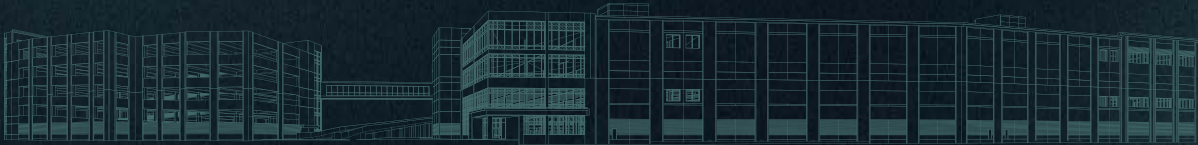

1237^{w.} DIVISION



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:

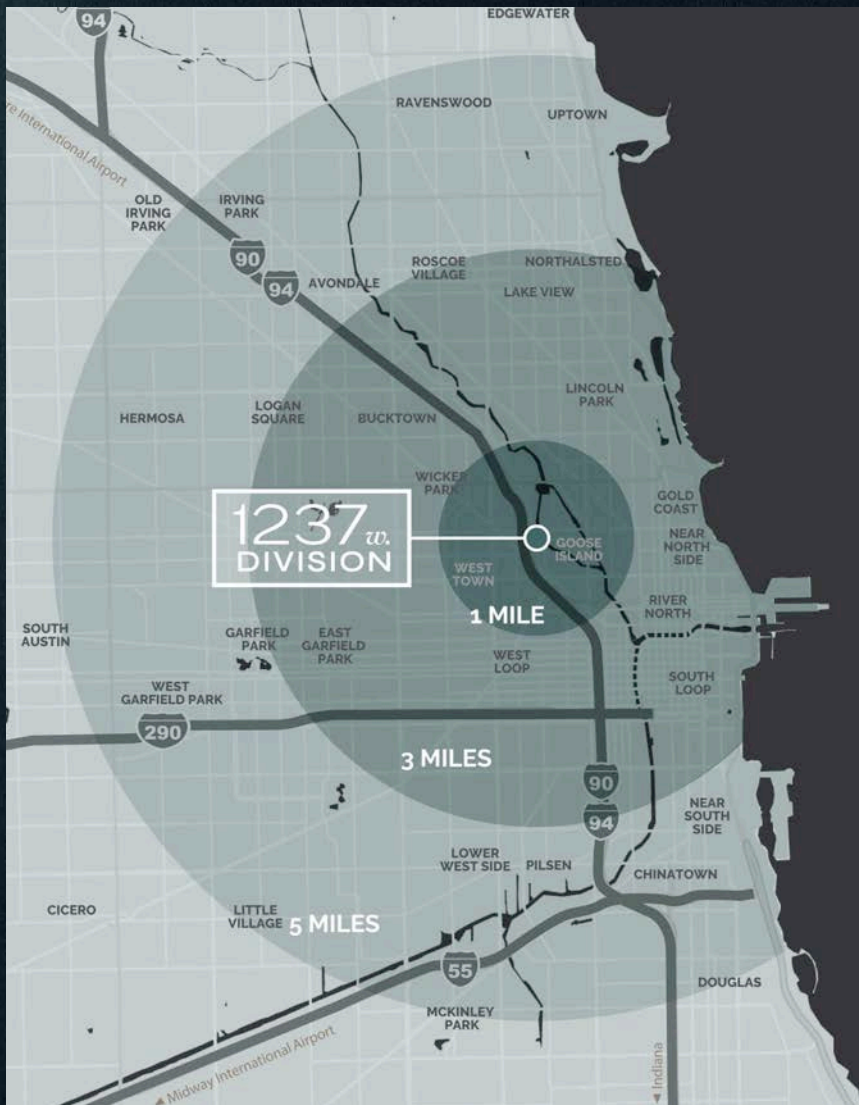
- ~1.2MM SF
- 1,590 auto parking stalls or 763 van parking stalls
- Full 135-foot 1st and 2nd floor truck courts
- 36-foot clear heights
- Separate truck and passenger vehicle access points



NEAR EVERYTHING. BEYOND COMPARE.



IMMEDIATE PROXIMITY TO WHAT MATTERS MOST.



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 trucks 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.

