

INTERNATIONALE CENTRE SOUTH

Strategically Located

Developed by ProLogis, Internationale Centre South is a master-planned park situated in Minooka, Illinois, in the center of Chicago's I-80 Corridor.

The park offers:

• Superior Access

Four lane truck routes offer easy access to I-80 and I-55 via four-way Ridge Road Interchange, located just four miles from the I-55 and I-80 intersection

• Excellent Visibility

Direct adjacency to I-80 creates a commanding visibility and presence

• Corporate Neighborhood

Home to Kellogg's, Alberto-Culver and Clorox

• High-Quality Construction

State-of-the-art features including 30-32' clear heights, precast concrete wall panels, ESFR



Minooka, Illinois



Project Features:

• ProLogis Solutions

ProLogis offers a turnkey solution to distribution facility needs. ProLogis Solutions can provide facility sizing and layout expertise, as well as the procurement, installation and financing of racking and equipment

• Development Expertise

ProLogis has developed over 2.3 million square feet in Minooka and owns in excess of 20 million square feet in the Chicago market

sprinklers and attractive landscaping

• Strong Growing Labor Force

Within a 30-mile radius, a work force of over 850,000 can offer a wide range of skills and stands ready to serve local companies

• Room to Grow

Over 200 acres remain in this 425-acre park, capable of supporting another 3.6 million square feet of development

• Competitive Economics

Lower land costs and lower Grundy County property taxes significantly reduce total occupancy costs

• Rail Access

Direct rail service on the CSX line, with connections to 23 states

• Public Incentives

County sponsored 3-year and 5-year property tax abatement programs available for qualifying companies

• Flexible Zoning & Pro-Business Environment

Zoning for a full range of uses and a fast-track approval process



Minooka Distribution Center #2
Minooka, Illinois

Located in the I-80 sub-market, this facility is 850,016 square feet and was designed for Clorox to act as their Regional Distribution Center, serving 15 states.



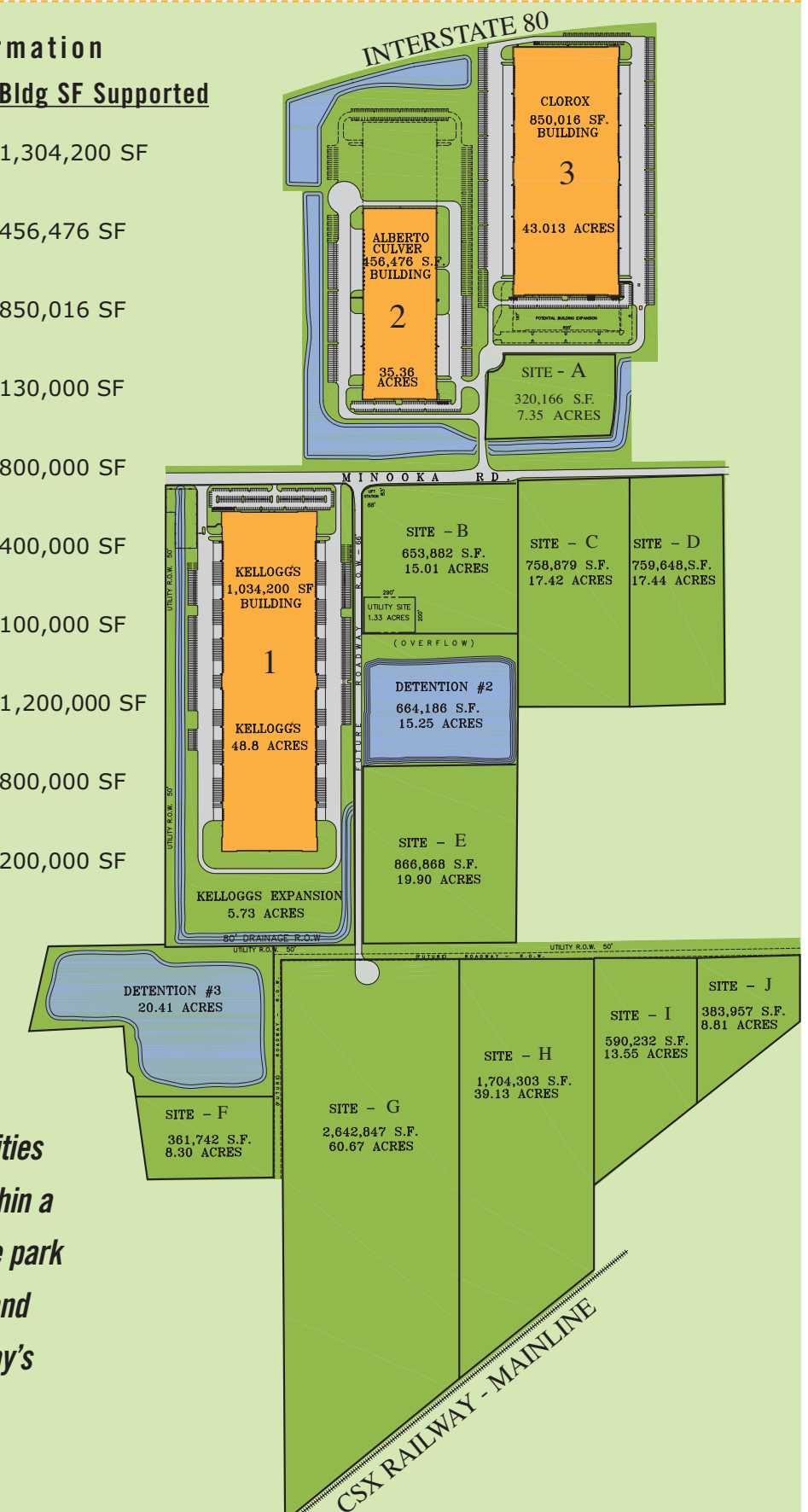
"Alberto-Culver evaluated transportation factors, labor markets and occupancy costs. ProLogis and their Internationale Centre South provided us with a comprehensive real estate solution that helped exceed our expectations."

-Timothy Hennessy
Senior Director of Global Engineering
Alberto-Culver USA, Inc.

Internationale Centre South Site Plan

Parcel and Building Information

Parcel	Customer	Bldg SF Supported
Building 1	Kellogg's	1,304,200 SF
Building 2	Alberto-Culver	456,476 SF
Building 3	Clorox	850,016 SF
Site A	7.35 Acres	130,000 SF
Site B,C,D	49.87 Acres	800,000 SF
Site E	19.90 Acres	400,000 SF
Site F	8.30 Acres	100,000 SF
Site G	60.67 Acres	1,200,000 SF
Site H	39.13 Acres	800,000 SF
Site I,J	22.36 Acres	200,000 SF



Internationale Centre South offers state-of-the-art facilities in a convenient location within a controlled environment. The park offers the quality, service, and economics required by today's distribution providers.