



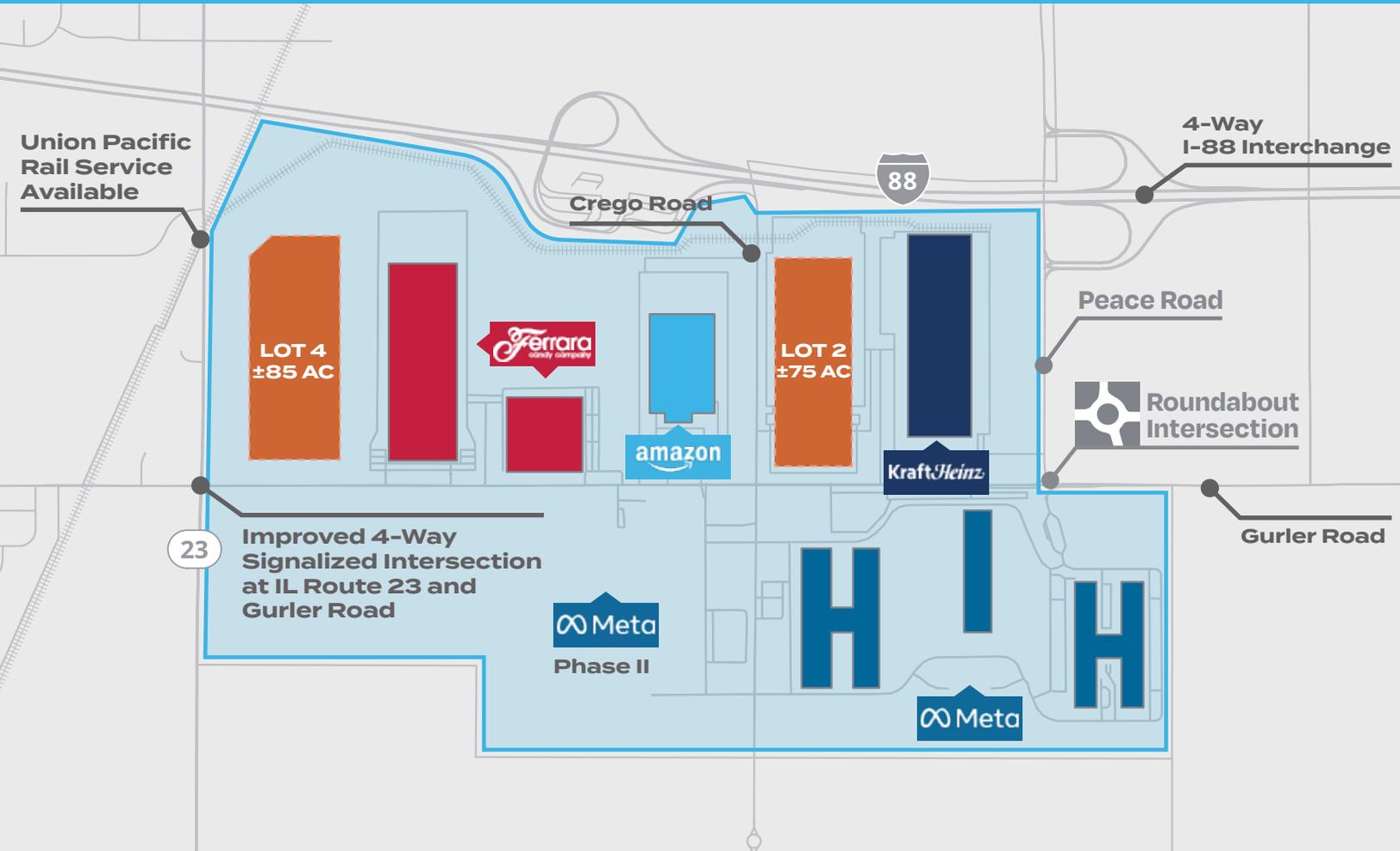
ChicagoWest

DeKalb's Premier Business Park



LOT 4 ±85 AC Available

SHOVEL - READY | SPEED TO MARKET | ENTERPRISE ZONE



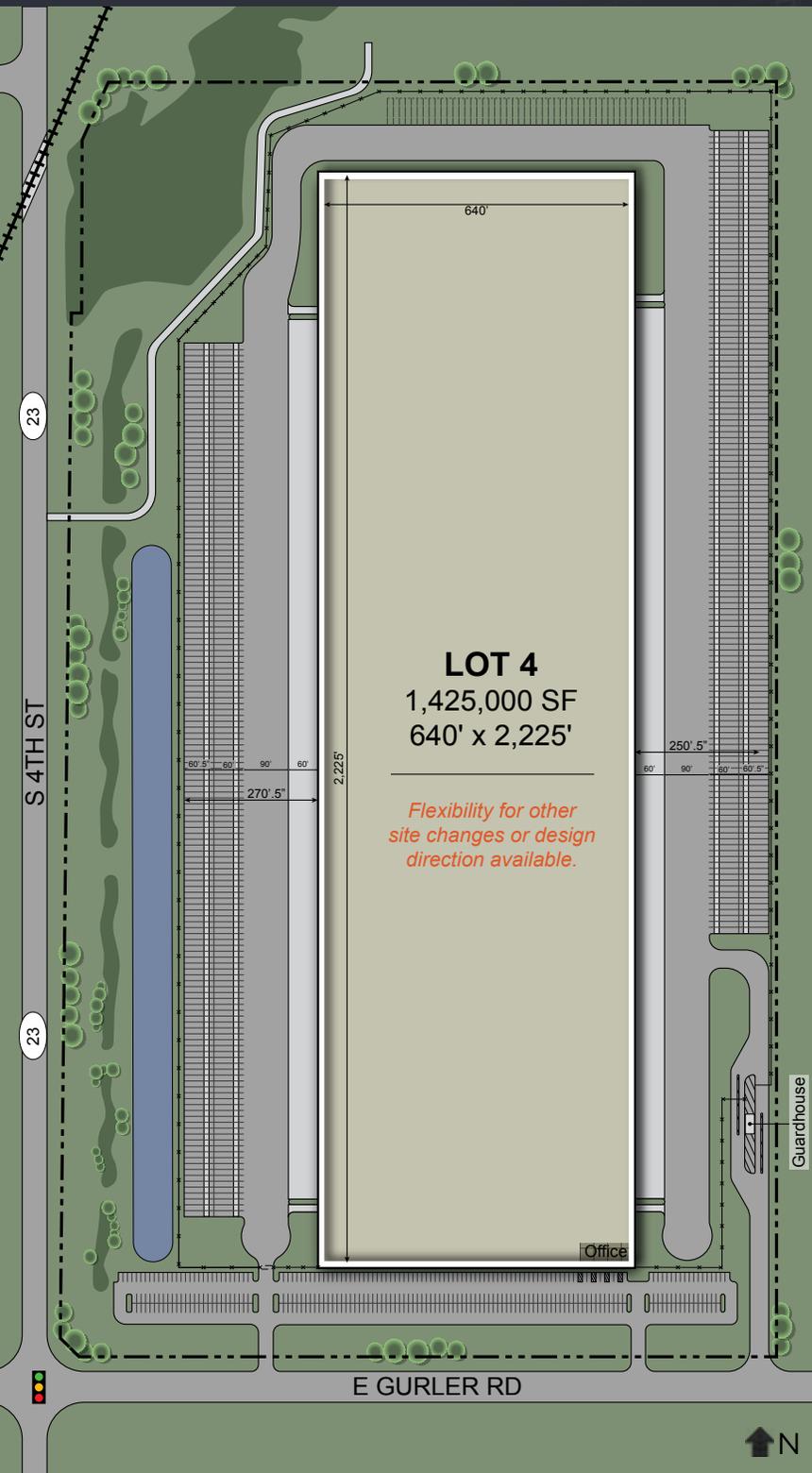
CBRE

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TrammellCrowCompany



Site Configuration

Total Buildable Size:	Up to 1,425,000 SF
Office Size:	To suit
Loading:	Up to 295 exterior docks
Ceiling Height:	Up to 40' Clear
Car Parking:	Up to 260 spaces
Trailer Parking:	Up to 500 spaces
Column Spacing:	50' x 50' with 70' speed bay
Building Dimensions:	640' x 2,225'
Fire Protection:	ESFR
Lighting:	LED
Asking Lease Rate:	Subject to offer

Facility Highlights:

- › Cross-dock loading configuration
- › State-of-the-art building construction and amenities
