

For Sale or
Build-To-Suit

81.82 Acres
Available

Ronald Reagan Memorial Tollway (Toll road)

81.82 Acres Available

SEC Webster Road & Fairview Drive - DeKalb, Illinois

PROPERTY HIGHLIGHTS

81.82 Acres located in business-friendly DeKalb County. Quick access to Interstate 88 via a four-way interchange.



FUTURE ZONING
INCLUDES LIGHT
INDUSTRIAL



LOCATED WITHIN AN
ENTERPRISE ZONE



TAX INCENTIVES
& ABATEMENTS
AVAILABLE



I-88 HIGHWAY
EXPOSURE



PRO-BUSINESS
COMMUNITY



LOW DEKALB
COUNTY TAXES

PURCHASE PRICE:

SUBJECT TO OFFER

Contact

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David Haigh, CCIM

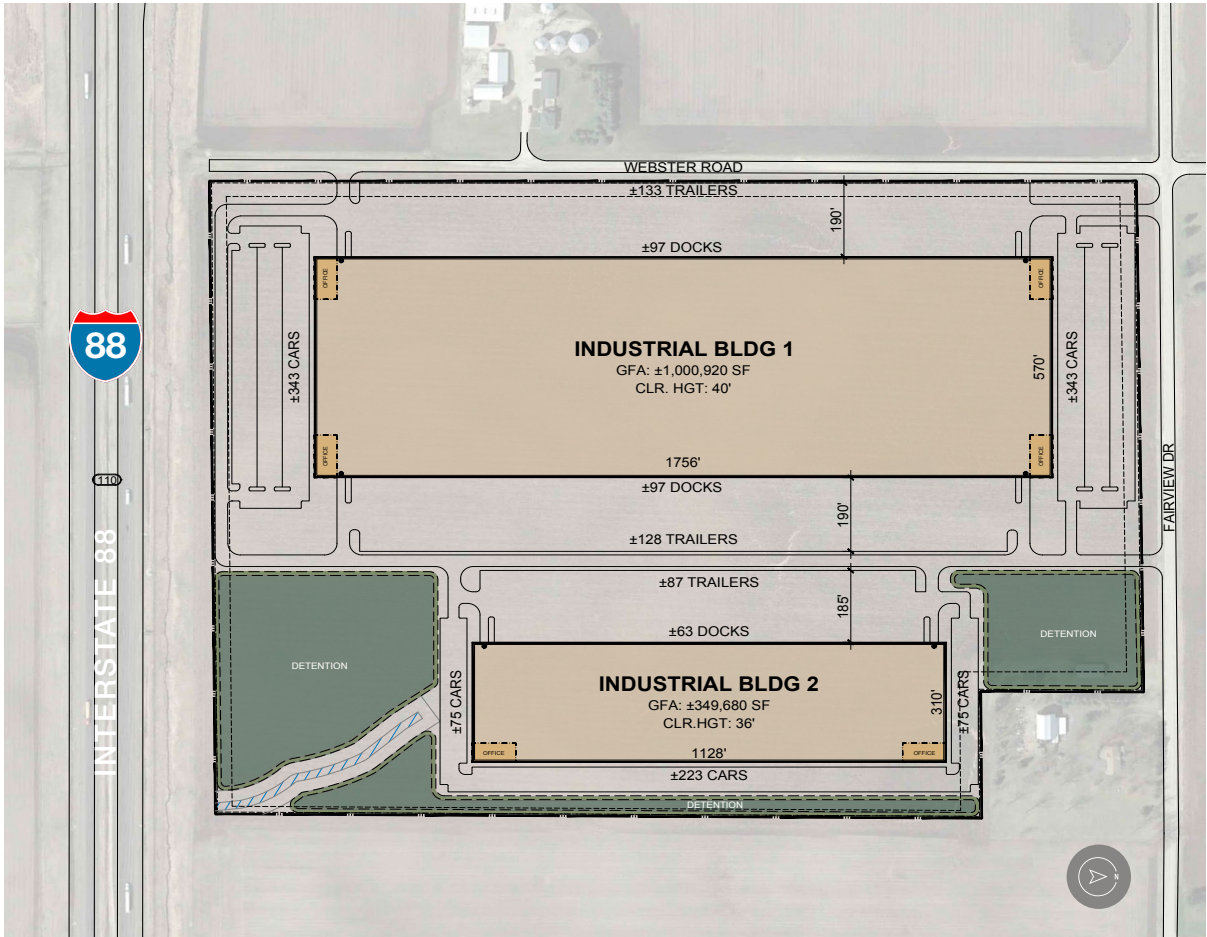
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SPECULATIVE SITE PLAN #1



