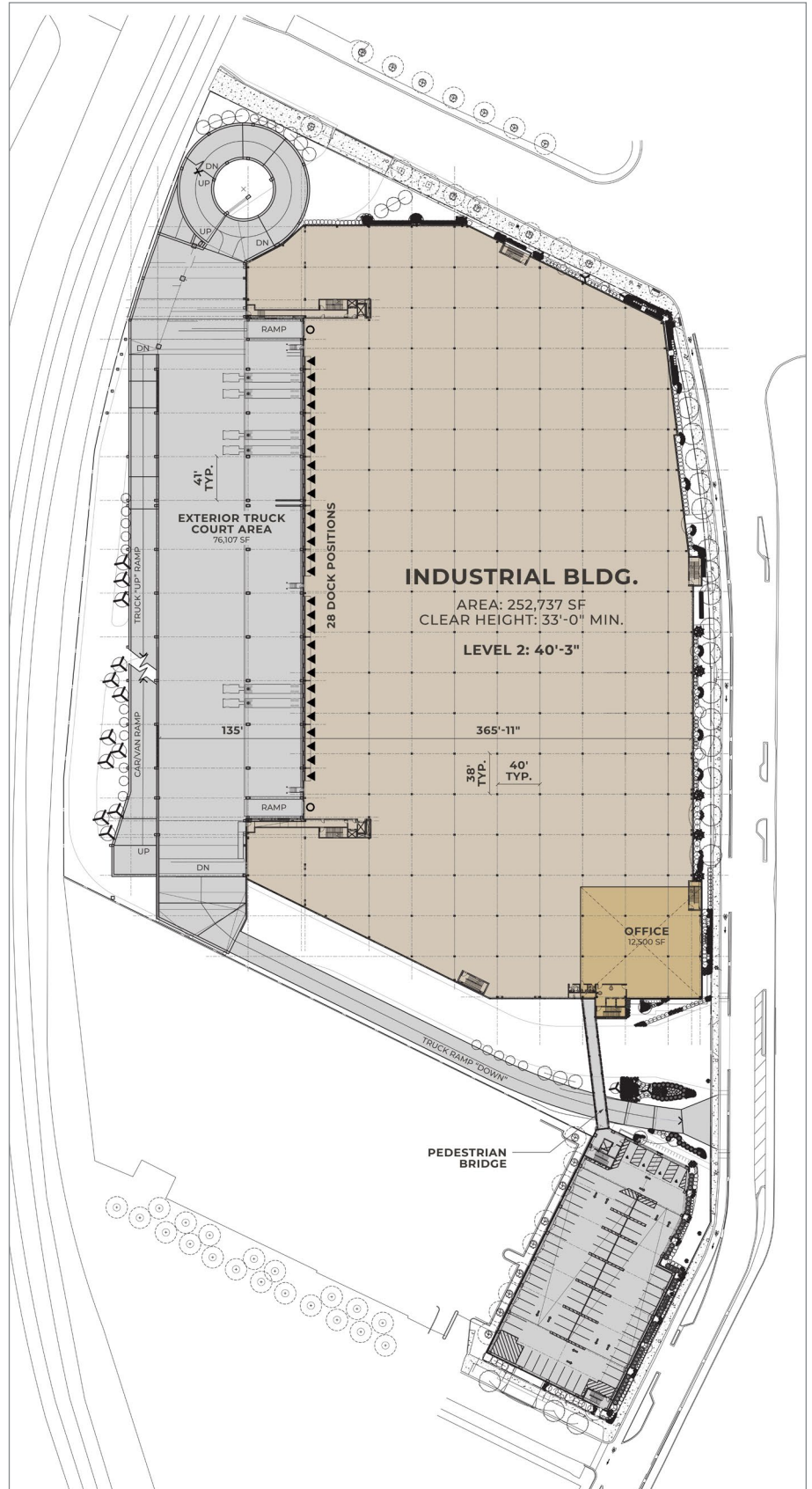


LEVEL 2

- **252,737** SF
- **12,500** SF OFFICE
- **34'** CLEAR HEIGHT
- **29** DOCK DOORS
- **2** DRIVE-IN DOORS
- **40' X 38'** BAY SPACING

LEVEL 2.5 MEZZANINE

- **32,990** INTERIOR SF
- **78,165** EXTERIOR SF
- **16'** CLEAR HEIGHT
- **187** AUTO PARKING SPACES OR **90** VANS
- **9** DOCK DOORS
- **2** DRIVE-IN DOORS
- **40' X 38'** BAY SPACING



WAREHOUSE CONCEPTUAL SITE PLAN

DIVISION ST. & ELSTON AVE.