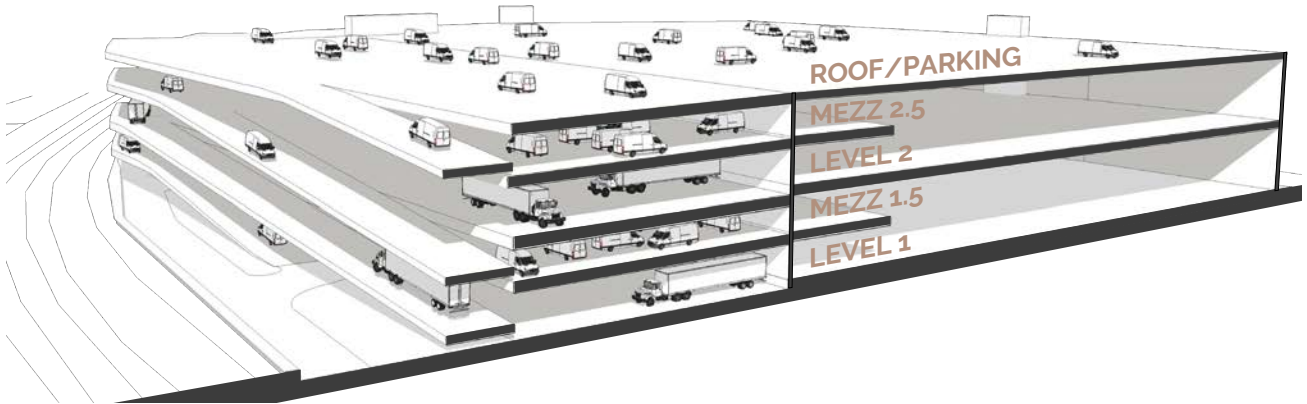
1.2M FULL BUILDING
SQUARE FOOTAGE

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	±33,700
EXTERIOR SQ. FOOTAGE	±77,400
CLEAR HEIGHT	12'-0"
PARKING	187 CARS OR 90 VANS
MEZZ DOCKS/D.I.D.	6/4

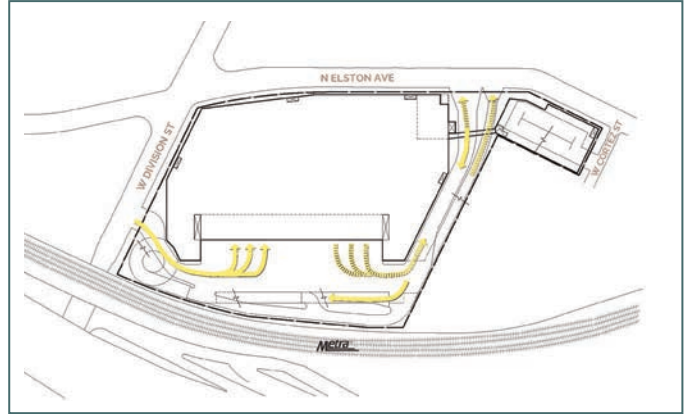
LEVEL 2.5 MEZZANINE	
INTERIOR SQ. FOOTAGE	±33,700
EXTERIOR SQ. FOOTAGE	±78,000
CLEAR HEIGHT	12'-0"
PARKING	187 CARS OR 90 VANS
MEZZ DOCKS/D.I.D.	6/4

LEVEL 3 ROOF	
SQ. FOOTAGE	±295,000
PARKING	813 CARS OR 448 VANS

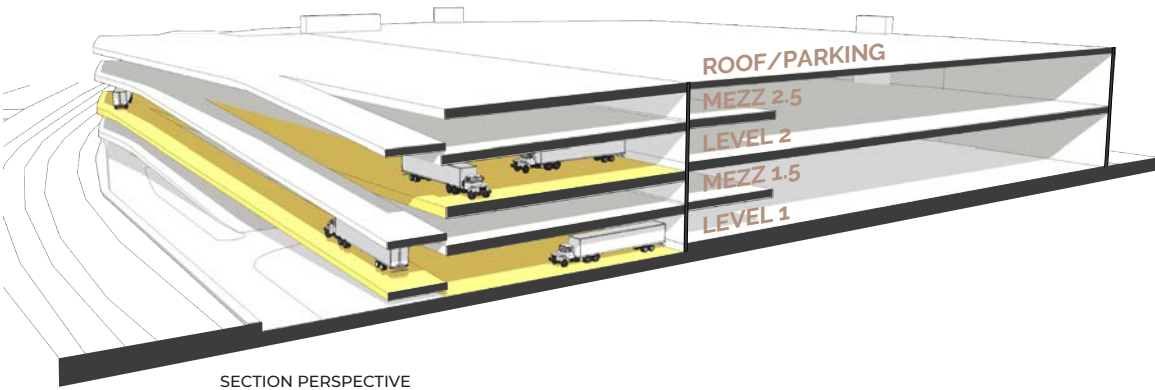
PARKING GARAGE <i>(Separate Structure)</i>	
SQ. FOOTAGE	±161,000
PARKING	403 CARS OR 135 VANS

