

**BUILDING 10
2300 GALVIN DRIVE
ELGIN, IL 60124**



NORTHWEST
CORPORATE PARK

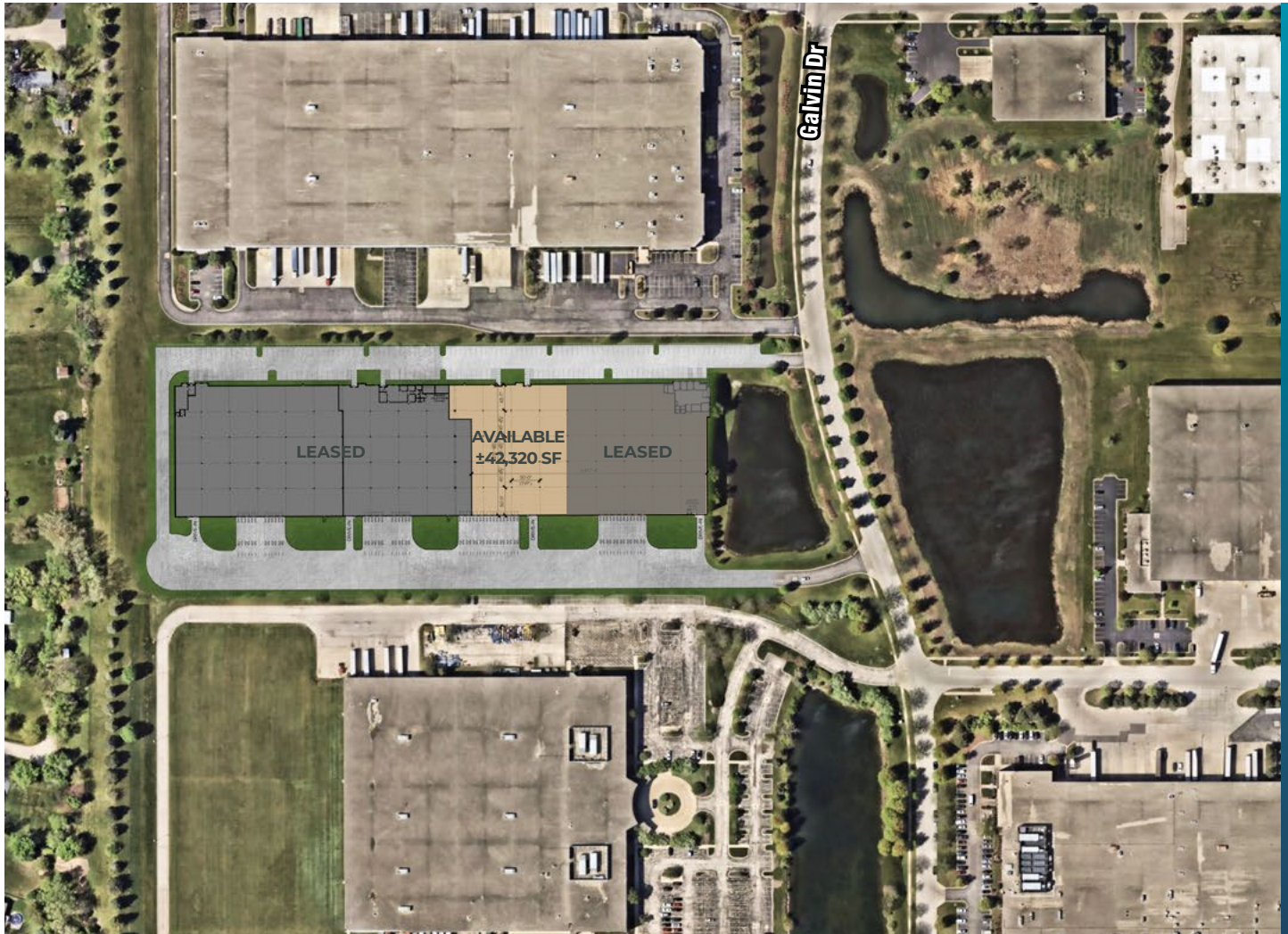
**±42,320 SF AVAILABLE IMMEDIATELY
WAREHOUSE & DISTRIBUTION FACILITY FOR LEASE**



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±42,320 SF AVAILABLE — BUILDING 10

