



**CLARIUS PARK
MORRIS**
MORRIS, ILLINOIS

Only 15 Miles to the BNSF Intermodal!



DISTANCES

I-80 (Brisbin Road Interchange)	0.75 miles	I-57	41 miles
I-80 (IL Rt. 47 Interchange)	2.49 miles	Chicago	58 miles
BNSF Intermodal	15 miles	O'Hare Airport	61 miles
I-55 via I-80	18 miles	Midway Airport	52 miles
I-55 via Rt. 6	10.6 miles		

**FOR MORE
INFORMATION
PLEASE
CONTACT**

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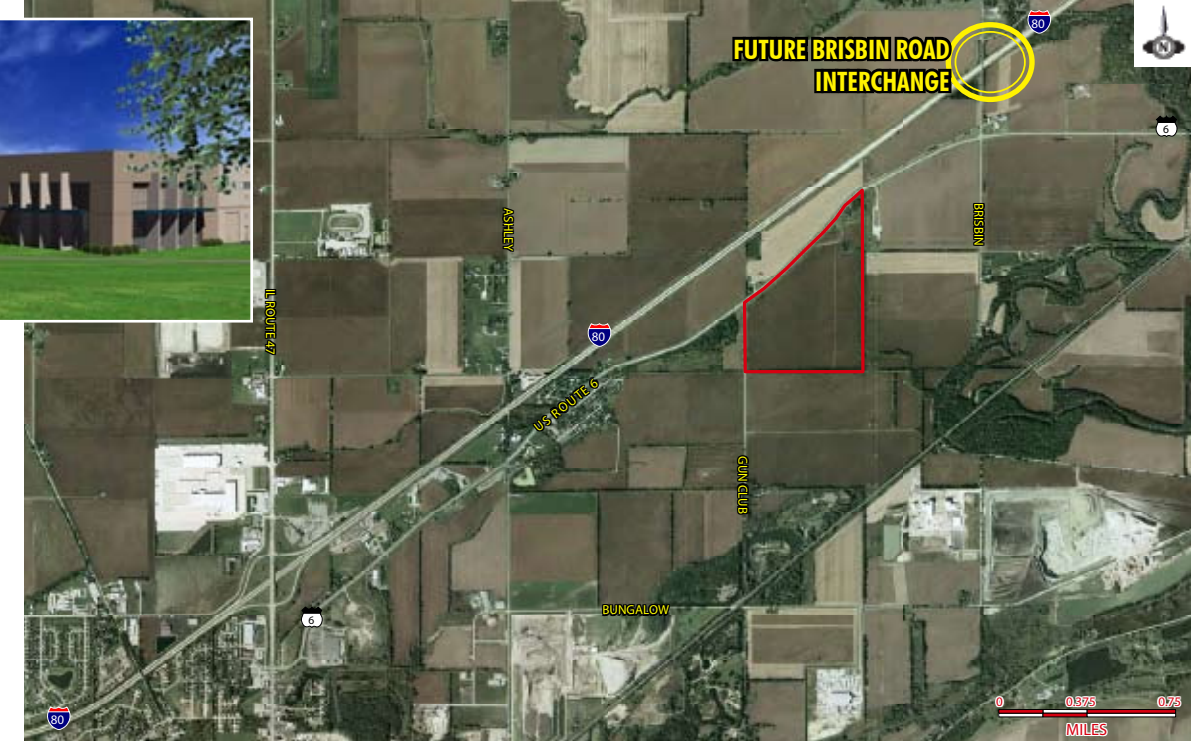
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AVAILABLE
FOR SALE
OR LEASE

**CLARIUS PARK
MORRIS**
MORRIS, ILLINOIS



CLARIUS PARTNERS, LLC



Located in Morris off I-80 Near the Future Brisbin Road Interchange

FEATURES

- :: 158-Acre Site Available for Development
- :: Excellent Logistical Location for National and Regional Distribution
- :: Build-To-Suits Up To 1,300,000 SF Contiguous
- :: Trailer Parking | 1/2,500 SF | Expandable
- :: Fenced Trailer Parking

NEIGHBORS

- :: Alberto-Culver
- :: BMW
- :: Clorox Co.
- :: Costco Wholesale
- :: Equilon Enterprises
- :: Kellogg Company
- :: Kraft Foods
- :: Macy's, Inc.
- :: US Cold Storage Inc.

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CLARIUS PARK MORRIS

AVAILABLE :: MORRIS, ILLINOIS

- :: Located Near I-80 Via the Four-Way Interchange at IL Route 47 and the Future Brisbin Road Interchange
- :: Excellent Logistical Location for National and Regional Distribution
- :: Low Grundy County Property Taxes and Competitive Economics
- :: EDPA & Economic Incentives Available
- :: Surrounding Area Comprehensively Planned for Industrial and Commercial Development Only
- :: Park Offers Secured Sites with Separate Ingress/Egress
- :: Truck Queuing Lanes and Secured Trailer Storage
- :: Trailer Parking Ratio - 1/2,500 SF | Expandable
- :: Population of Over 1 Million Within a 45 Minute Drive-Time Radius

BUILDING ONE

- :: 454,950 SF
- :: 22.19 Acre Site
- :: Heavy Trailer Parking
- :: 342' Building Depth
- :: 48 Docks | Expandable
- :: Specifications To Suit

BUILDING TWO

- :: 1,094,224 SF
- :: 50.53 Acre Site
- :: Heavy Trailer Parking
- :: 570' Building Depth
- :: 139 Docks | Expandable
- :: Specifications To Suit

BUILDING THREE

- :: 1,301,124 SF
- :: 58.95 Acre Site
- :: Heavy Trailer Parking
- :: 570' Building Depth
- :: 170 Docks | Expandable
- :: Specifications To Suit



LOCATED LESS THAN 1 MILE FROM THE FUTURE BRISBIN ROAD FULL INTERCHANGE!

Budget Approved | 2011-2012 delivery