TRUCK INBOUND AND OUTBOUND SITE CIRCULATION

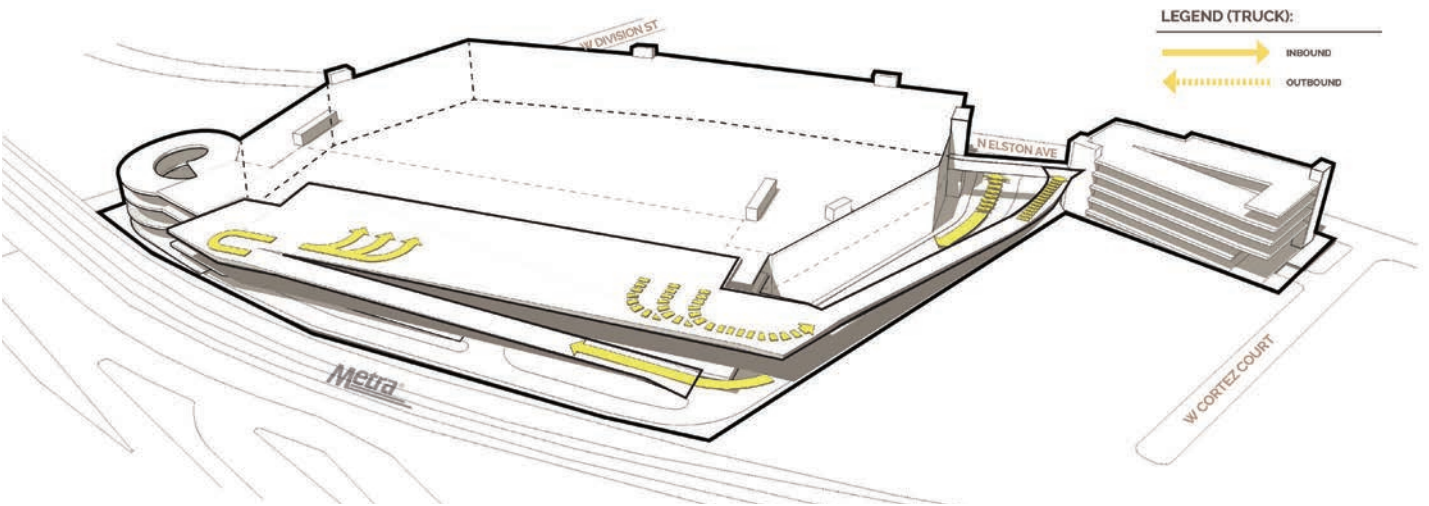
DIVISION ST. & ELSTON AVE.