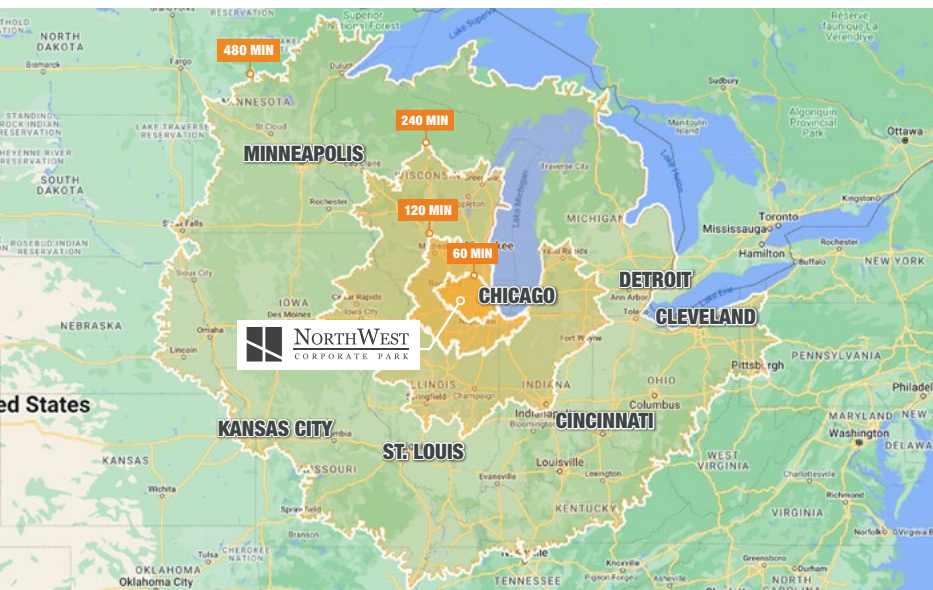
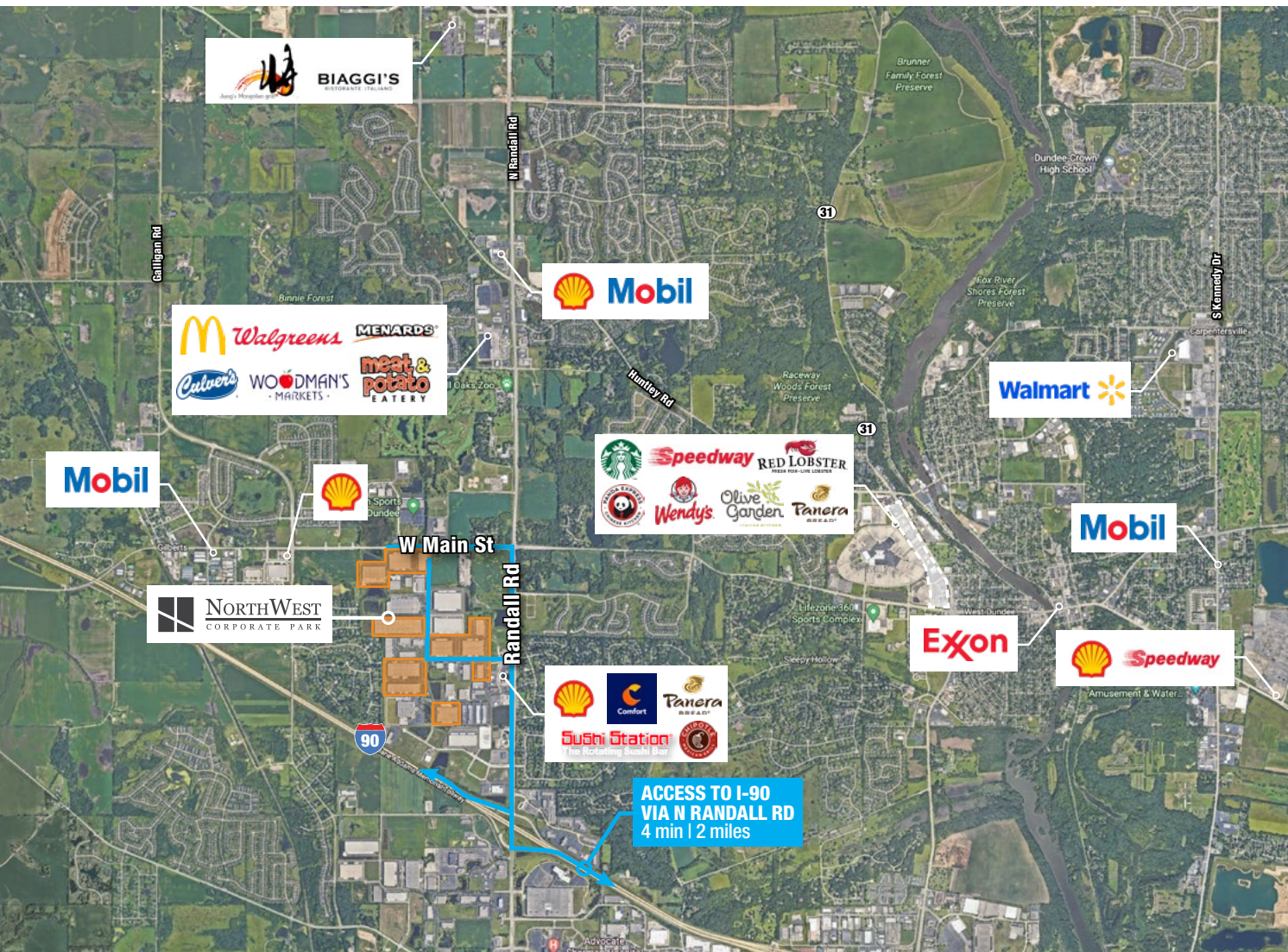