BUILDING 1 SPECIFICATIONS

BUILDING	±737,520 SF
LAND AREA	±81.82 Acres
CLEAR HEIGHT	40'
OFFICE AREA	TO SUIT
DIVISIBLE	±50,000 SF
LOADING	±194 Exterior Docks 4 Drive-In Doors
TRAILER PARKING	±261 Stalls
CAR PARKING	±686 Stalls

BUILDING 2 SPECIFICATIONS

BUILDING	±405,720 SF
LAND AREA	±81.82 Acres
CLEAR HEIGHT	40'
OFFICE AREA	TO SUIT
DIVISIBLE	±50,000 SF
LOADING	±97 Exterior Docks 4 Drive-In Doors
TRAILER PARKING	±138 Stalls
CAR PARKING	±396 Stalls

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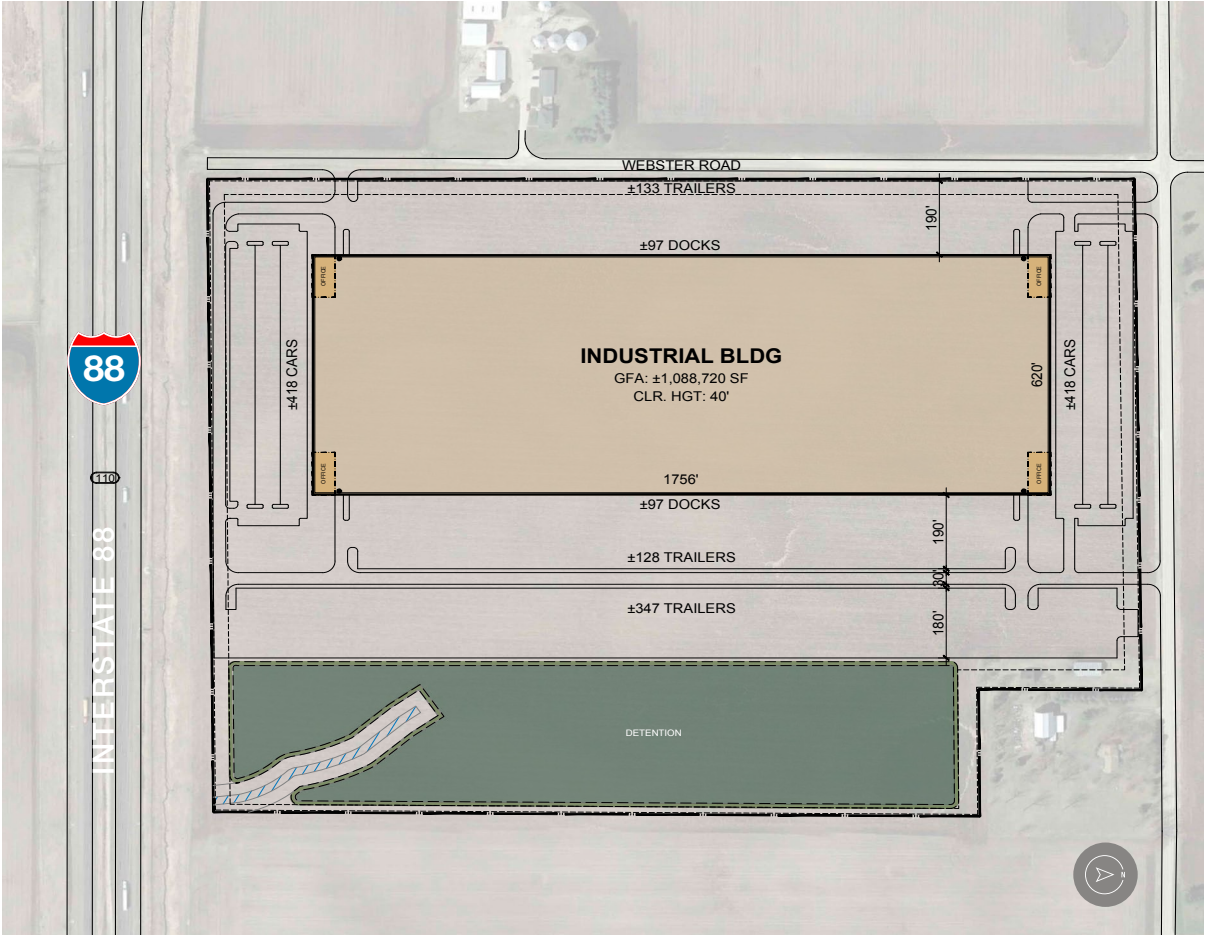
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BUILDING SPECIFICATIONS

