

THE NEXT BIG THING

1352 & 1368 POORMAN PARKWAY

WEST CHICAGO • COMING SOON

- 👍 ± 277,570 SF (DIVISIBLE) ON 17.4 ACRES
- ❤️ ± 400,125 SF (DIVISIBLE) ON 27.7 ACRES

TWO-BUILDING SPEC DEVELOPMENT

**GROUND BROKEN SPRING 2026
- Q4 2026 DELIVERY -**

 **PRG** PRITZKER
REALTY GROUP
A PSP PARTNERS COMPANY

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1352 POORMAN

- $\pm 277,570$ SF (DIVISIBLE)
- 17.4 ACRES
- 36' CLEAR HEIGHT
- RAIL POTENTIAL (BNSF LINE)
- 40 EXTERIOR DOCKS (EXP TO 79)
- 4 DRIVE-IN DOORS
- HEAVY POWER: 3,000 AMPS
- 65 TRAILER POSITIONS
- 195 CAR PARKING

1368 POORMAN

- $\pm 400,125$ SF (DIVISIBLE)
- 27.7 ACRES
- 40' CLEAR HEIGHT
- RAIL POTENTIAL (BNSF LINE)
- 42 EXTERIOR DOCKS (EXP TO 91)
- 4 DRIVE-IN DOORS
- HEAVY POWER: 4,000 AMPS
- 152 TRAILER POSITIONS
- 264 CAR PARKING

PROPERTY DETAILS



FOR LEASE

GROUND BROKEN SPRING 2026

Q4 2026 DELIVERY

COMING SOON TO WEST CHICAGO

COMING
SOON
TO WEST CHICAGO

DETENTION

DETENTION

FABYAN PARKWAY

70 TRAILER POSITIONS

18 EXT DOCKS

43 POTENTIAL FUTURE CAR PARKING STALLS

9 CAR PARKING STALLS

±400,125
SQUARE FEET (DIVISIBLE)
27.74 ACRES

800'

24 EXT DOCKS

82 TRAILER POSITIONS

BNSF RAILWAY

±277,570
SQUARE FEET (DIVISIBLE)
17.46 ACRES

16 EXT DOCKS

380'

730'

24 EXT DOCKS

65 TRAILER POSITIONS

112 CAR PARKING

86 CAR PARKING

66 POTENTIAL FUTURE CAR PARKING STALLS

DETENTION

DUPAGE BUSINESS



LOCATION & DEMOGRAPHICS

TWO-BUILDING SPEC DEVELOPMENT
AVAILABLE FOR LEASE IN WEST CHICAGO



10-MINUTE RADIUS

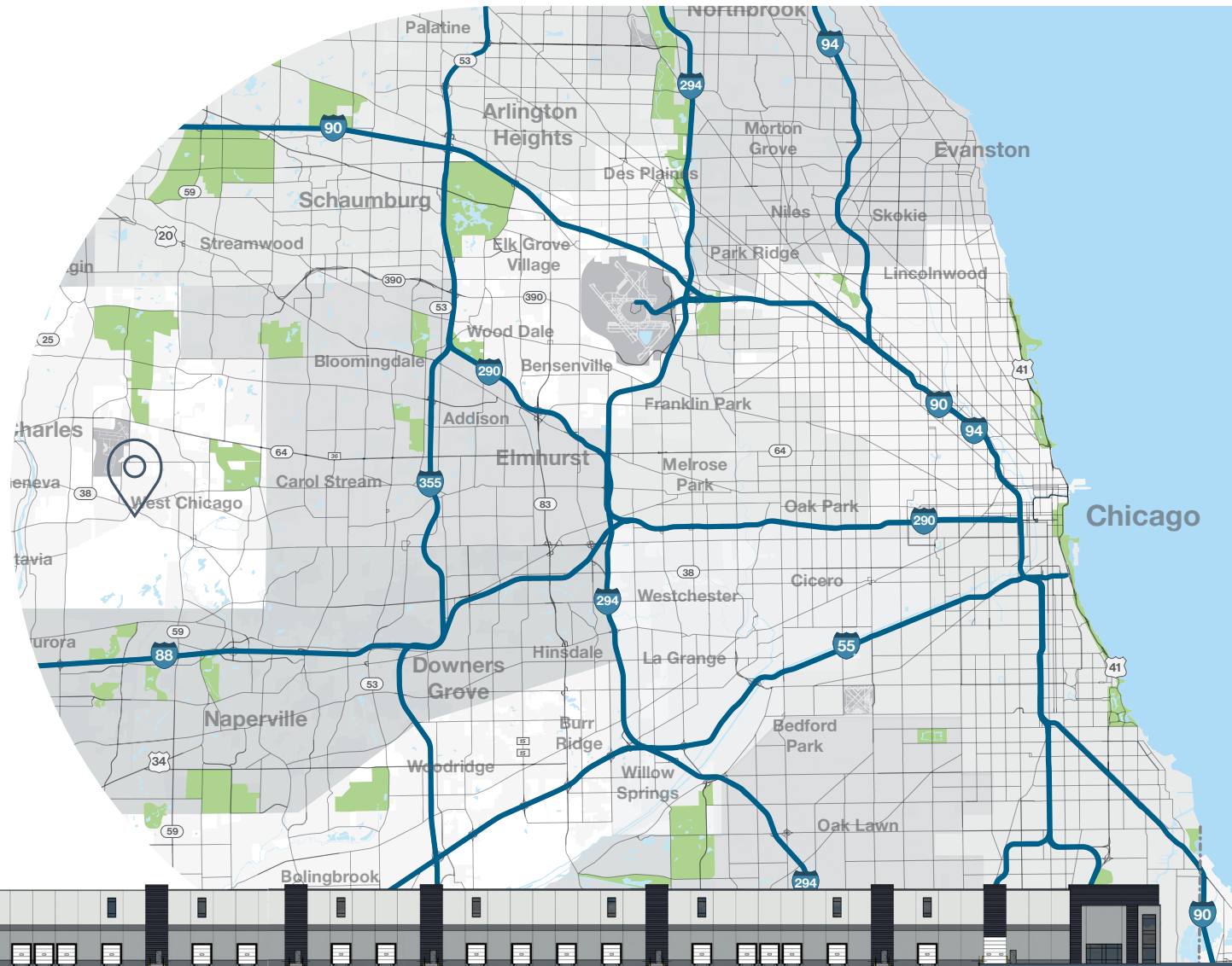
- \$103,160 MEDIAN HH INCOME
- 64,207 POPULATION
- 40.3 MEDIAN AGE

20-MINUTE RADIUS

- \$94,492 MEDIAN HH INCOME
- 428,657 POPULATION
- 40.5 MEDIAN AGE

30-MINUTE RADIUS

- \$88,325 MEDIAN HH INCOME
- 1,240,255 POPULATION
- 40.0 MEDIAN AGE



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