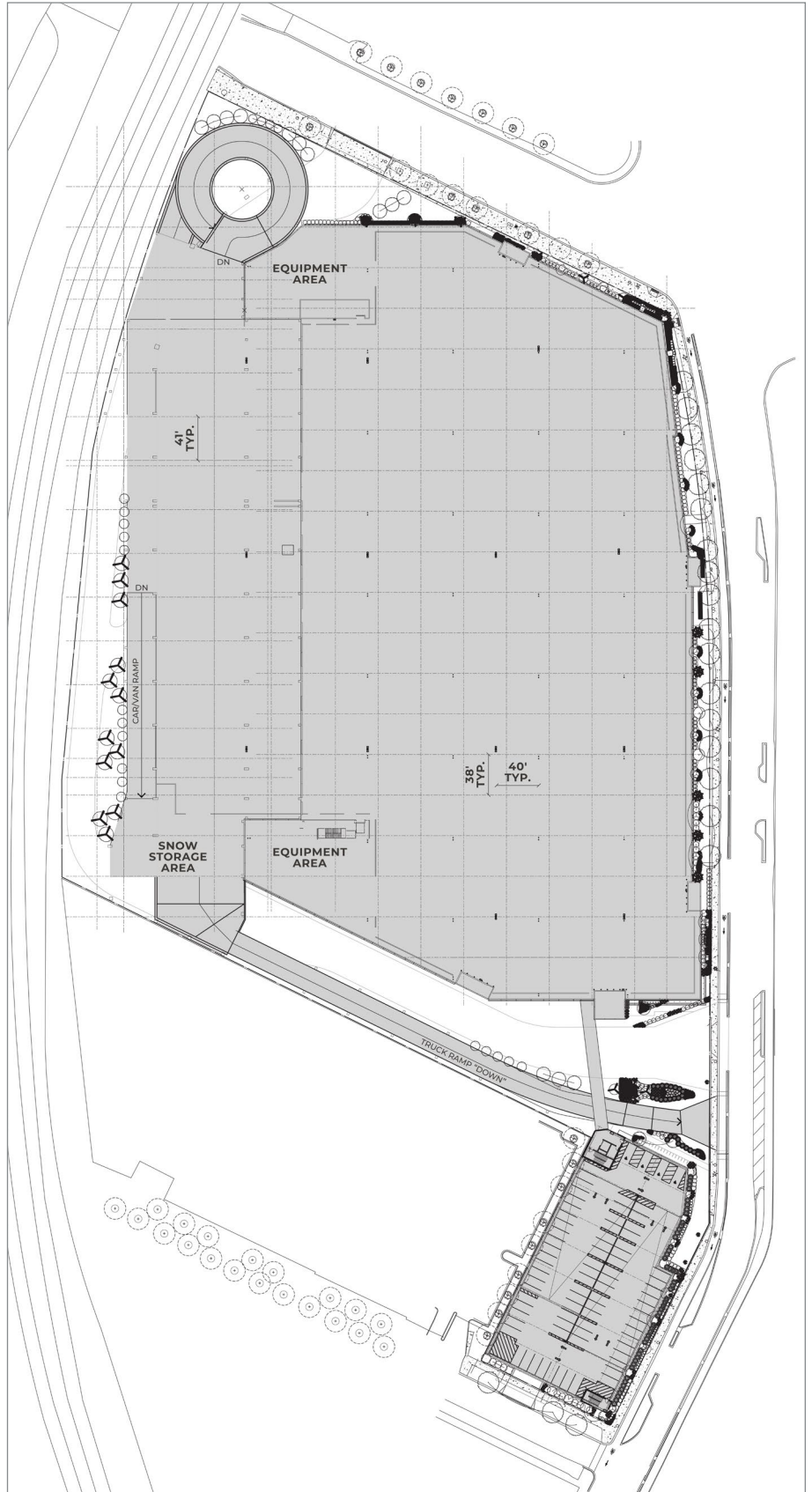


LEVEL 3 ROOF

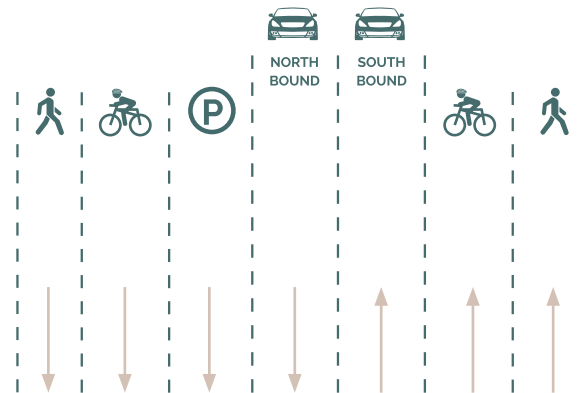
- **292,530** SF
- **813** AUTO PARKING SPACES OR **448** VANS

PARKING GARAGE (SEPARATE STRUCTURE)

- **153,854** SF
- **5** LEVELS
- **403** AUTO PARKING SPACES OR **135** VANS
- **120** BIKE PARKING STALLS
- PEDESTRIAN BRIDGE TO BUILDING



BUILDING BIGGER, BUILDING BETTER.



1237^{W.}
DIVISION

At 1237 W. Division, the neighborhood is always top of mind. The project blends the design language of Chicago's historic facades with the modernity of new residential and entertainment projects. Pedestrian walkways, bike paths, on-site public transit, electric vehicle charging stations, greenspaces and public art offer tenants and visitors a premier experience.



1237^{w.} DIVISION



EXPLORE WHAT'S COMING

Aaron Martell

+1 708 667 6908

amartell@logisticspropco.com

Michael Conway

+1 815 529 7100

michael.conway@jll.com

Sam Brashler

+1 708 819 1212

Sam.brashler@jll.com

Dan McGillicuddy

+1 312 504 0099

dan.mcgillicuddy@jll.com

1237wdivision.com

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