

Palatine

CORPORATE CENTER

153,042 SF – Divisible | Class A New Construction | Immediate Occupancy

Warehouse Washrooms & Lighting Installed



150 Sellstrom Drive | Palatine, IL 60067



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MIDWEST
INDUSTRIAL FUNDS
REAL ESTATE INVESTMENT & DEVELOPMENT

Divisible to 50,000 SF | Class A New Construction



Building Specifications

Building 1 | 200 Sellstrom Drive

- Building Size: 275,388 SF
- Office: To suit
- Clear Height: 32'
- Columns: 52'x54' | 60' speed bays
- Exterior Docks: 38 (Expandable to 56)
- Drive-in Doors: 2
- Car Parking: 239
- Sprinklers: ESFR
- Power: 4,000 amps

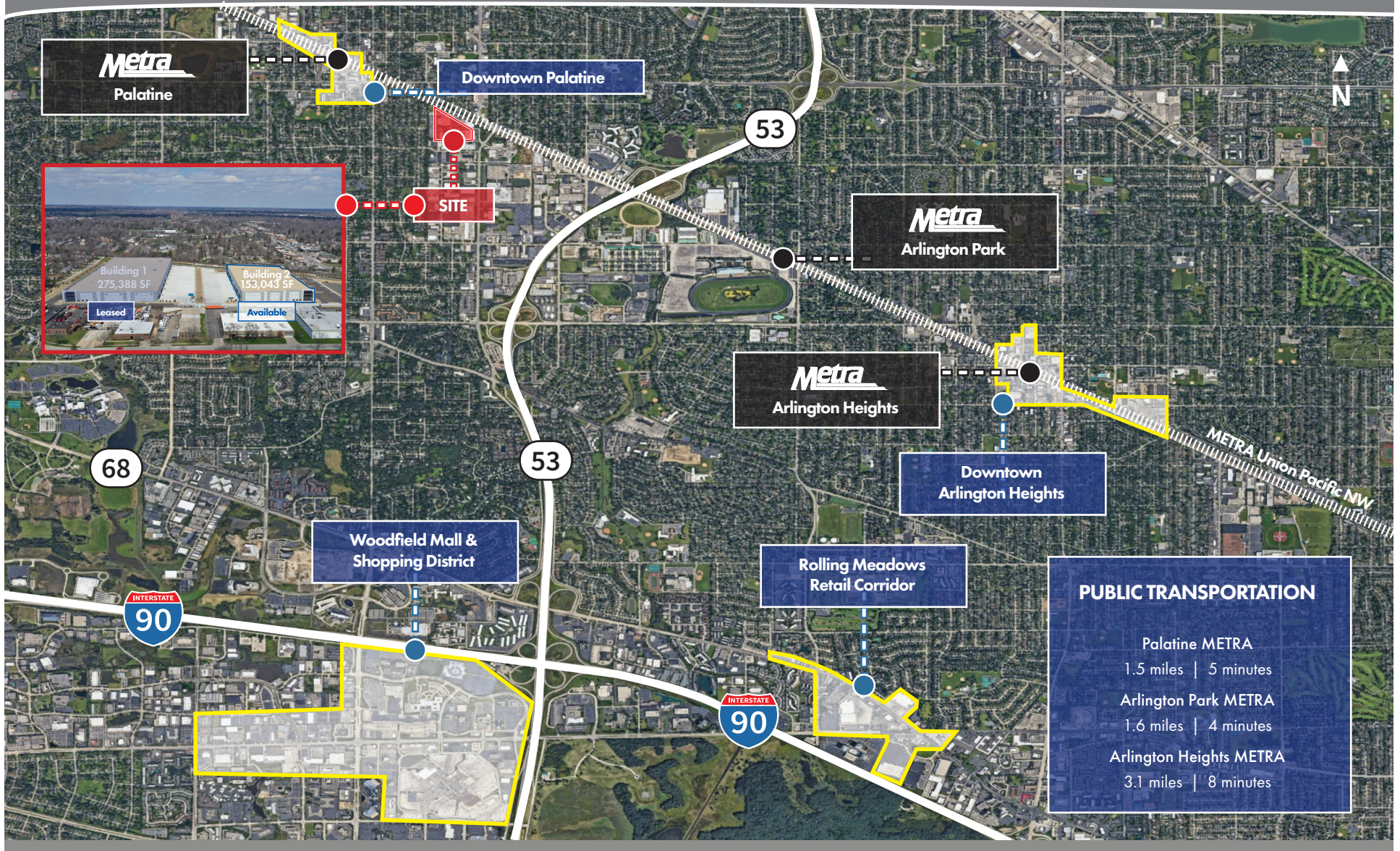
Building 2 | 150 Sellstrom Drive

- Building Size: 153,043 SF
- Office: To suit
- Clear Height: 32'
- Columns: 50'x52' | 60' speed bays
- Exterior Docks: 24 (Expandable to 38)
- Drive-in Doors: 2
- Car Parking: 188
- Sprinklers: ESFR
- Power: 4,000 amps

Location Advantage



Ideal for Last Mile Distribution

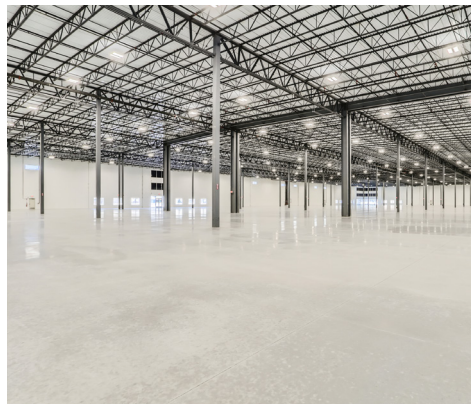


150 Sellstrom Drive
Palatine, IL

150 Sellstrom Drive: Available/Divisible



200 Sellstrom Drive: Leased



Proximity & Demographics



Area Demographics

10 MINUTE DRIVE TIME

Total Population:	144,582
Total Labor Force:	83,618
Blue Collar Workers:	16,825

20 MINUTE DRIVE TIME

Total Population:	606,432
Total Labor Force:	347,151
Blue Collar Workers:	62,531

30 MINUTE DRIVE TIME

Total Population:	1,712,484
Total Labor Force:	952,018
Blue Collar Workers:	267,629



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