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# Intermodal is leading the way

List of major inland port projects represented by  
Jones Lang LaSalle across the U.S.



# Inland port connections



## 1. RidgePort Logistics Center | Wilmington, Illinois

Keith Stauber | keith.stauber@am.jll.com | +1 773 458 1386

Located just minutes from Chicago, the fastest growing inland port in the nation, RidgePort Logistics Center is a master-planned 1,500-acre development of Ridge Property Trust. RidgePort is anchored by three significant pieces of permanent infrastructure including frontage on the BNSF Railway's transcontinental mainline, three miles of frontage on I-55 with a full interchange at Lorenzo Road, and 1,500 acres of developable land.

### Location

- Strategically positioned near the BNSF Logistics Park-Chicago in Elwood, IL, and the Union Pacific-Joliet Intermodal Terminal

### Project

- 1,500-acre industrial park
- Distribution, manufacturing and storage
- Heavy utilities
- Served by BNSF Railway's transcontinental mainline
- No height restrictions
- Multiple building material allowances
- Master-planned industrial park to include over 20 million square feet of industrial space
- Full ancillary services and amenities (retail, restaurants, etc.)

### Opportunity

- Land sales
- Build-to-suits
- Long term lease

## 2. Dallas Logistics Hub | Dallas, Texas

Dave Richards | dave.richards@am.jll.com | +1 214 438 6218

Dallas Logistics Hub, one of the most sophisticated inland ports in North America, is located 12 miles south of downtown Dallas. This 6,000-acre master-planned logistics park is adjacent to four major highways, mainline rail, intermodal facilities and a regional airport. Offering readily available industrial space for-lease or build-to-suit sites for distribution, warehouse, manufacturing, office and retail needs, the Dallas Logistics Hub is the prime location to give your company a competitive advantage by reducing transportation costs and improving the supply chain process.

### Location

12 miles south of downtown Dallas, adjacent to five major highways, with mainline rail availability

### Project

- Over 6,000 acres of developable land and improved buildings
- Regional airport
- UP rail intermodal within project
- Prospective BNSF intermodal facility

### Opportunity

- Spec buildings for lease
- Build-to-suits
- Long term ground leases

## 4. CenterPoint Intermodal Center | Houston, Texas

John Talhelm | john.talhelm@am.jll.com | +1 713 888 4058

CenterPoint's development, CenterPoint Intermodal Center (CIC - Houston) is a state of the art inland port providing full intermodal capabilities for both the import and export of goods to the United States and Mexico. Located on the future NAFTA Highway, southwest of Houston, CIC - Houston will provide over 7.5 million square feet of Class A warehouse and distribution facilities applicable to a wide range of end users.

### Location

- KCS rail provides direct connection to Houston from the Port of Lazaro Cardenas
- Adjacent to the Kansas City Southern Intermodal Terminal on US-59/69 (future NAFTA Corridor)

### Project

- Site designated Foreign Trade Zone
- 689 acres of available land
- 7.5+ million square feet of warehouse space upon full build-out

### Opportunity

- Build-to-suits for lease
- Build-to-suit for sale
- Land sales
- Joint venture

## 3. RiverPort Business Park | Hardeeville, South Carolina

John Carver | john.carver@am.jll.com | +1 213 239 6336

RiverPort represents the future of port-centric development in the U.S. providing near-dock infrastructure on a grand scale. The project is designed to provide a scalable development capable of creating new synergies and cost efficiencies for logistics, manufacturing and other businesses seeking entry or expansion within one of the strongest port systems in the country. The RiverPort Business Park is part of a 5,000-acre mixed use development aimed at providing a full spectrum of commercial, industrial, residential and support services.

### Location

Less than seven miles from the port terminals of Savannah, GA

### Project

- 1,700 acres
- Rail serviced by CSX
- Highway 17 connectivity to port terminals
- Capacity for up to 15 million square feet of industrial, logistics, and mixed-use space

### Opportunity

- Build-to-suits
- Land sales
- Ground leases
- Joint venture

## 5. Florida Inland Port (FIC) | St. Lucie County, Florida

Steven Medwin | steven.medwin@am.jll.com | +1 305 704 1331

The FIC (formerly known as Treasure Coast Intermodal Campus) offers up to 4,000 acres of rail-oriented, industrial land. The FIC is planned as an "integrated logistics center," meaning it will emphasize multi-modal access (rail and highway) around which clusters of related businesses, such as warehousing, distribution centers and assembly plants will be developed. Activities relating to transportation, logistics and the distribution of goods for regional, national and international transit will be carried out on property.

### Location

FIP is Florida's inland port, connected via FEC Railways to the Port of Miami and Port Everglades (Fort Lauderdale), with direct access to I-95, the Florida Turnpike and all major highways

### Project

- 500-acre intermodal facility
- Up to 4,000 acres of distribution and industrial land
- Mixed use, commercial, retail and support development

### Opportunity

- For developers/investors
- Bulk land sales
- Joint venture
- Development partnership



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### **Logistics and industrial services**

Make no mistake: From manufacturing plants to around-the-clock distribution centers, industrial real estate is at the backbone of the global economy. Financial and competitive pressures squeeze your business like never before. Your industrial property—whether leased or owned—must deliver maximum flexibility and efficiency. Our logistics and industrial professionals understand your portfolio needs and offer innovative, profitable strategies for:

- Supply chain optimization
- Site selection
- Sales/acquisition
- Leasing/financing
- Construction
- Project/property/facility management

Each day our experts solve the challenges that impact your industrial real estate decisions. They apply our accumulated, road-tested best practices to overcome such barriers as:

- Skyrocketing energy, transportation, and labor costs
- Heightened security needs
- Tough new environmental requirements
- Profound changes in global supply chains

Because of our depth of wide-ranging, in-house talent, we can quickly assemble and continually right-size the optimum team for any of your needs. Regardless of the scope of the assignment, you'll have a single point of contact as your trusted advisor, charged with managing all service delivery while driving the measurable results you want.

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#### **Contact information**

Craig S. Meyer, SIOR  
International Director  
Head of Logistics & Industrial Services — Americas  
+1 424 294 3460 | [craig.meyer@am.jll.com](mailto:craig.meyer@am.jll.com)

[www.us.joneslanglasalle.com/industrial](http://www.us.joneslanglasalle.com/industrial)

#### **For the future of port development, look inland**

Scan this QR code to find out more on the importance of inland ports.