SITE PLAN

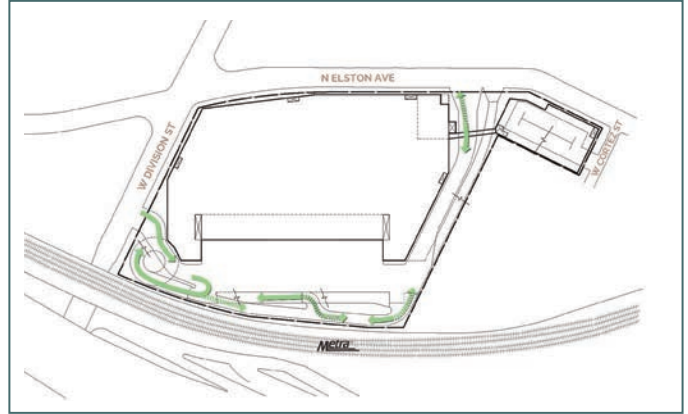


SECTION PERSPECTIVE

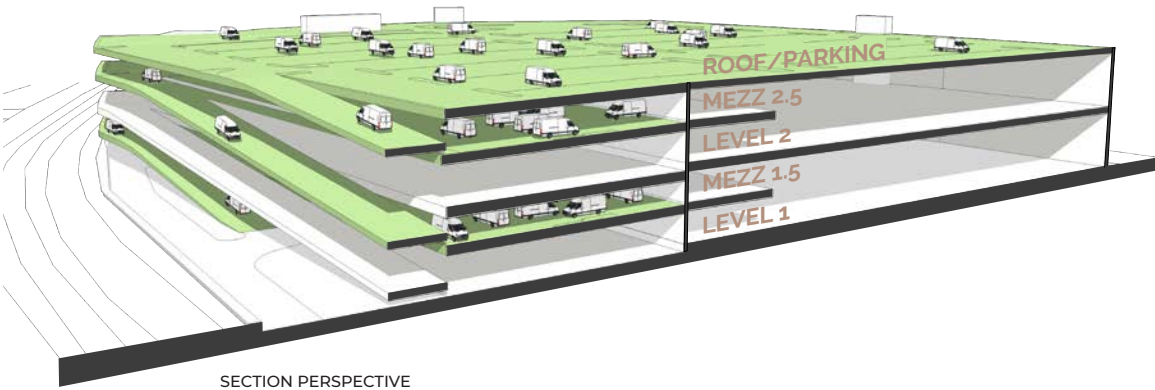


FLEET INBOUND AND OUTBOUND SITE CIRCULATION

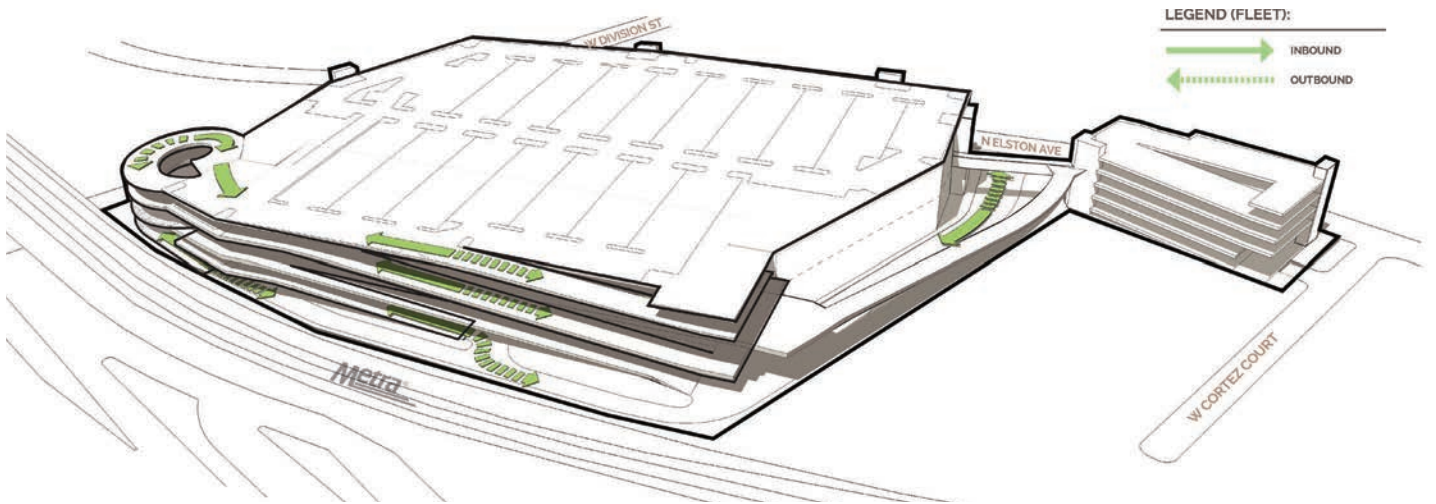
DIVISION ST. & ELSTON AVE.



