

ALLIANCE 55 LOGISTICS CENTER

728,580 SF AVAILABLE FOR LEASE
Q4 2027 DELIVERY

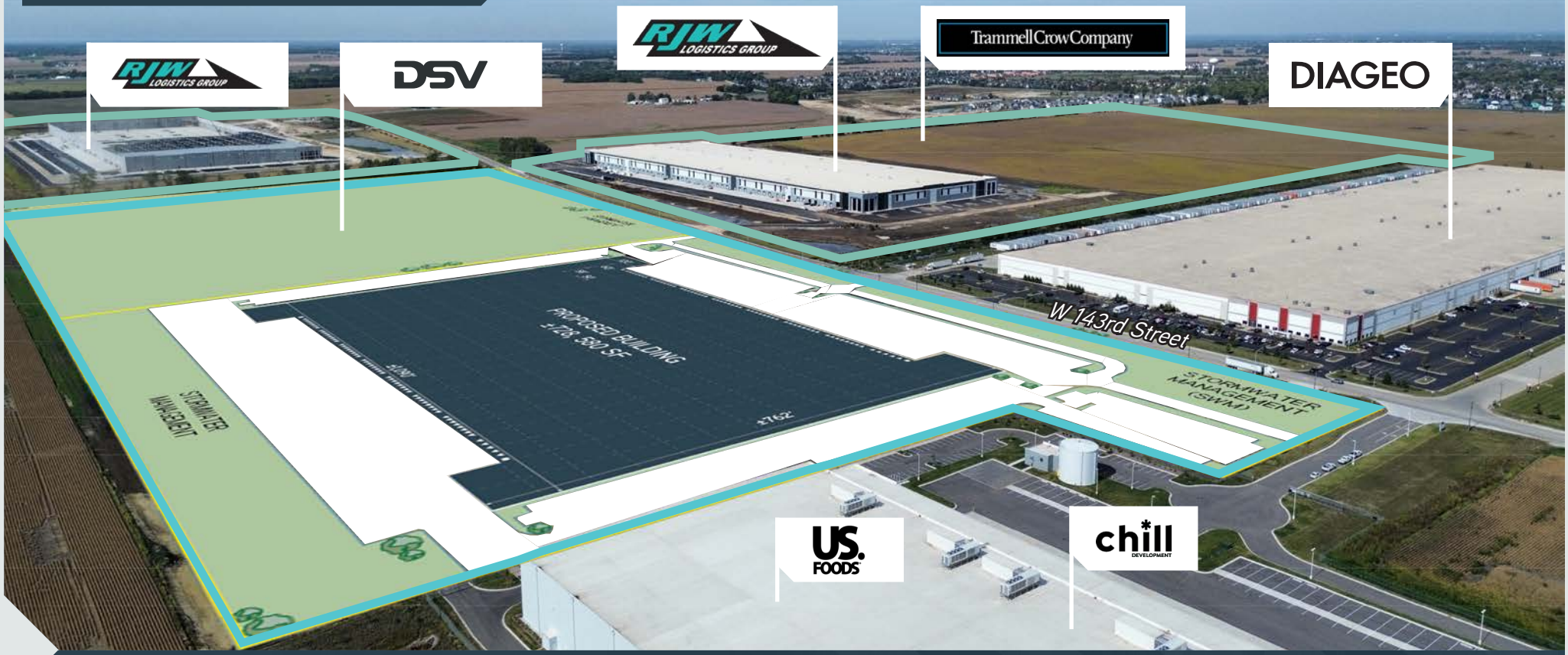
25925 W 143rd Street, Plainfield, IL 60544

ALLIANCE INDUSTRIAL COMPANY

CBRE

PROPERTY AERIAL & HIGHLIGHTS

The 728,580 square foot building sits on a ±41.50-acre site within the highly desirable I-55 corridor, one of the most active and institutionally favored industrial submarkets in the Chicago region, benefiting from exceptional highway connectivity via I-55, I-355, and I-80 and proximity to major intermodal facilities. Site work and mass grading are underway, with the project set to deliver in Q4 2027 as one of the newest and largest Class A buildings in the corridor.



