



GATEWAY
BUSINESS CENTER

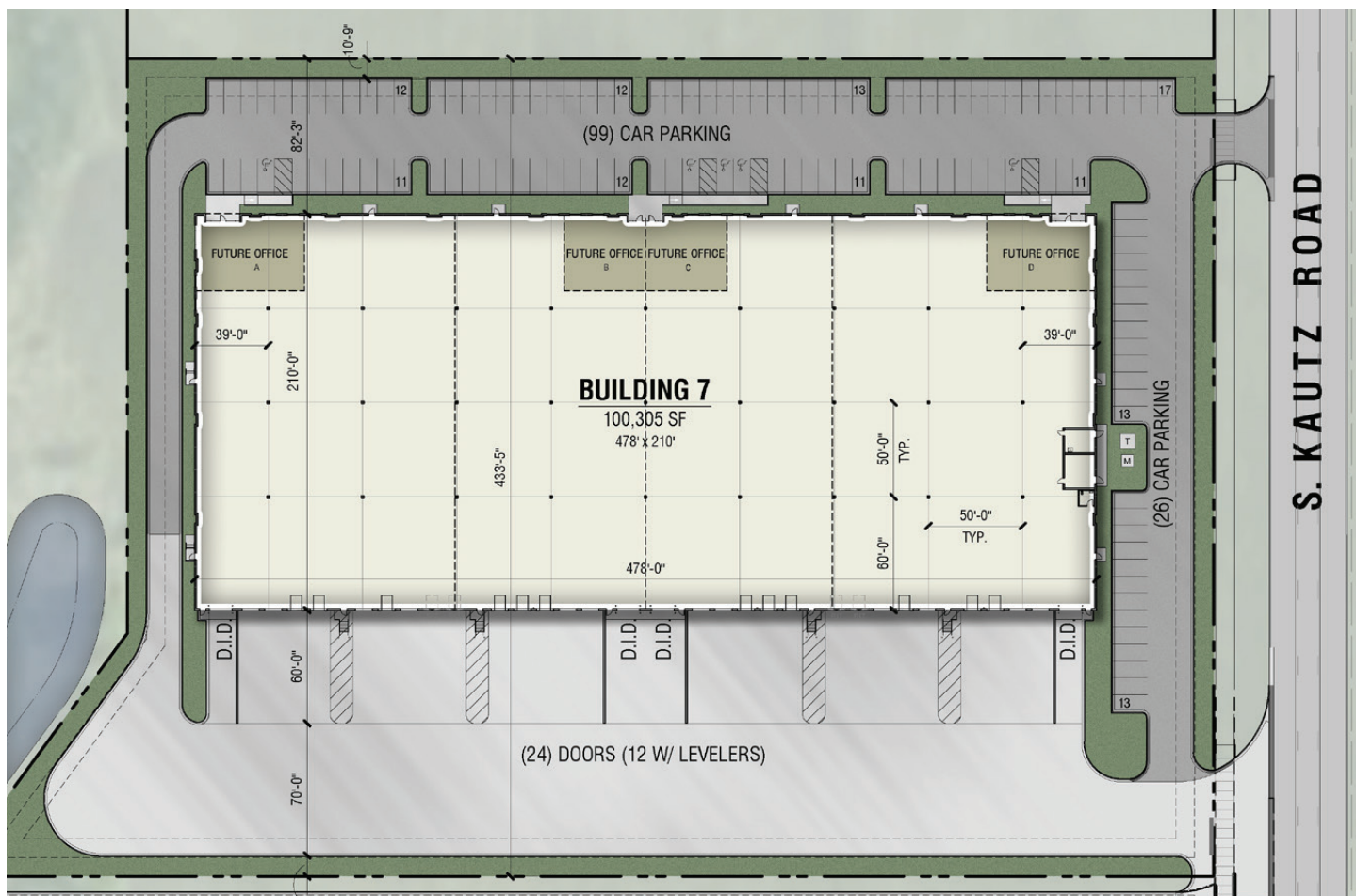
GENEVA, IL

1200 S. KAUTZ ROAD

THE SECOND SPEC FACILITY AT
GENEVA'S PREMIER INDUSTRIAL PARK

100,305 SF NEW CONSTRUCTION DELIVERING Q2 2027





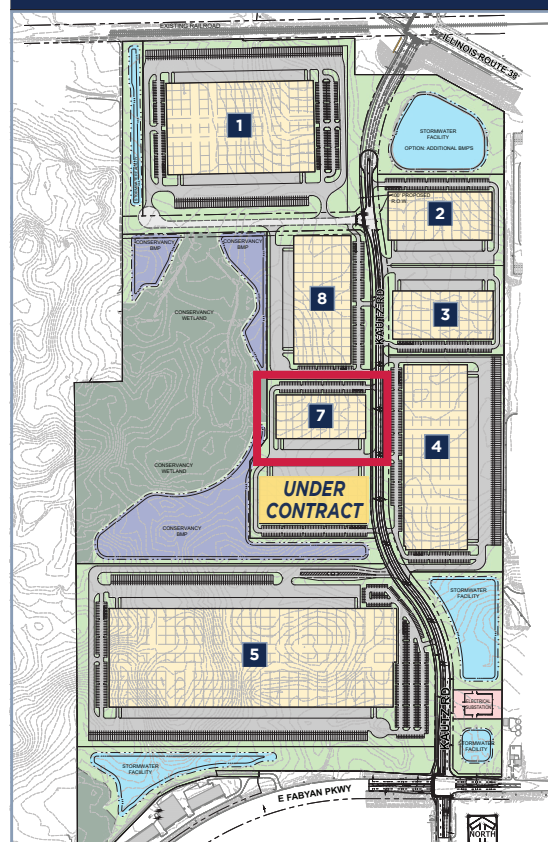
