

A ±1.55 million SF advanced manufacturing & distribution campus on ±303 acres.

±1,547,857

SQUARE FEET

±303

ACRES

±52'

CLEAR HEIGHT

±53

DOCK DOORS

±7,000

PARKING SPACES

2001 N Division Street · Harvard, IL 60033

McHenry County · Chicago MSA · Single-tenant campus

Presented by James Tucker, Silver
State Realty & Investments

A rare large-format campus built for advanced manufacturing and logistics at scale.

Midwest Industrial Campus combines high-bay distribution, heavy manufacturing, and Class A office under one controlled, single-access site on 303 acres in Harvard, Illinois — the northwest edge of the Chicago industrial market. At 1,547,857 square feet of contiguous space, it is among the largest single-occupant opportunities in the region.

Purpose-built in 1997 in reinforced concrete with clear heights to 52 feet, the campus pairs production-grade infrastructure with a move-in-ready corporate environment and parking for 7,000 — a combination that is effectively impossible to replicate new in today's market.

±1,547,857 RENTABLE BUILDING AREA · SF	±303.34 SITE AREA · ACRES	1997 YEAR BUILT
Reinforced concrete CONSTRUCTION	Up to 52' CLEAR HEIGHT	Single-tenant campus CONFIGURATION

Northwest Chicago's industrial corridor, minutes from the Wisconsin border.

- Direct frontage on US Route 14, a primary northwest arterial carrying $\pm 10,800$ vehicles per day.
- Highway reach to I-90 and I-43, linking the campus to Chicago, Rockford, and southern Wisconsin.
- O'Hare International Airport within the metro freight network for air cargo and inbound talent.
- Harvard Metra station ± 2.0 miles away — a six-minute drive to commuter rail on the UP-Northwest line.