Building SF	220,119	Power	800 amps 480 volt, 3 phase
Dock Doors	7	Building Dimensions	944' x 231'
Drive-In Doors	1	Truck Court Depth	130'
Auto Parking	39	Lighting	LED lighting with motion sensors
Office	To Suit	Fire Sprinkler	ESFR
Column Spacing	46' x 50'	Year Built	2006
Speed Bay	50'	MUAs	Varies by suite
Clear Height	30'		



The Portfolio is located in the I-90 Corridor within two master-planned parks—Northwest Business and Corporate Parks—offering prime interstate access, a skilled labor pool, and low Kane County property taxes.

— LOCATION



REGIONAL DRIVE-TIMES

Chicago	51 miles	1 hr 1 min
St. Louis	330 miles	4 hrs 53 min
Detroit	325 miles	5 hrs 6 min
Cincinnati	339 miles	5 hrs 34 min
Minneapolis	371 miles	5 hrs 34 min
Kansas City	512 miles	7 hrs 27 min

DRIVE-TIME/POPULATION

1 Hour	6,026,857
2 Hours	12,721,860
4 Hours	23,112,328
8 Hours	69,220,242



MASTER DEVELOPMENT OVERVIEW



BUILDING 10

KEY

- ① 2800-2880 Galvin Drive
- ② 2760-2770 Spectrum Drive
- ③ 2780-2794 Spectrum Drive
- ④ 2500-2580 Galvin Drive
- ⑤ 2550-2580 Northwest Parkway
- ⑥ 2500 Northwest Parkway
- ⑦ 2500 Vantage Drive
- ⑧ 2400 Vantage Drive
- ⑨ 2400-2416 Galvin Drive
- ⑩ 2300-2380 Galvin Drive
- ⑪ 2583-2589 Technology Drive



PRIME LOCATION

Immediate access to I-90 interchange. Reaching 61% of the U.S. population within a two day drive.



EXPERIENCED LANDLORD & DEVELOPER

Offering internal civil engineering and architectural services for customized racking and space plans.



IDEAL BUSINESS-PARK SETTING

Multiple points of ingress and egress with traffic signals. Located near several food and service amenities.



