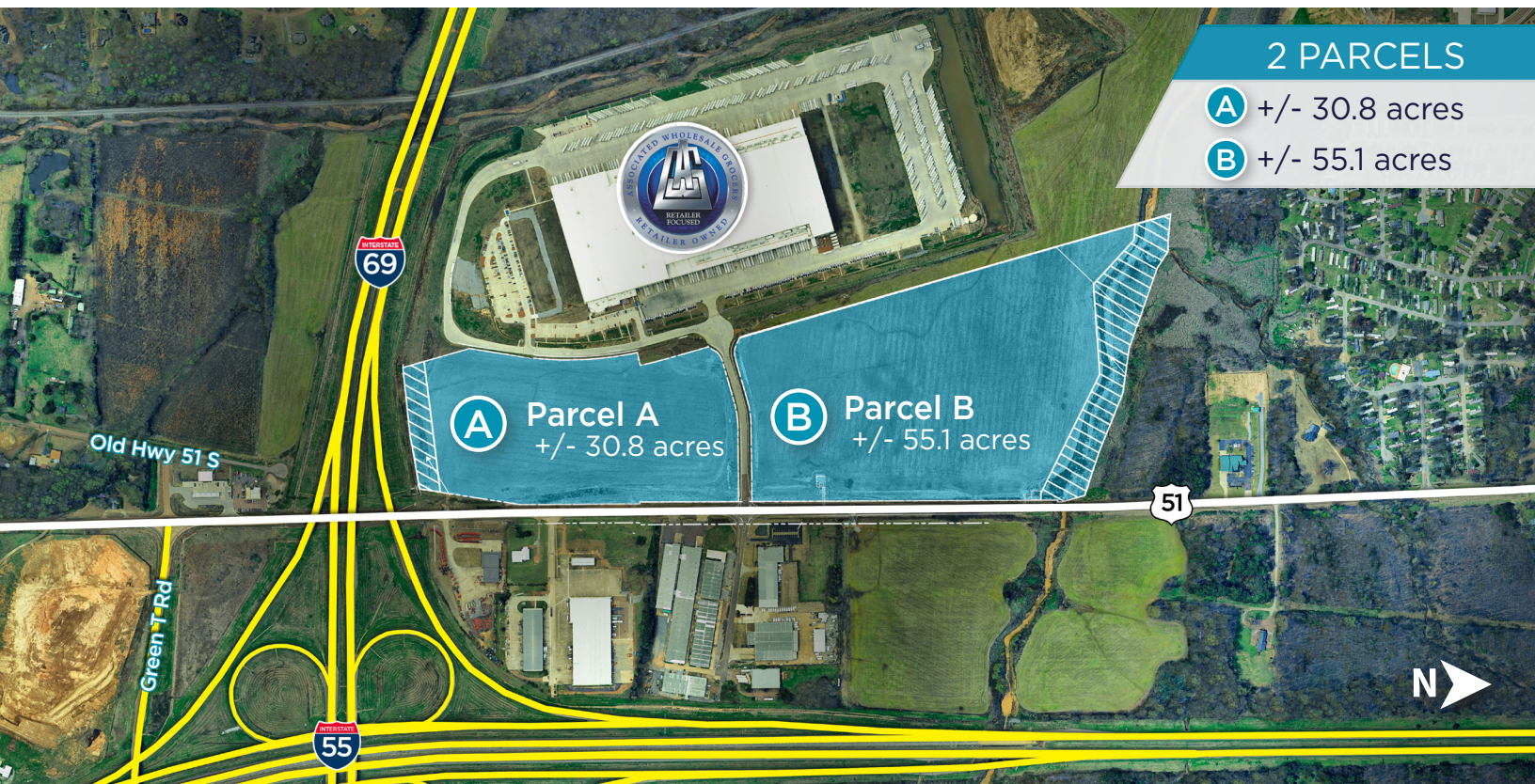


# HERNANDO

## COMMERCE CENTER

+/- 85.9 ACRES AVAILABLE



2 PARCELS

- A +/- 30.8 acres
- B +/- 55.1 acres

A Parcel A  
+/- 30.8 acres

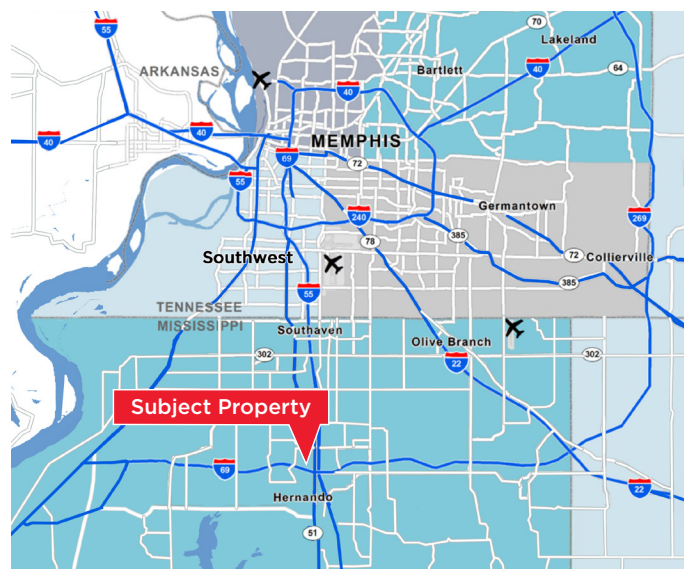
B Parcel B  
+/- 55.1 acres

## PRIME, PROVEN DEVELOPMENT OPPORTUNITY

+/- 85.9 Acres Available