BUILDING 7 SPECS

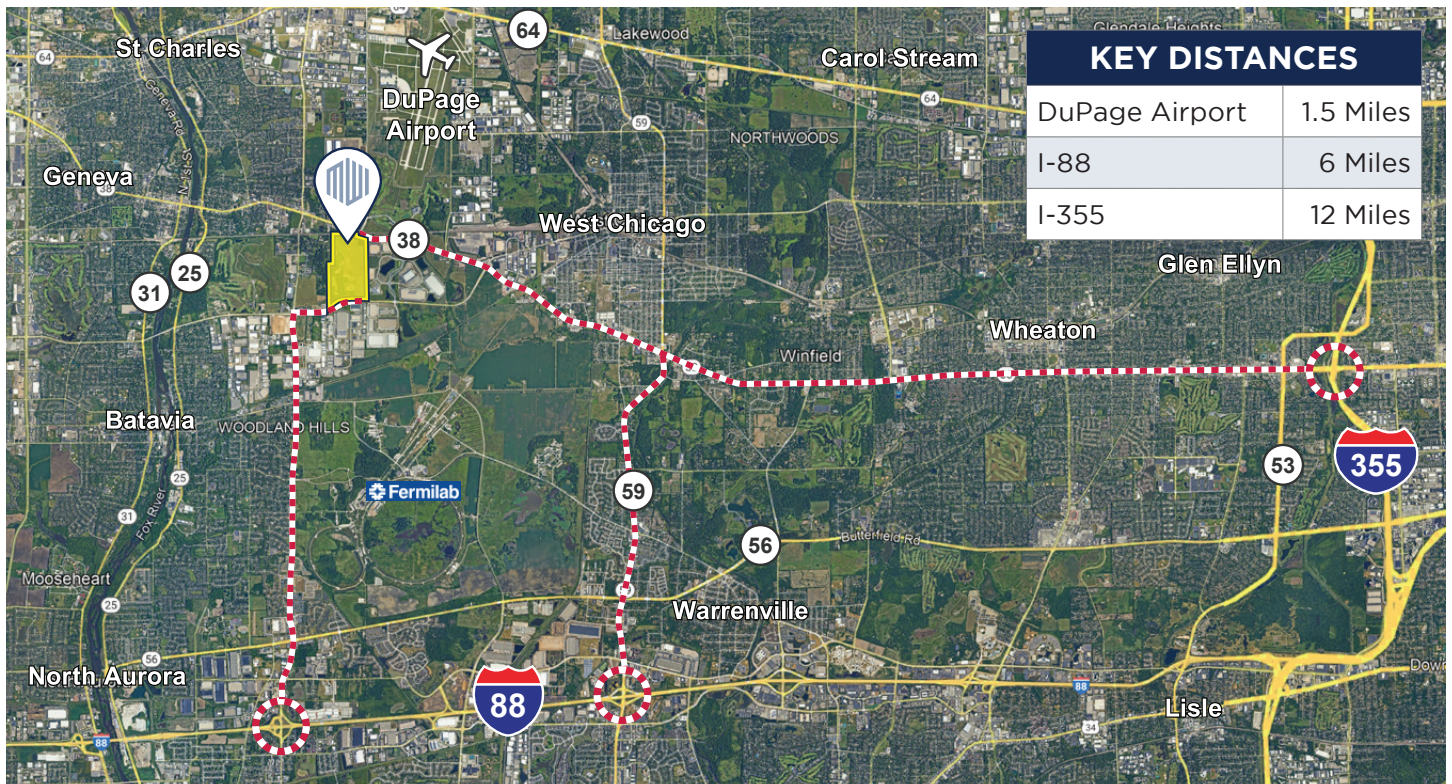
Building Area	100,305 SF (Divisible to 21,000 SF)
Clear Height	32'
Car Parking	125 Stalls
Exterior Docks	24 Docks (12 with levelers) (Expandable to 28)
Drive In Doors	4 Doors (12'x14')
Power	2,000 Amps (upgradable)