± 2.0 mi

HARVARD METRA · 6 MIN

US 14

DIRECT FRONTAGE

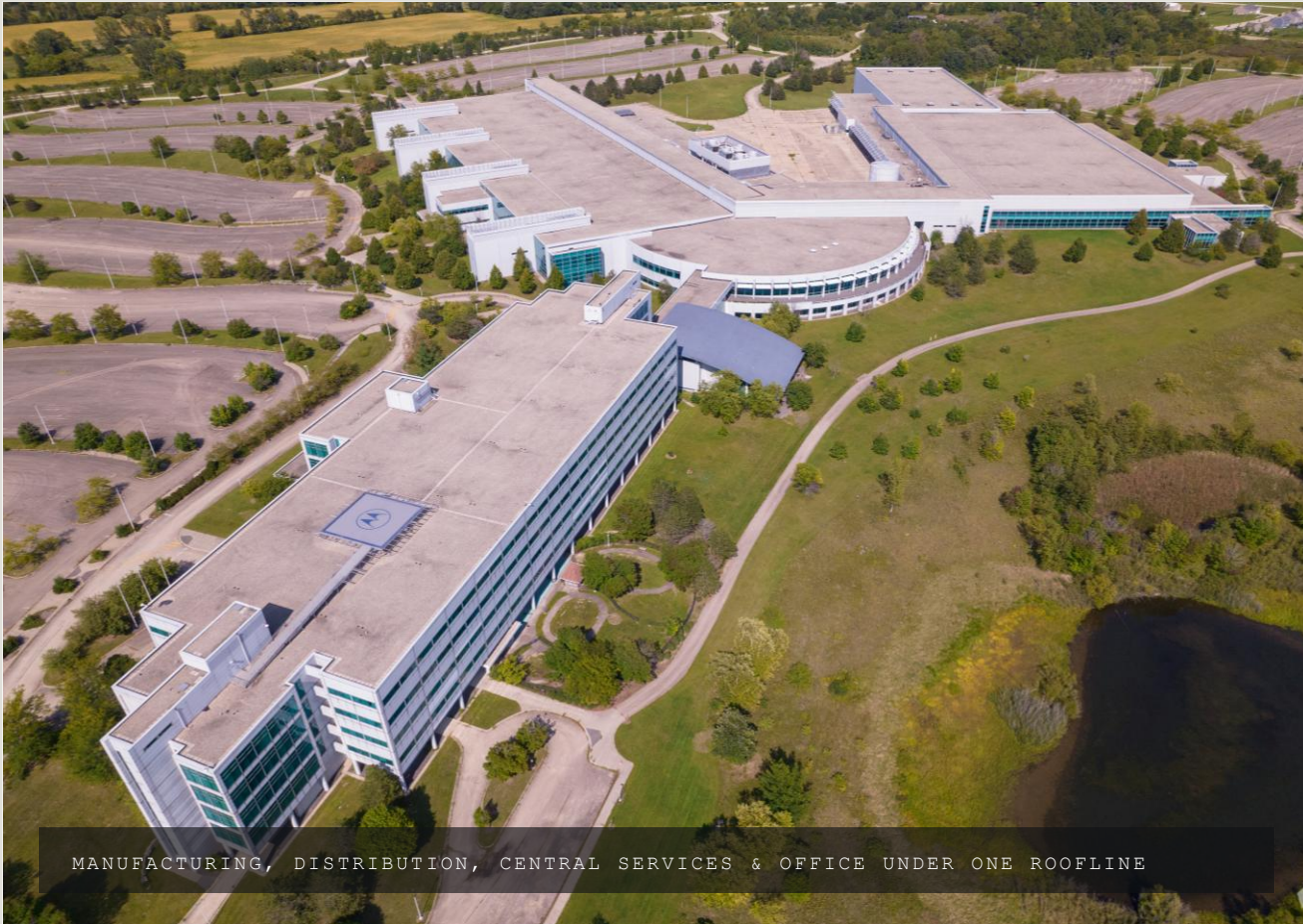
$\pm 10,800$

VEHICLES / DAY



LOOKING ACROSS THE CAMPUS AND MCHENRY COUNTY FARMLAND

Four interconnected buildings across 303 acres.



The campus reads as one continuous structure — manufacturing, distribution, central services, and Class A office wings joined under a single, secured point of access.

Total site area **±303.34 AC**

Floor-area ratio **±0.12**

Interconnected buildings **4**

Campus access **Secured · single**

At an 0.12 FAR, more than 260 acres remain open for expansion, trailer storage, laydown, or build-to-suit.

±1.55 million square feet, three working environments.

Production, office, and high-bay distribution — proportioned for an occupier that needs all three on one site.

Manufacturing

PRODUCTION



±619,000_{SF}

Office & Admin

±407K ADMIN · ±166K CENTRAL SERVICES



±573,000_{SF}

Distribution

HIGH-BAY STORAGE



±355,000_{SF}

Total

±1,547,857

SF

High-bay storage with dock-high loading.

BUILDING AREA	±355,000 SF
CLEAR HEIGHT	±35' typical · high-bay zones to ±52'
DOCK DOORS	±28 dock-high positions
CONSTRUCTION	Reinforced concrete
CONFIGURATION	Column-supported high-bay storage
LOADING	Dock-high with drive access

Floor load, column spacing & sprinkler specifications available upon request.



— Dock line and high-bay storage within the distribution building.

Heavy production space, conveyor-ready.



BUILDING AREA	±619,000 SF
CLEAR HEIGHT	±17'3" to ±23'
DOCK DOORS	±18 dock-high positions
MATERIAL HANDLING	Conveyor system in place
POWER	Heavy electrical infrastructure
CONSTRUCTION	Reinforced concrete

Open, column-spaced production floor sized for heavy manufacturing.

Crane capacity, floor load & process-utility detail available upon request.

A move-in-ready Class A headquarters.

Roughly 573,000 square feet of Class A office wraps the campus — administration, central services, conferencing, and R&D space delivered ready for occupancy alongside the production floors.

- Air conditioning throughout
- Conference & training facilities
- Integrated building security system
- Day-lit atrium & common areas



±573,000

SF CLASS A OFFICE

HQ · R&D

READY FOR OCCUPANCY

Infrastructure sized for energy-intensive advanced manufacturing.

The campus was built as a production facility, not converted into one. On-site power distribution, heavy electrical service to the manufacturing building, and full mechanical systems were engineered for continuous, energy-intensive operations.

On-site power

Dedicated distribution serving production loads.

Heavy electrical

Service sized for heavy manufacturing operations.

Lighting

Existing fluorescent throughout; clear LED retrofit upside.

Mechanical

Full HVAC, conferencing & security systems in place.

Detailed utility capacities – service amperage, gas, water / sewer, and fiber redundancy – available upon request.

53 docks and parking for 7,000.

±53

EXTERIOR DOCKS

±7,000

PARKING SPACES

±4.52

PER 1,000 SF

- Surface parking surrounds every wing of the campus.
- Covered and underground parking available.
- Generous truck court and yard area at the dock lines.
- Single secured point of access to the entire site.

Over 1 million SF of pavement across the surrounding lots and truck courts is available for industrial outdoor storage — trailer drops, container yards, equipment, or laydown.



1M+ SF OF PAVEMENT - PARKING & OUTDOOR STORAGE

Amenities that help win and keep a workforce.

A full campus of employee amenities — rare for an industrial asset and a genuine recruiting advantage.

±1,100

Person cafeteria & servery

±500

Seat auditorium



Two

On-site daycare facilities

Fitness, helipad & trails

Wellness centers · on-site helipad · biking & walking trails



A deep regional labor draw.

McHenry County anchors the immediate labor pool, with the Rockford and southern Wisconsin markets within commuting reach.

REGIONAL LABOR MARKETS WITHIN REACH

McHenry County IMMEDIATE

Rockford REGIONAL

Southern Wisconsin · Milwaukee REGIONAL

Northwest Chicago suburbs METRO

Harvard's commuter-rail link and US 14 frontage widen the draw well beyond the immediate county.