### Property Highlights

- Excellent access via I-55 and I-269
- Adjacent to Associated Wholesale Grocers
- Attractive labor profile and connectivity
- Two sites with varying size optionality
- Fantastic utility and fiber connections



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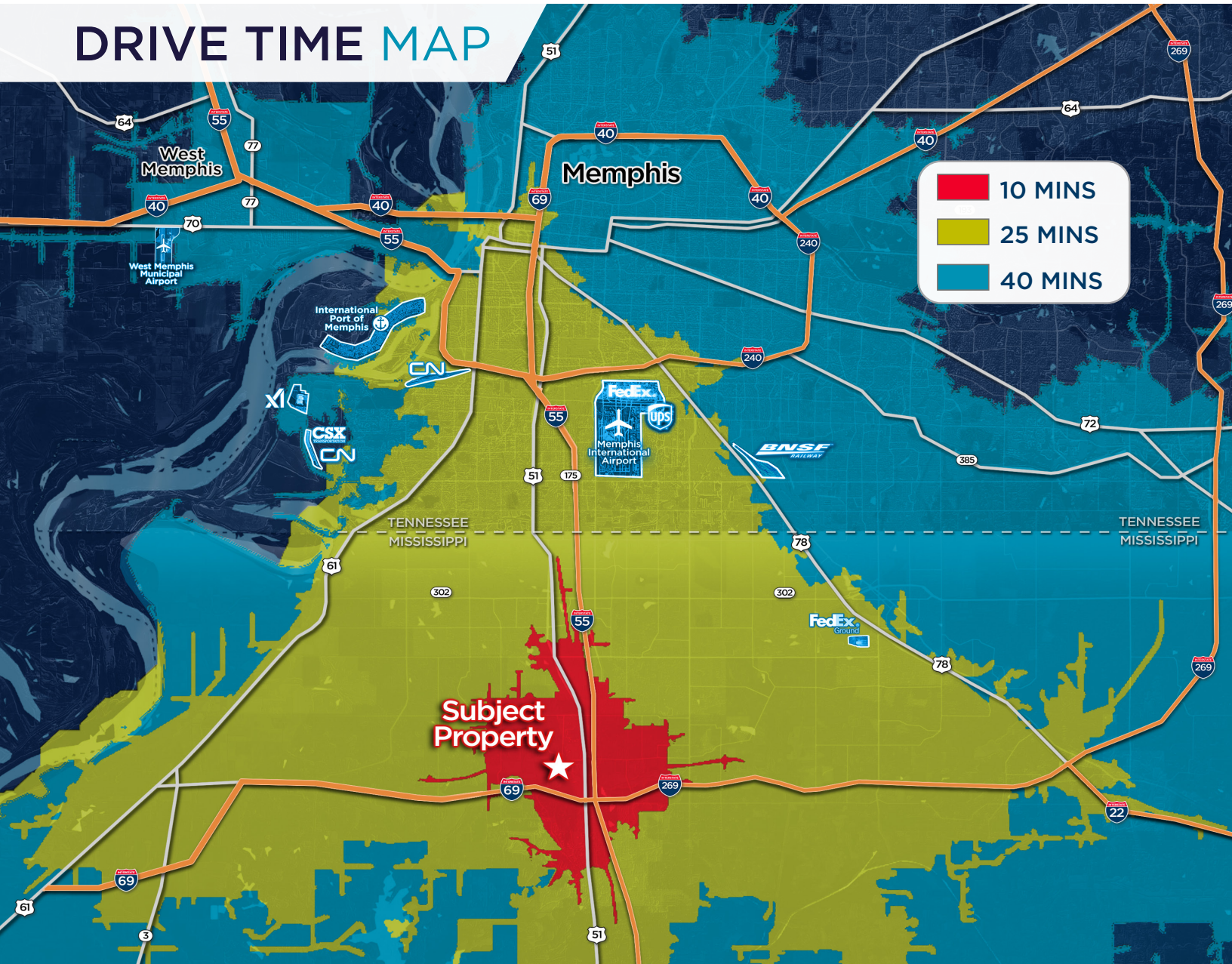
# HERNANDO