HIGHLIGHTS

- High image new business park
- 40-Acre protected conservancy area
- New electric substation in park
- Above standard power available
- Lowest power rates in the Fox Valley Submarket
- Low Kane County property taxes

MASTER PARK PLAN

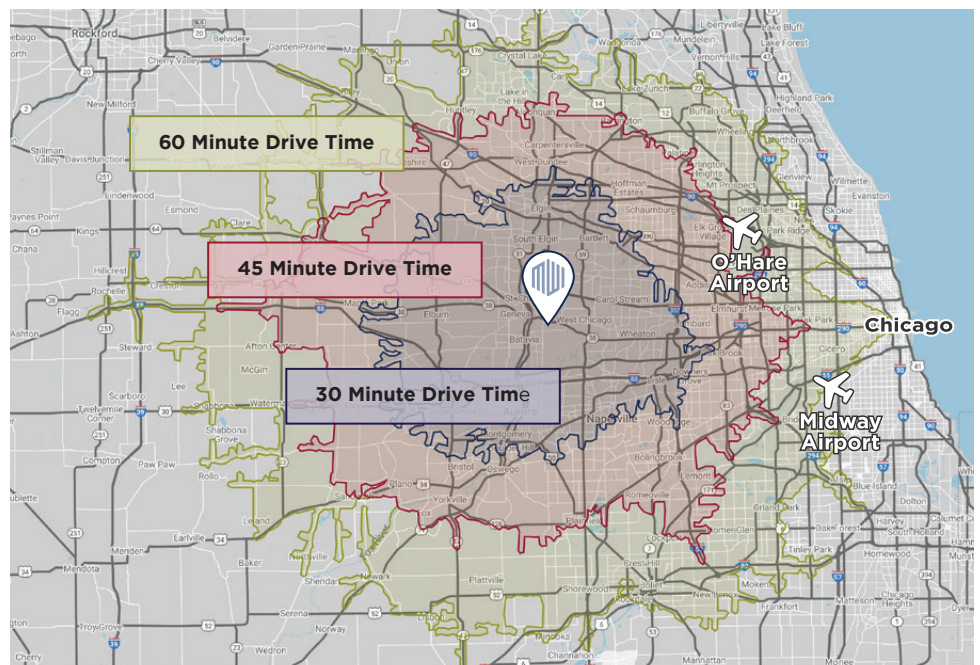




CORPORATE NEIGHBORS



- Well-rounded labor pool within 20-mile radius of 1.14 Million workers with blend of white collar (67%) & blue collar (33%) creating a dynamic workforce equipped to handle strategic, technical, and hands-on operational demands
- Approximately 90 Million people live within a one day drive (500 mile radius)
- 20 miles from O'Hare International Airport
- 26 miles from Midway International Airport
- 35 miles from Downtown Chicago



GATEWAY BUSINESS CENTER

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Construction is nearly complete on the first phase of the Kautz Road extension north from Fabyan Parkway as well as all park infrastructure and utilities. All 211 acres are mass graded and stormwater ponds are constructed. Gateway Business Center will feature 2.5 million SF of state-of-the-art, Class A, industrial space. This master-planned greenfield development offers a dynamic blend of speculative buildings and build-to-suit opportunities for sale or lease ranging from 20,000 SF to 1,000,000+ SF.



MWI Property Group is a vertically integrated national real estate investment company focused on the development, acquisition and management of industrial properties in strategic markets throughout the United States. Founded in 2003 as Midwest Industrial Funds and rebranded to MWI Property Group in 2024, the company leverages its local market relationships to identify select opportunities and approaches every investment with an entrepreneurial and strategic perspective. MWI Property Group has acquired and developed over 90 industrial properties and its executive team has collectively completed over 75 million square feet of industrial transactions in 35 states.

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
9450 W. Bryn Mawr Avenue, Suite 550
Rosemont, IL 60018

Michael Androwich, Jr.
mjandrowich@lee-associates.com
773-355-3047

Matthew Androwich
mmandrowich@lee-associates.com
773-355-3018

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