

# 1,138,860 SF

NEW CONSTRUCTION FOR LEASE

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Route 47 | Morris, IL



CONCEPTUAL RENDERING

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 **BECKNELL**  
INDUSTRIAL

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# FEATURES

SIZE	1,138,860 SF
SITE	±59.75 Acres
CLEAR HEIGHT	40'
EXTERIOR DOCKS	114 (Expandable to 238)
DRIVE-IN DOORS	4
CAR PARKING	408
TRAILER PARKING	377
OFFICE SPACE	To suit
SPRINKLER	ESFR
POWER	4,000 Amps
BAY SIZES	54' x 50' Typical 60' Speed Bays
LIGHTING	LED with Motion Sensors
COMMENTS	<ul style="list-style-type: none"><li>• Minutes from I-80 &amp; Route 47 full interchange</li><li>• Close proximity to BNSF and Union Pacific Intermodals</li><li>• Low Grundy County taxes</li><li>• Nearby corporate neighbors include Costco, Mondelez and Procter &amp; Gamble</li></ul>

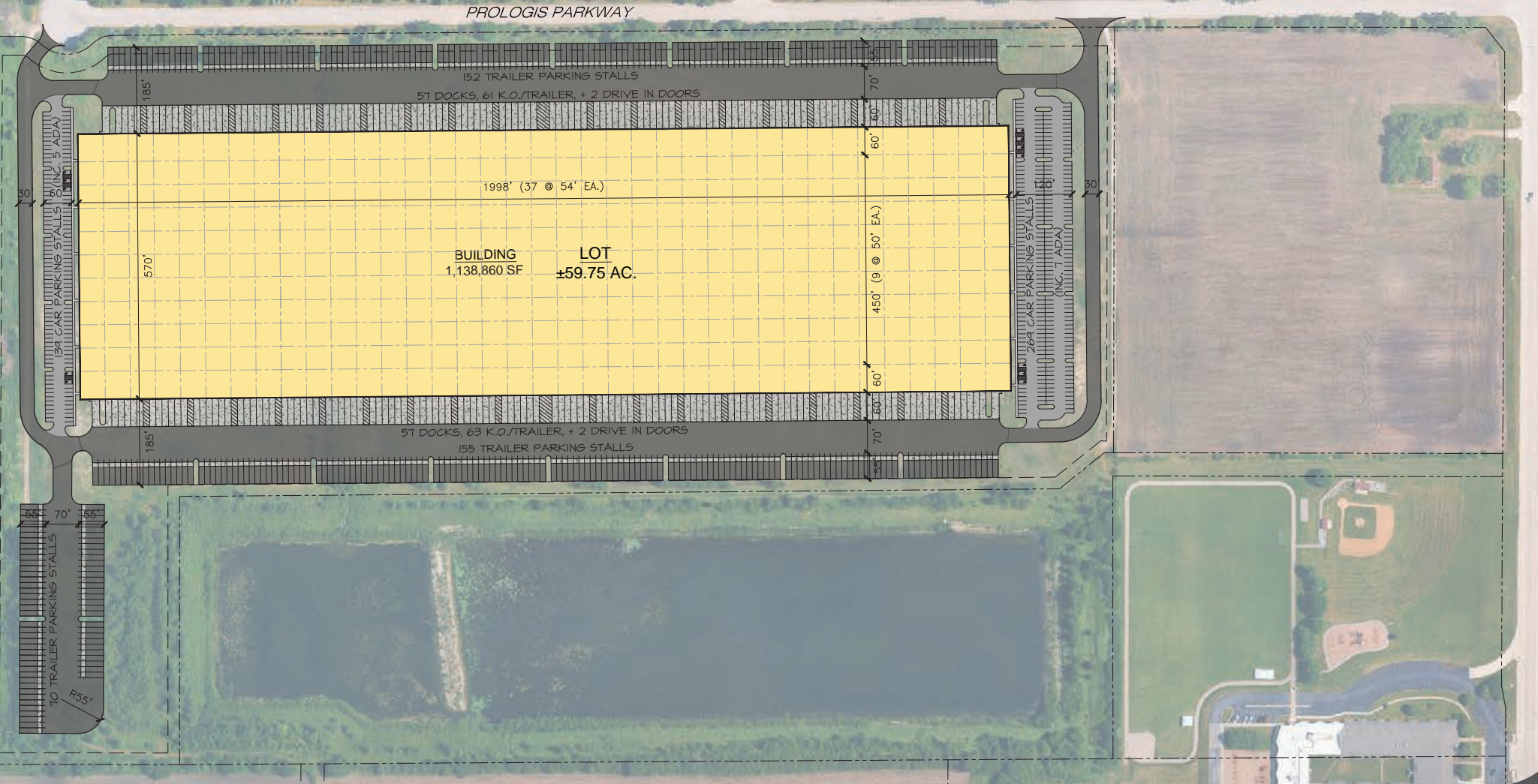


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# PROPOSED SITE PLAN



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