## COMMERCE CENTER

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### DRIVE TIME MAP



4 MINS	16 MINS	29 MINS	24 MINS	26 MINS	20 MINS	28 MINS	37 MINS	58 MINS
2 MILES	15 MILES	29 MILE	16 MILES	18 MILES	16 MILES	24 MILES	32 MILES	65 MILES

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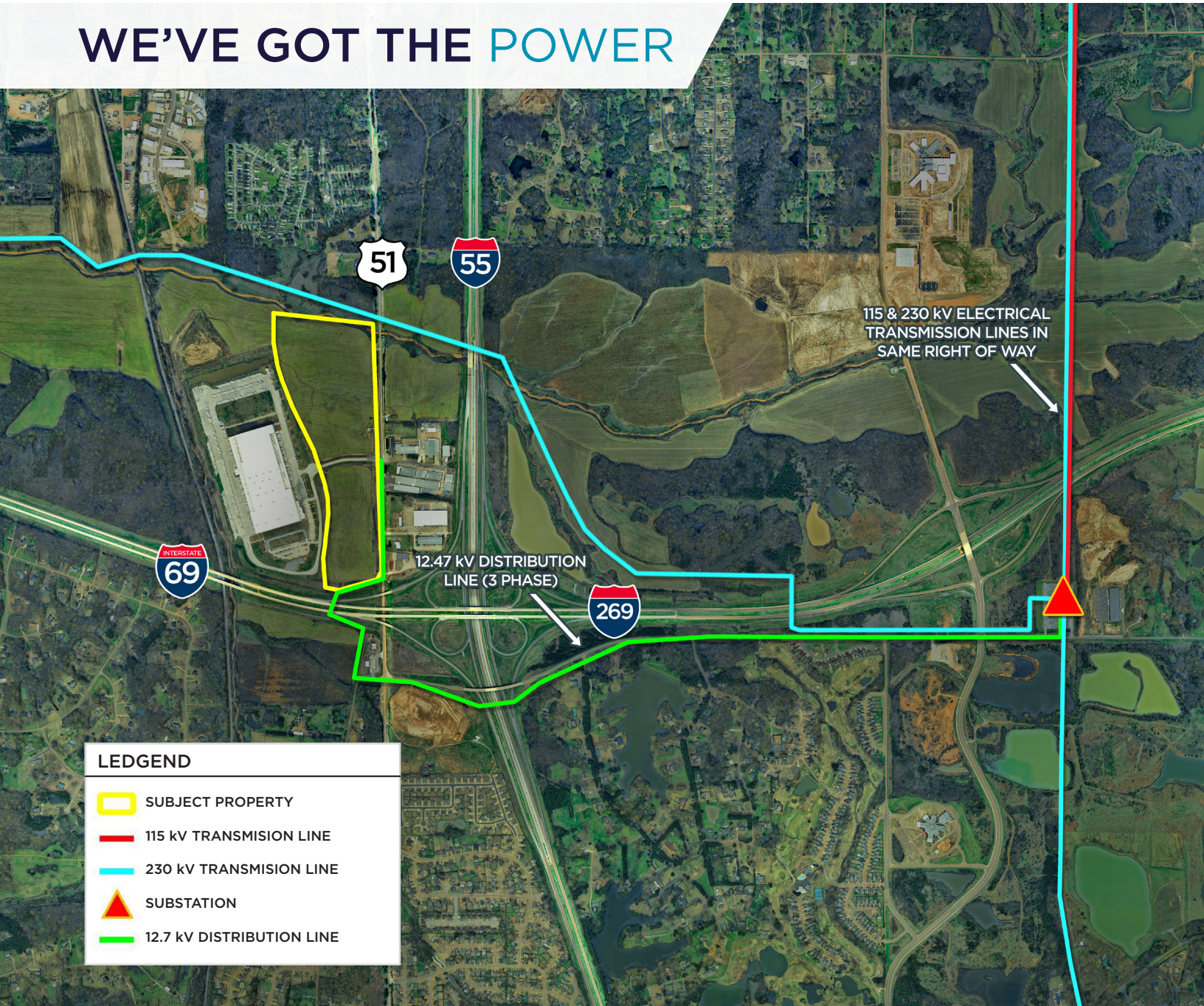
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## WE'VE GOT THE POWER