Site work & mass grading underway

Cross-dock configuration for efficient flow of inventory

185' truck court depth

Rere infill opportunity in I-55 Corridor

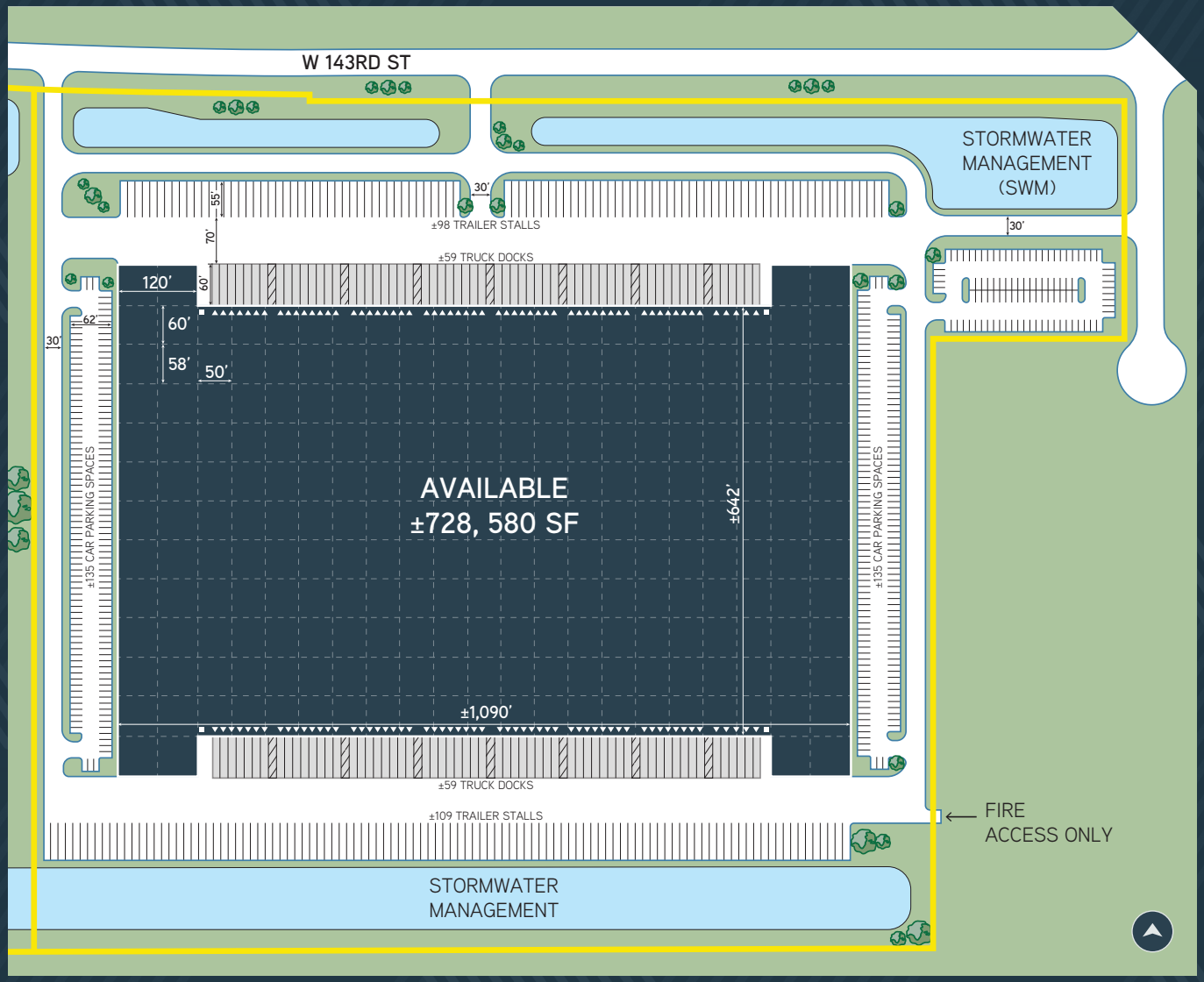
360-degree site circulation allowing easy maneuvering for drivers

Three points of site ingress/egress

Corporate neighbors include Diageo, DSV, RJW Logistics and Chill BP

SITE PLAN

728k SF Cross-Dock



PROPERTY SPECS	BLDG A
TOTAL BUILDING SIZE	728,580 SF
OFFICE SIZE	To Suit
CEILING HEIGHT	40'
EXTERIOR DOCK DOORS	118
DRIVE-IN DOORS	4
TRAILER PARKING	207 stalls
CAR PARKING	±368 spaces
BUILDING DIMENSIONS	1090' x 624'
COLUMN SPACING	58'" x 50' (60' SPEED BAY)
POWER	2,600 Amps (EXPANDABLE TO 8,000)
TRUCK COURT DEPTH	185'
FIRE PROTECTION	ESFR
ASKING LEASE RATE	Subject to offer