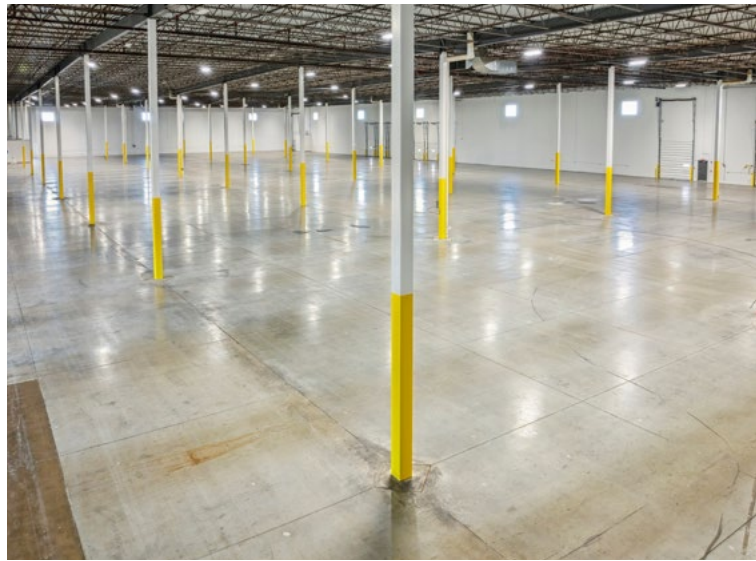
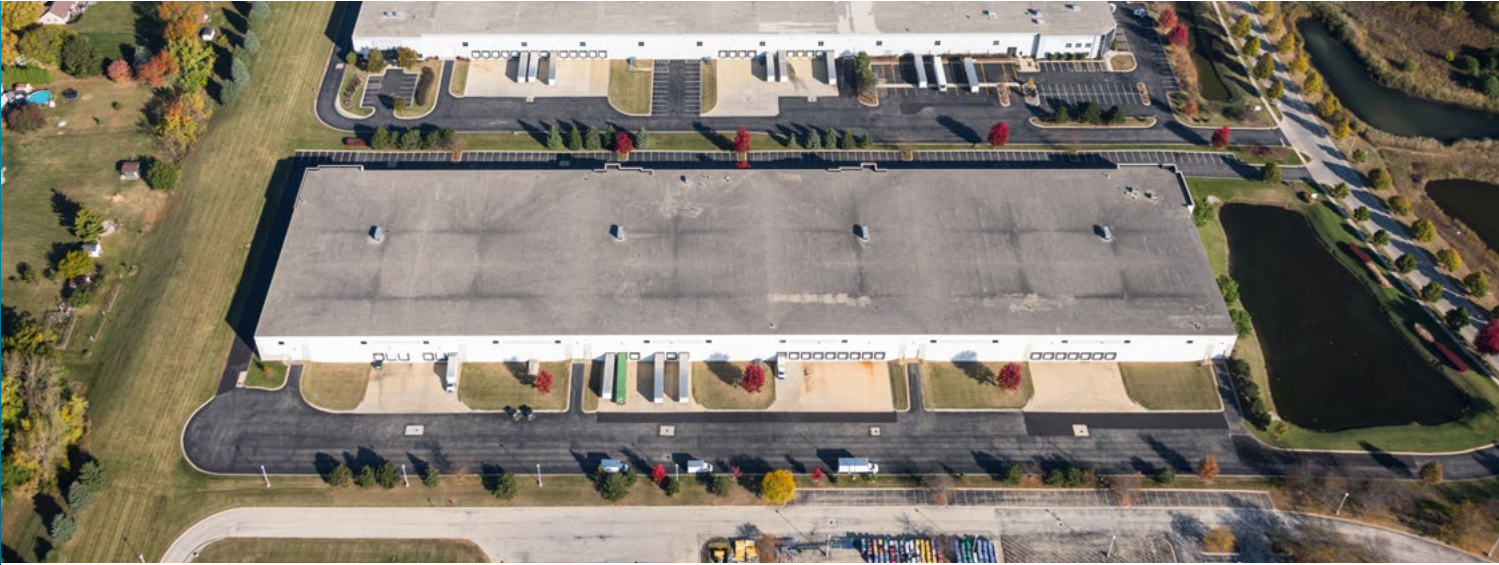
SIZABLE LABOR POOL

Diverse and affordable labor availability capable of supporting distribution and warehousing operations.