- › Economic incentives available
- › Perimeter security and vehicular access control
- › Exposure/signage opportunities along I-88 and Gurler Road
- › Separate truck driveway/guard house with staging capabilities allows for isolation of passenger entrance and car parking

Park Overview

Available for immediate development, ChicagoWest Business Center is "shovel-ready" with an expedited permit and review process already in place. The park's development potential is further enhanced by its location in a pro-business community with extensive incentives and established capital offset programs.

BENEFITS

- › Shovel-Ready Certified Sites Available
- › Sites to Accommodate Up to 1,500,000 SF
- › Union Pacific Rail Service Available
- › Immediate Access to I-88
- › 2.5 miles to 4-Way Interchange at Peace Road
- › Can Accommodate Heavy Trailer Parking Requirements
- › Join Corporate Neighbors like Amazon, Kraft Heinz, Meta/Facebook, Ferrara Candy Company and more.
- › Cooperative and Business-Friendly Community
- › Tax Incentives & Abatements Available
- › Located in an approved Enterprise Zone
- › Proximity to I-39 Logistics Corridor Which Links I-88 to I-80, I-90, I-55 & I-74
- › DeKalb Taylor Municipal Airport (DKB) — Corporate and Cargo Jet Service
- › Population of nearly 5,000,000 within 50 miles
- › DeKalb County Labor Market Includes Over 611,000 Workers Residing Within a 40 Mile Radius
- › Northern Illinois University & Kishwaukee College Workforce