SITE PLAN



SECTION PERSPECTIVE



LEGEND (FLEET):

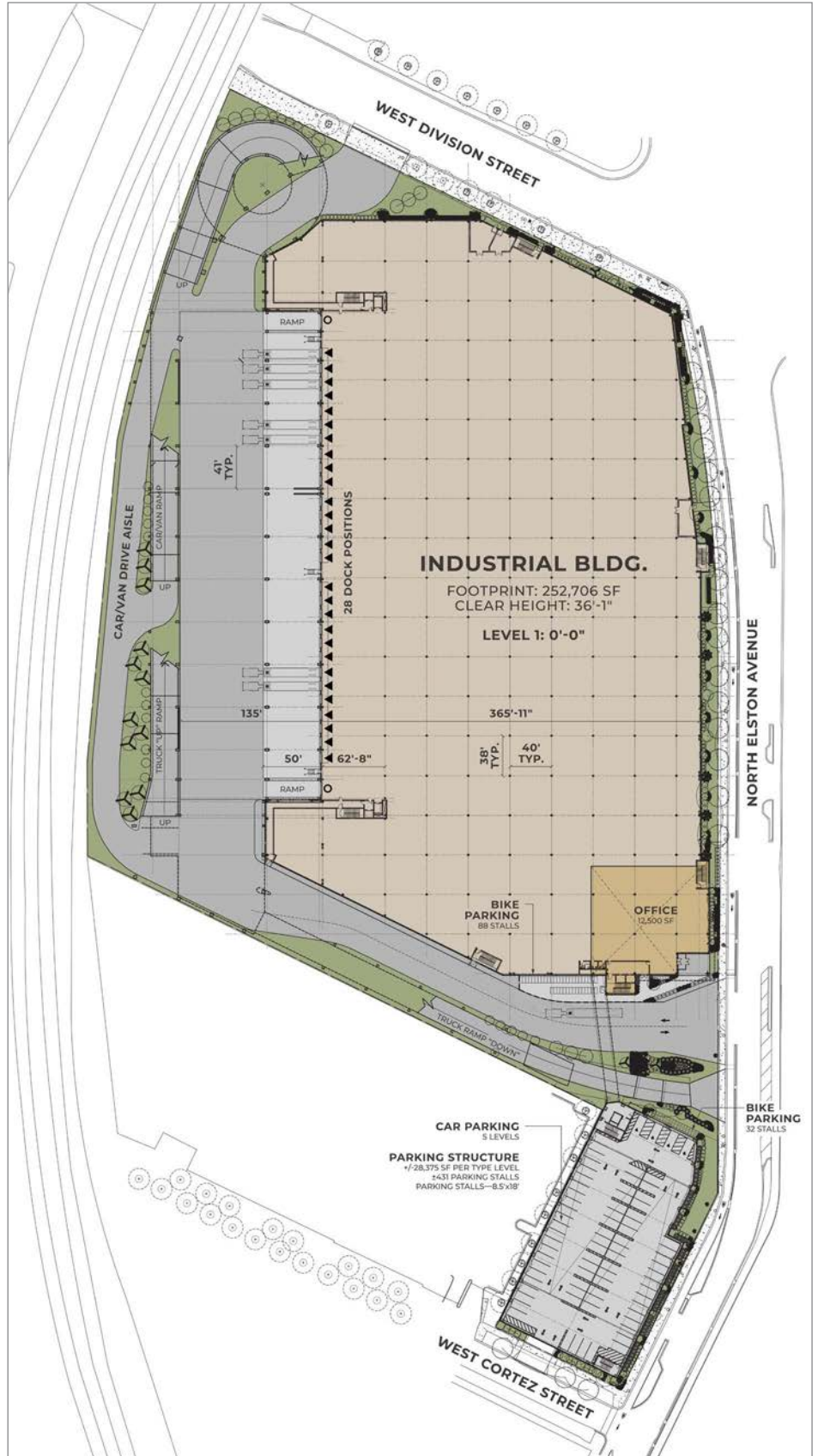
- INBOUND
- OUTBOUND

WAREHOUSE CONCEPTUAL SITE PLAN

DIVISION ST. & ELSTON AVE.