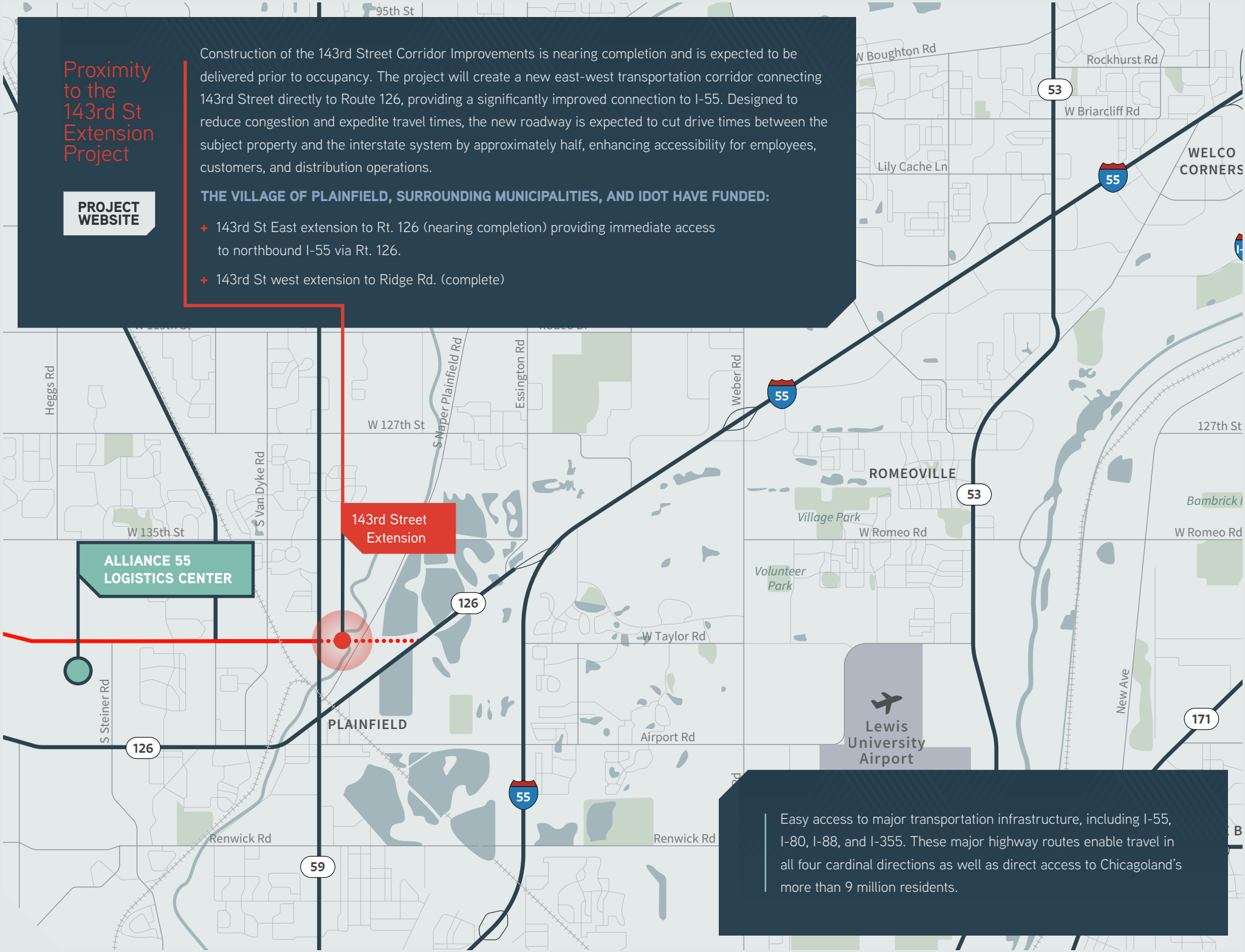
Proximity to the 143rd St Extension Project