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## HYPOTHETICAL SITE PLAN



*Subject to change for  
representative purposes only*



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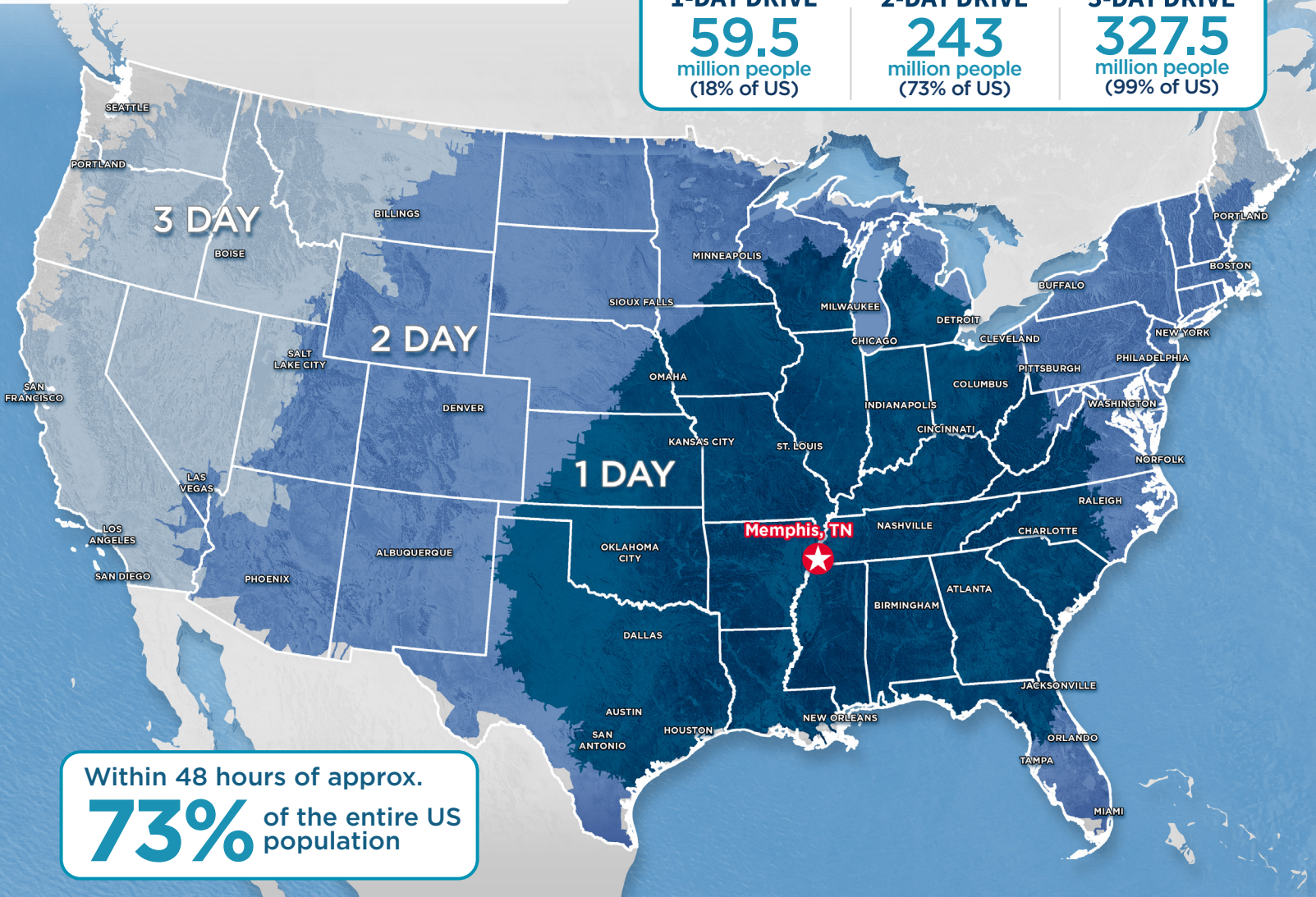
## PRIME LOCATION

### NATIONAL DRIVE TIME

**1-DAY DRIVE**  
**59.5**  
million people  
(18% of US)

**2-DAY DRIVE**  
**243**  
million people  
(73% of US)

**3-DAY DRIVE**  
**327.5**  
million people  
(99% of US)



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the US

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