LEVEL 1

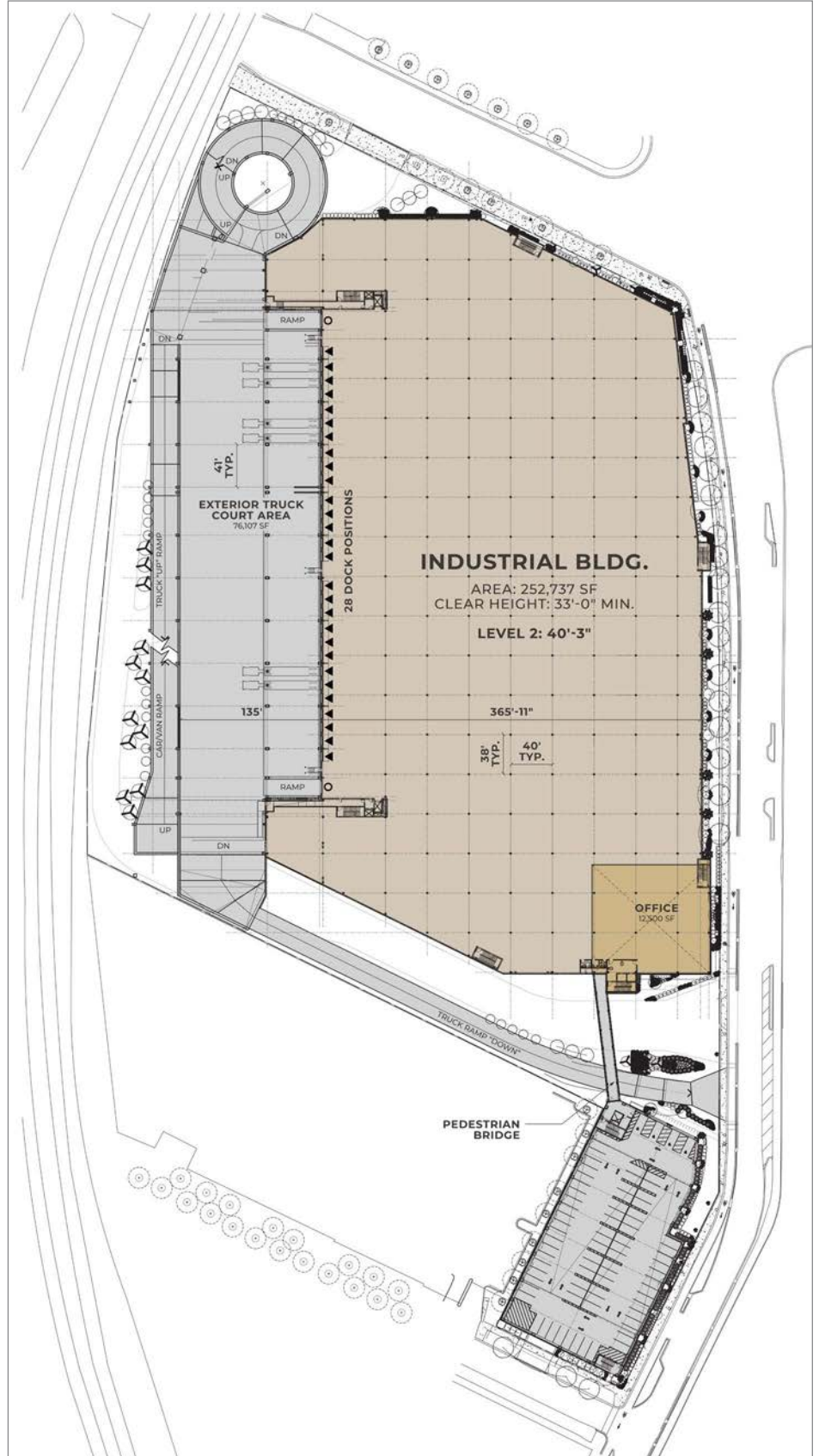


WAREHOUSE CONCEPTUAL SITE PLAN

DIVISION ST. & ELSTON AVE.