PHOTOS

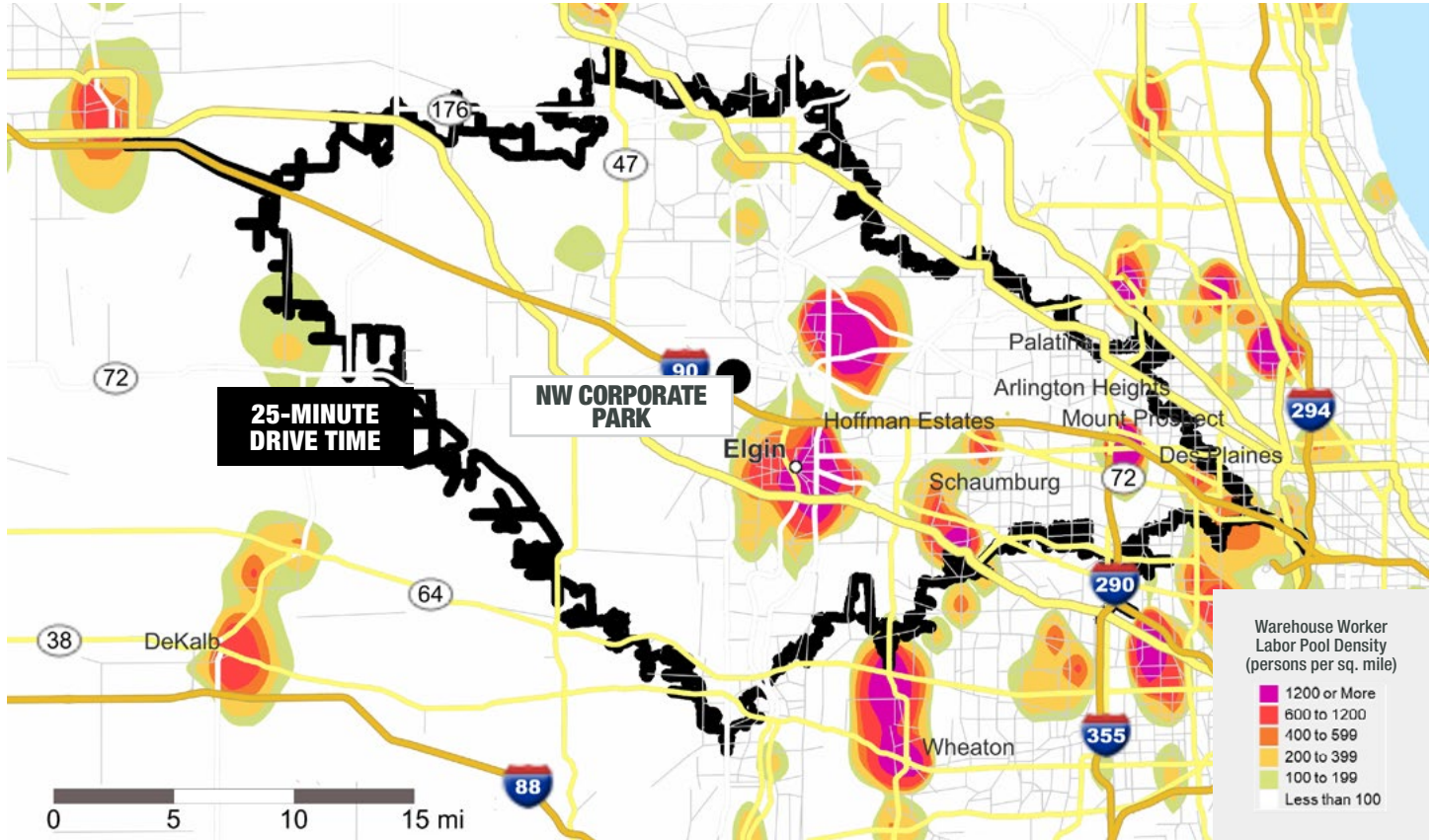
BUILDING 10



LABOR ANALYSIS



WAREHOUSE WORKER LABOR POOL DENSITY 25-MINUTE DRIVE TIME BOUNDARY



- Large warehouse worker labor pool of more than 44,000 individuals within a 25-minute drive;
- Net labor supply/demand surplus of nearly 6,200 individuals within the warehouse worker demographic residing within 5 miles;
- High unemployment (5.4%) and a large blue-collar underemployed pool of more than 29,000 individuals to better absorb new employment demands; and
- Sizeable part-time college enrollment to help supplement seasonal/part-time labor demands.

SELECTED LABOR MARKET STATISTICS, Q4 2024 (25-MINUTE DRIVE TIME)

LOCATION	LABOR INDEX SCORE	POPULATION TOTAL	WAREHOUSE WORKER LABOR POOL			WORKING AGE PARTICIPATION RATE	JANUARY 2025 UNEMPLOYMENT
			TOTAL	CONCENTRATION V.S. U.S.	SUPPLY DEMAND BALANCE		
NW Corporate Park	106	810,024	44,283	0.5	6,160 Surplus	85%	5.4%
U.S. Average	100	--	--	1.0	--	78%	4.0%

AREA AFFLUENCE		UNDEREMPLOYED POOL	PART-TIME COLLEGE STUDENT ENROLLMENT	COMPETING WAREHOUSES 500K SF+ (5 MILES)	WAREHOUSE UNION ELECTIONS 2020 TO 2024	
MEDIAN HOUSEHOLD INCOME	LESS THAN \$35K				TOTAL TARGETED ELECTIONS	% WINS
\$109,592	12.8%	29,149	95,949	3	7	71%
\$76,141	22.6%	--	--	--	--	--

■ Better Conditions
 ■ Moderate Conditions
 ■ Less Desirable Conditions