BUILDING	±1,088,720 SF
WAREHOUSE	±1,064,960 SF
OFFICE	±23,760 SF
LAND AREA	±81.82 Acres
CLEAR HEIGHT	40'
LOADING	±194 Exterior Docks 4 Drive-In Doors
TRAILER PARKING	±608 Stalls
CAR PARKING	±836 Stalls

SPECULATIVE SITE PLAN #2



Contact

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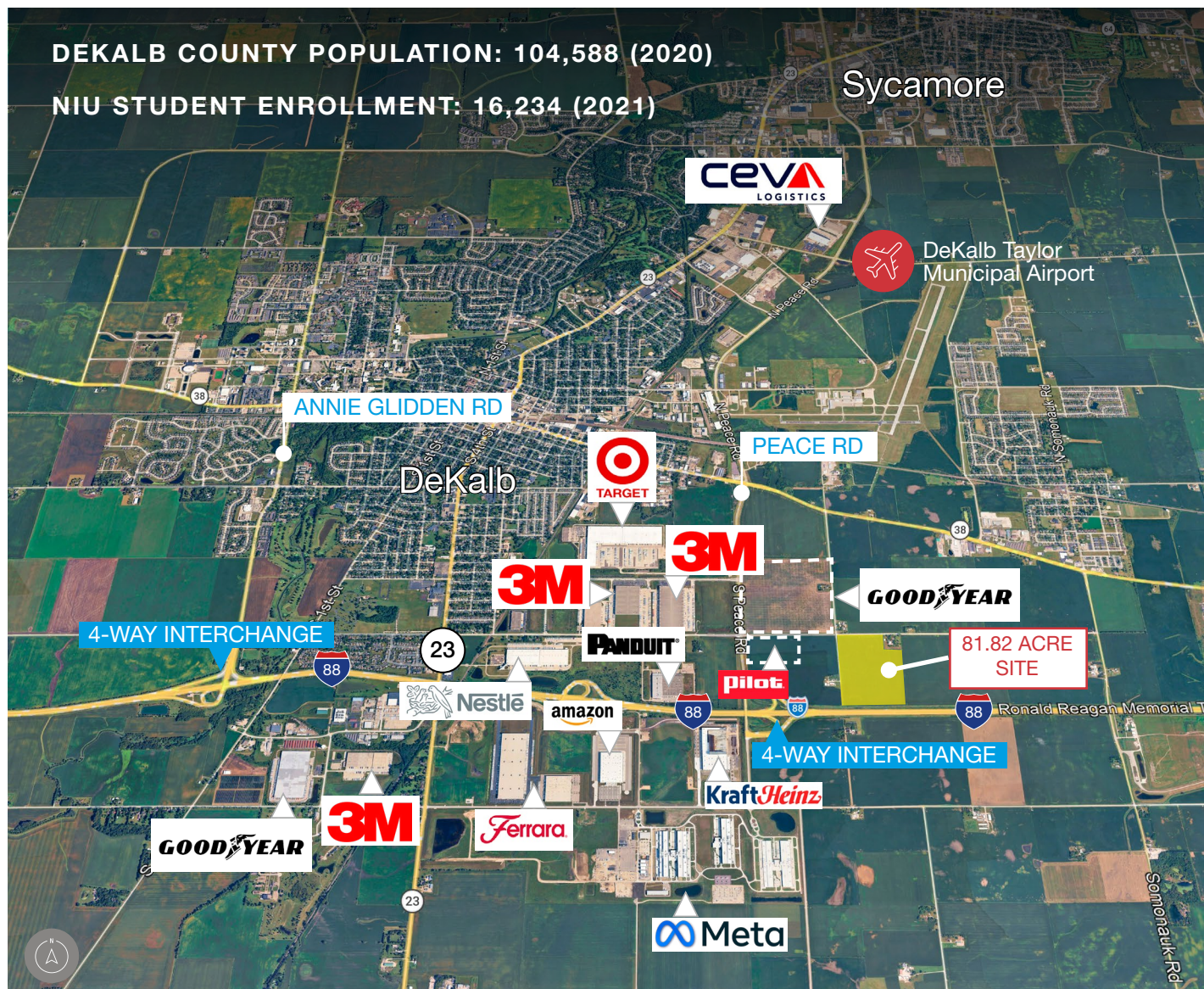
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Economic Incentives