LEVEL 2

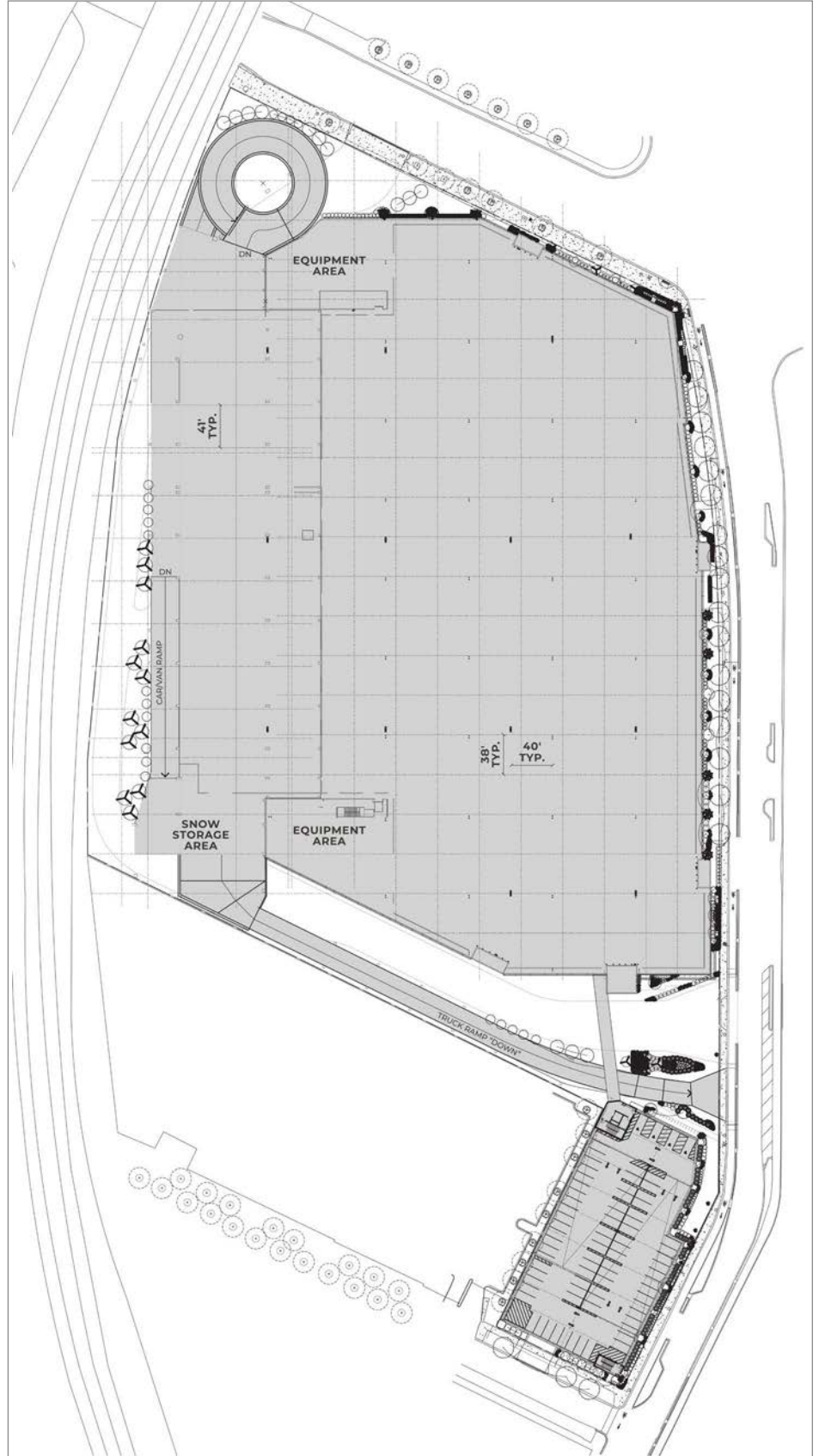


WAREHOUSE CONCEPTUAL SITE PLAN

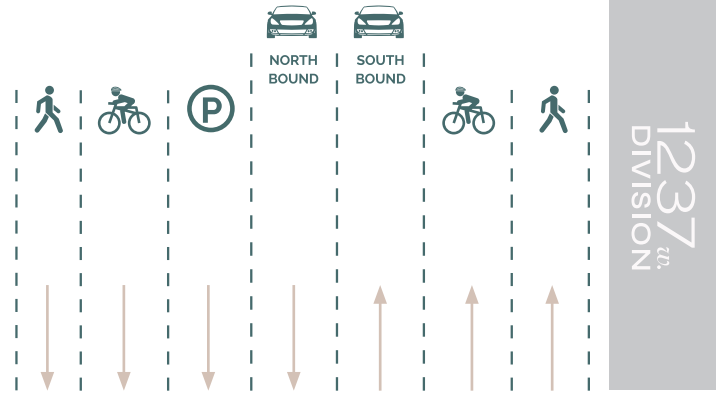
DIVISION ST. & ELSTON AVE.



LEVEL 3 ROOF



BUILDING BIGGER, BUILDING BETTER



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.





EXPRESS, ELEVATED.



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.**

1237^{w.} DIVISION



EXPLORE WHAT'S COMING

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