

LARAWAY DISTRIBUTION CENTER

Joliet, Illinois



- New 736,780-square-foot high-cube distribution center
- Current availability: 316,000 square feet
- Flexible cross-dock design
- 190 car parking capacity
- 68 dock doors; expandable
- 32-foot clear
- 57 trailer spots; expandable
- Divisible for up to three large tenants
- Phase one of future three-phase project with 2.8 million-square-foot planned construction

Location: Easy access to multi-modal transportation options

- 10 minutes to BNSF intermodal park
- Close proximity to four interstate highways

Property: Laraway Distribution Center

Size: 316,000 square feet available

Availability: Immediate



Raising expectations.

LARAWAY DISTRIBUTION CENTER



ECONOMIC DEVELOPMENT INCENTIVE OPPORTUNITIES

- Joliet's Center for Economic Development is the conduit for real estate tax abatements (up to five years for qualified companies).
- Exel's in-house real estate specialists can facilitate economic incentive negotiations.

WORKFORCE¹

Skilled, competitive-wage workforce available in Will County and Joliet

Will County

- Population: 668,000
- Education: 86.0% high school diploma; 25.5% bachelor's degree

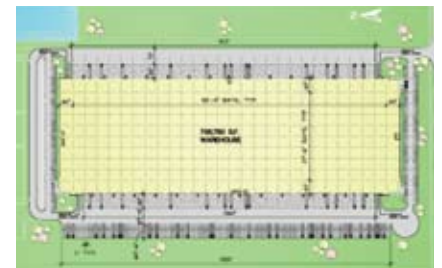
Joliet

- Population: 145,000
- Education: 78.8% high school diploma; 18.6% bachelor's degree

CAMPUS-RELATED BENEFITS

- Approximately 20 Exel facilities within close proximity to Laraway Distribution Center
- Exel's Chicagoland campus enables sharing of labor, equipment and resources by leveraging scale across multiple campus operations. Potential benefits:
 - Labor efficiencies
 - Facility support
 - Equipment efficiencies
 - Administrative support
 - Freight services

EXEL CHICAGOLAND CAMPUS LOCATIONS



¹ U.S. Census Bureau

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