

# Jim Dahmer Drive, Huntley, IL



NEW SPEC CONSTRUCTION

AVAILABLE FOR SALE OR LEASE



**Lucas Denney**

Vice President  
+1 312 952 2888 Mobile  
lucas.denney@colliers.com

**79,500 SF Available**  
(Delivery Q2 2027)

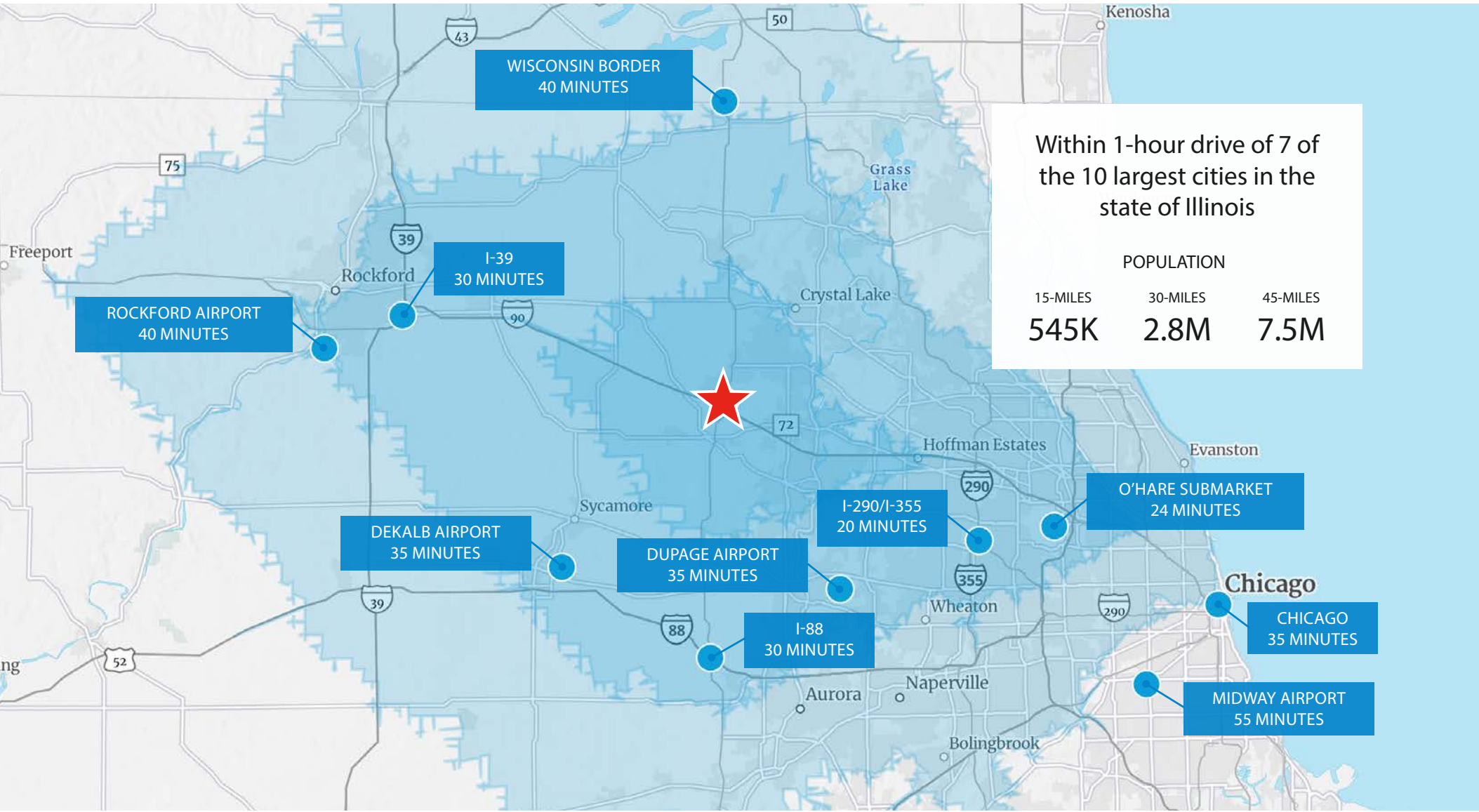


# Property Aerial



- 1/2 mile from I-90 full interchange (Route 47)
- 30 minutes to O'Hare International Airport
- 39 miles to Chicago

# Drive Time Map



Within 1-hour drive of 7 of the 10 largest cities in the state of Illinois

	POPULATION		
	15-MILES	30-MILES	45-MILES
	545K	2.8M	7.5M

# Location has Enterprise Zone status offering Users:

- Sales tax exemption on purchase of building materials to be used within Enterprise Zone
- Investment tax credit on machinery & equipment
- Utility and consumables tax exemption

## Benefits of using a FTZ

Cash Flow	Tariff Elimination	Supply Chain Timeline
<ul style="list-style-type: none"> <li>• Defer customs entry process</li> <li>• Defer payments of Tariffs until products leave your facility</li> <li>• If you are passing the tariff cost on to your customer, you can time your tariff payment to better align with your revenue to cover the tariff cost</li> <li>• Pay the tariffs as you sell the product</li> </ul>	<ul style="list-style-type: none"> <li>• Eliminate U.S. import tariffs on all imported products that you re-export to customers located outside of U.S., Mexico and Canada</li> <li>• Eliminate U.S. import tariffs on imported products that you re-export to customers in Canada and Mexico if the product has not been manufactured in your FTZ; i.e. warehouse/distribution sales only</li> </ul>	<ul style="list-style-type: none"> <li>• Product is not held at the port of entry for customs clearance, often resulting in a one to three day reduction in the supply chain</li> <li>• With prior approval by customs, FTZ operators can facilitate the movement of foreign product. Custom officers do not need to be present to break seals or ship products</li> </ul>

For more information, contact:

**Lucas Denney**

Vice President

+1 312 952 2888 Mobile

lucas.denney@colliers.com



---

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.