±11,100

POPULATION · 3-MILE RADIUS

±3,840

DAYTIME EMPLOYEES · 3-MILE

±\$71,800

MEDIAN HOUSEHOLD INCOME

±2.2%

POP. GROWTH · 2025-2030

Demographic figures within a 3-mile radius; population growth projected 2025–2030.

A stabilized, institutionally maintained asset.

Zone B / X

FEMA FLOOD ZONE

Outside the Special Flood Hazard Area — moderate-to-low flood risk across the site.

Tech / Mfg

ZONING

Entitled for technology and manufacturing campus use, consistent with current operations.

Stabilized

ASSET CONDITION

Reinforced-concrete construction, institutionally maintained and ready for occupancy.

Large-format space the core market can't deliver.

01 Lower cost basis

Occupancy cost well below core Chicago industrial, on a far larger footprint.

02 Scarcity at scale

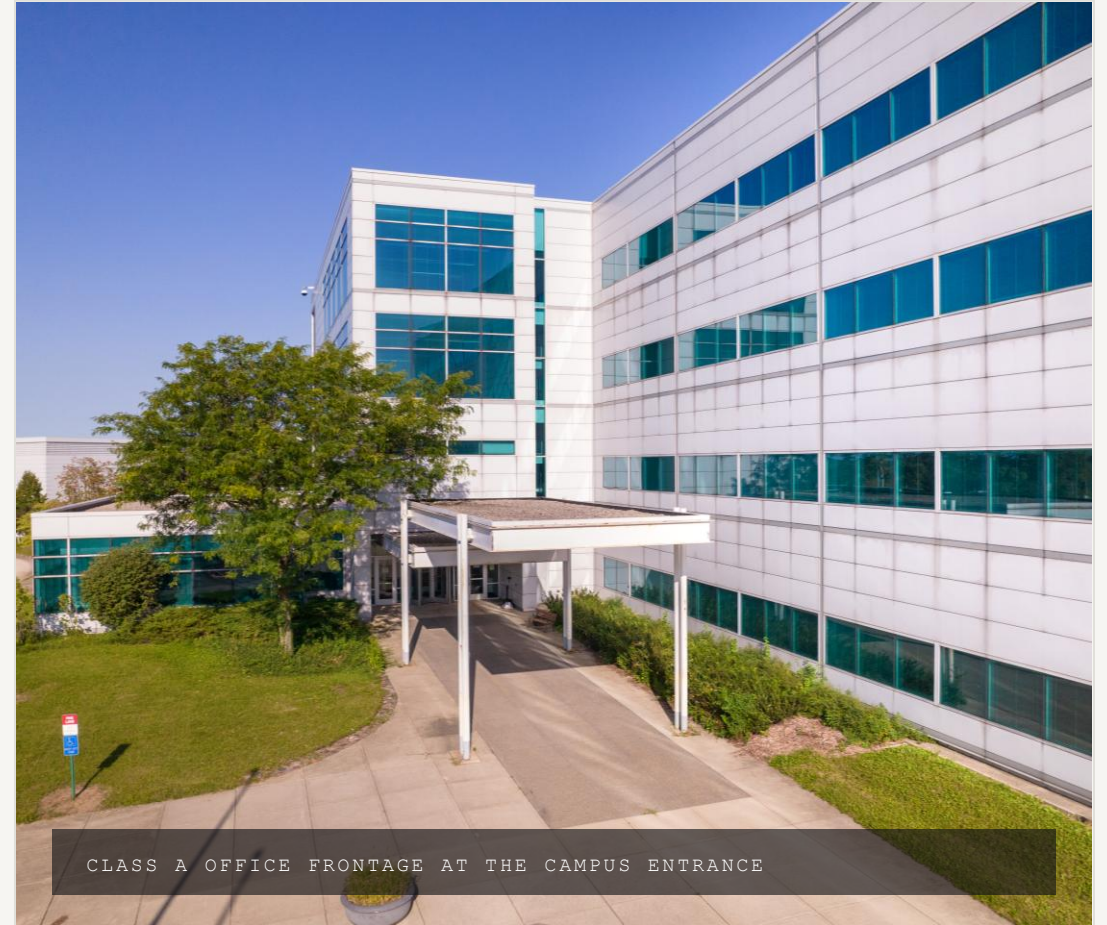
Contiguous campuses of this size rarely come available in the region.

03 Flexible configuration

Lease the full campus or divide by building to match the requirement.

04 Incentive potential

Enterprise-zone and local incentive programs may apply for qualifying users.



CLASS A OFFICE FRONTAGE AT THE CAMPUS ENTRANCE

Let's talk about the campus.

Available as a full ± 1.55 million SF campus or divisible by building. Pricing and detailed specifications upon request.

James Tucker

Silver State Realty & Investments

DIRECT 760-987-5477

EMAIL jamest@ssrinow.com