Incentive & Benefit Descriptions

DEKALB'S ECONOMIC DEVELOPMENT



DESIGNATED ENTERPRISE ZONE

- 10-year Property Tax Abatement program available
- 90% during Year 1 followed by 80/50/50/50/40/30/20/10/0% during subsequent years for Logistics and Distributions Projects
- 90% during Year 1 followed by 80/70/60/50/40/30/20/10/0% during subsequent years for Manufacturing Facilities
- 90% during Year 1 followed by 90/80/70/60/40/30/20/10/5% during subsequent years for Knowledge-Based Industries Facilities
- Sales tax exemption paid on building materials and equipment for new construction
- Investment Tax Credit of .5 percent on qualified property
- National Gas Use Tax on state sales tax for "wheeled" or open market natural gas transactions

ILLINOIS DEPARTMENT OF TRANSPORTATION ECONOMIC DEVELOPMENT PROGRAM (EDP)

- State assistance for roadway improvements or new construction that are necessary for access to new or expanding industries up to a maximum of \$2 million

FOREIGN TRADE ZONE

- DeKalb County is located within the service area of Foreign Trade Zone #176

LOCATION. LOCATION. LOCATION.

NOTABLE DISTANCES

MAJOR ARTERIES / INTERSTATES

I-88 Expressway	1 mile, 1 minute
I-88 & Orchard Road Intersection	21.9 miles, 20 minutes
I-88 & Route 59	30 miles, 28 minutes
I-88 & I-355	40 miles, 36 minutes
I-88 & I-294	48 miles, 44 minutes

MAJOR ARTERIES / INTERSTATES

DeKalb Taylor Municipal Airport	2.7 miles, 5 minutes
Rockford Airport	42.6 miles, 43 minutes
O'Hare International Airport	59.1 miles, 57 minutes



CALL NAI HIFFMAN TODAY!

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DEMOGRAPHICS



ESTIMATES BASED ON A 30-MINUTE DRIVE



336,911

TOTAL POPULATION



184,107

LABOR FORCE



37 Years

MEDIAN AGE



\$131,012

AVG. HOUSEHOLD
INCOME



24.1%

BACHELOR'S
DEGREE+

Data Source: Intersect Illinois

81.82 Acres Available
Various Building
Options

FIRST I-88 INTERCHANGE WEST OF ROUTE 47



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