Shovel-Ready Sites Available



Toll Road Access From I-88



Railroad Service Via Union Pacific Railroad



Proximity to Workforce

Economic Incentives

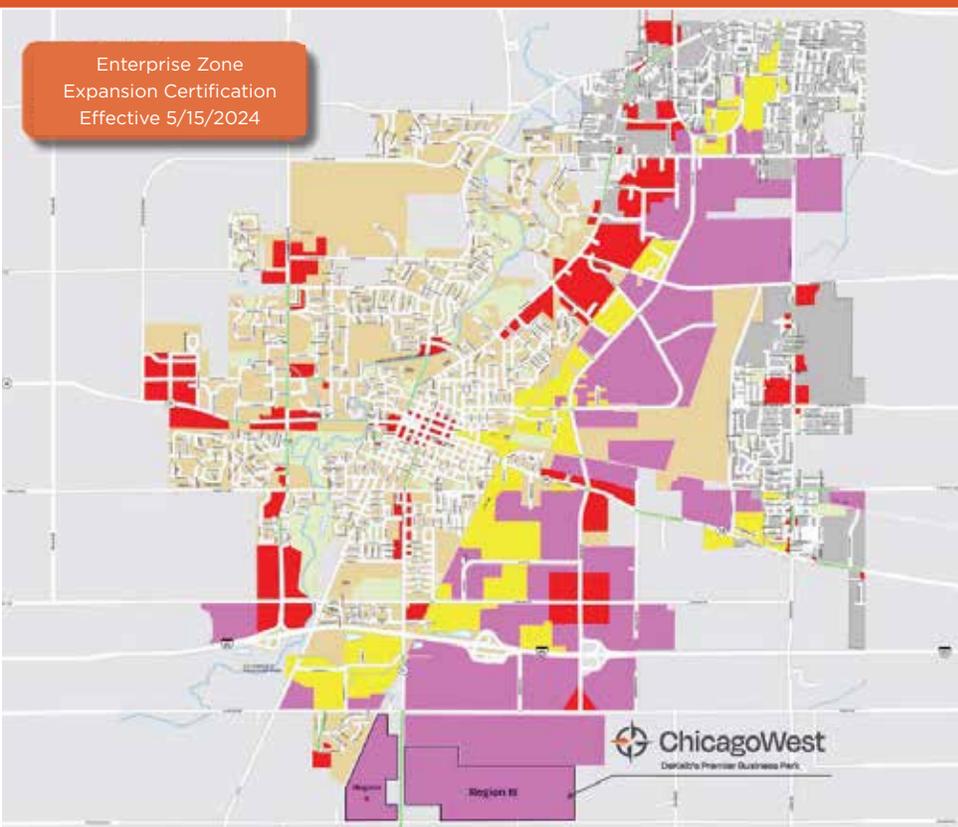
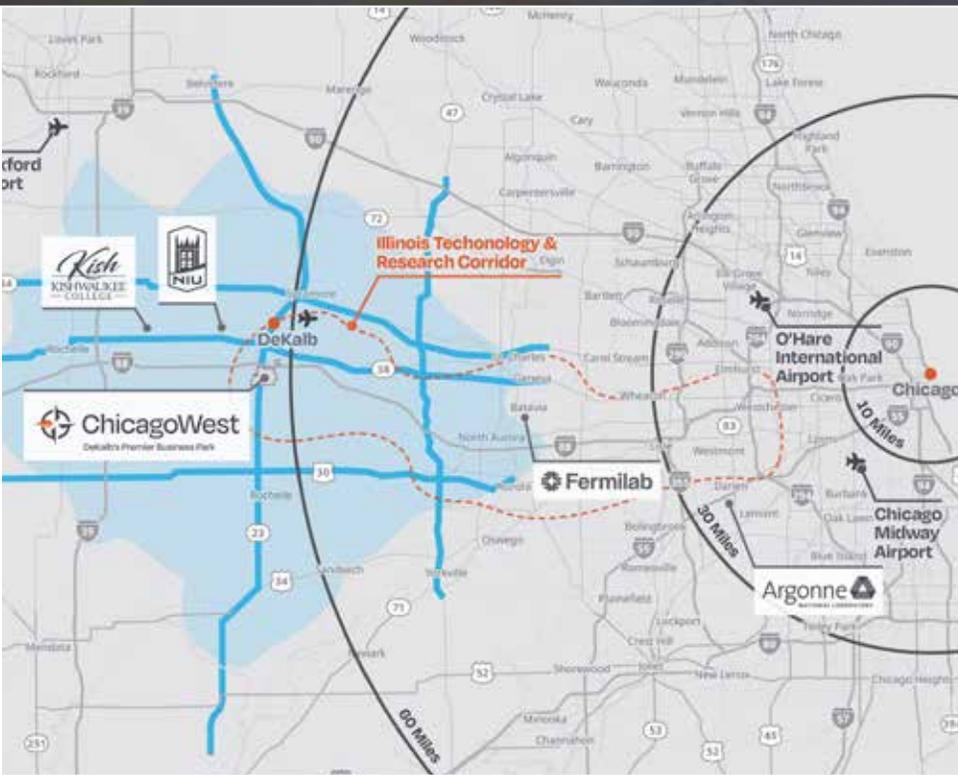
DESCRIPTION OF INCENTIVES AND BENEFITS

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

FOREIGN TRADE ZONE

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



Current Corporate Residents at ChicagoWest Business Center



Ferrara
candy company



amazon



∞ Meta
facebook



ChicagoWest

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LEASING:

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PROJECT MANAGEMENT & DEVELOPMENT:



TrammellCrowCompany



Ferrara

KraftHeinz

amazon

Meta

LOT 4
± 85 Acres