PROJECT WEBSITE

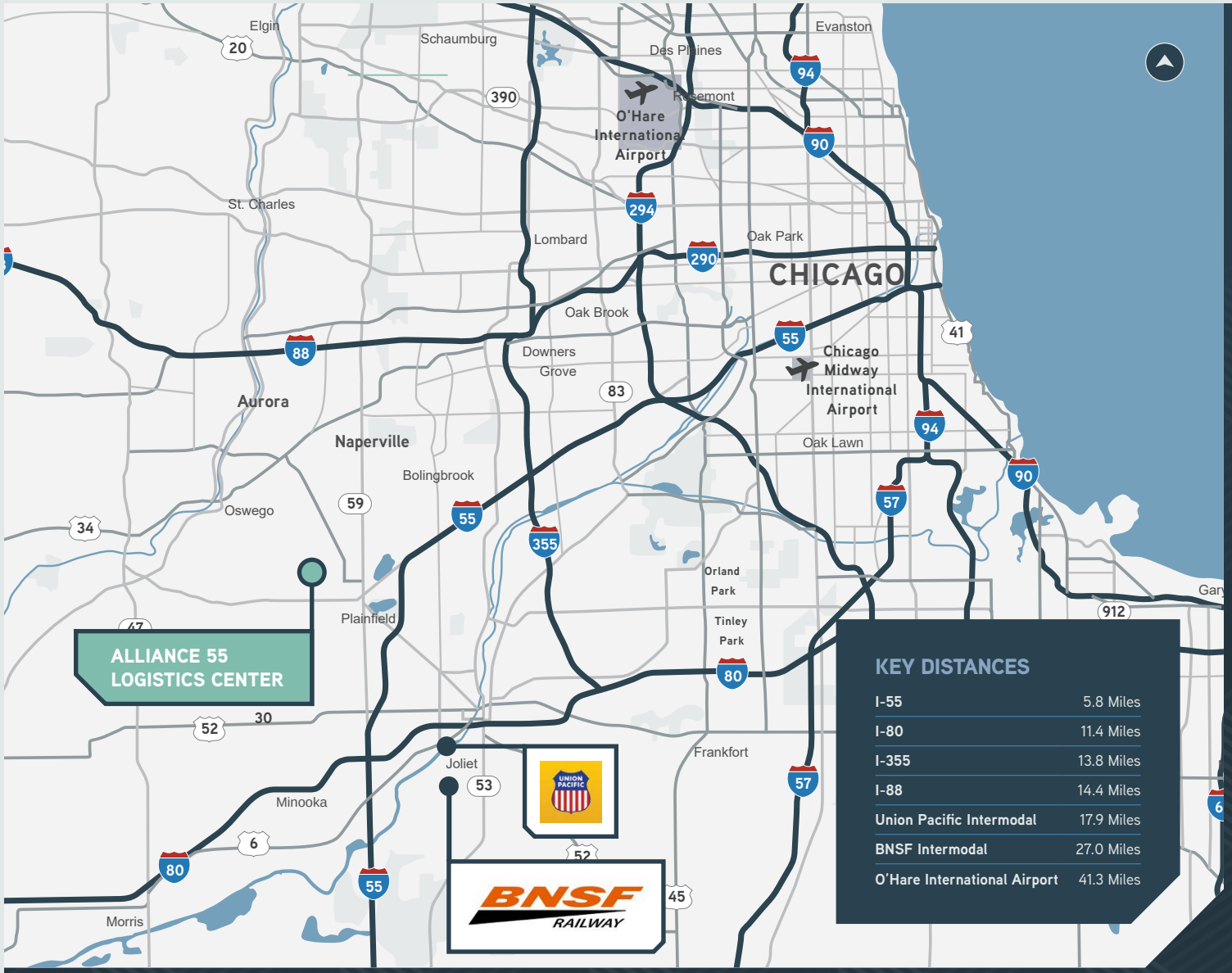
Construction of the 143rd Street Corridor Improvements is nearing completion and is expected to be delivered prior to occupancy. The project will create a new east-west transportation corridor connecting 143rd Street directly to Route 126, providing a significantly improved connection to I-55. Designed to reduce congestion and expedite travel times, the new roadway is expected to cut drive times between the subject property and the interstate system by approximately half, enhancing accessibility for employees, customers, and distribution operations.

THE VILLAGE OF PLAINFIELD, SURROUNDING MUNICIPALITIES, AND IDOT HAVE FUNDED:

+ 143rd St East extension to Rt. 126 (nearing completion) providing immediate access to northbound I-55 via Rt. 126.
+ 143rd St west extension to Ridge Rd. (complete)



Easy access to major transportation infrastructure, including I-55, I-80, I-88, and I-355. These major highway routes enable travel in all four cardinal directions as well as direct access to Chicagoland's more than 9 million residents.



KEY DISTANCES

I-55	5.8 Miles
I-80	11.4 Miles
I-355	13.8 Miles
I-88	14.4 Miles
Union Pacific Intermodal	17.9 Miles
BNSF Intermodal	27.0 Miles
O'Hare International Airport	41.3 Miles

LEASING CONTACTS

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