



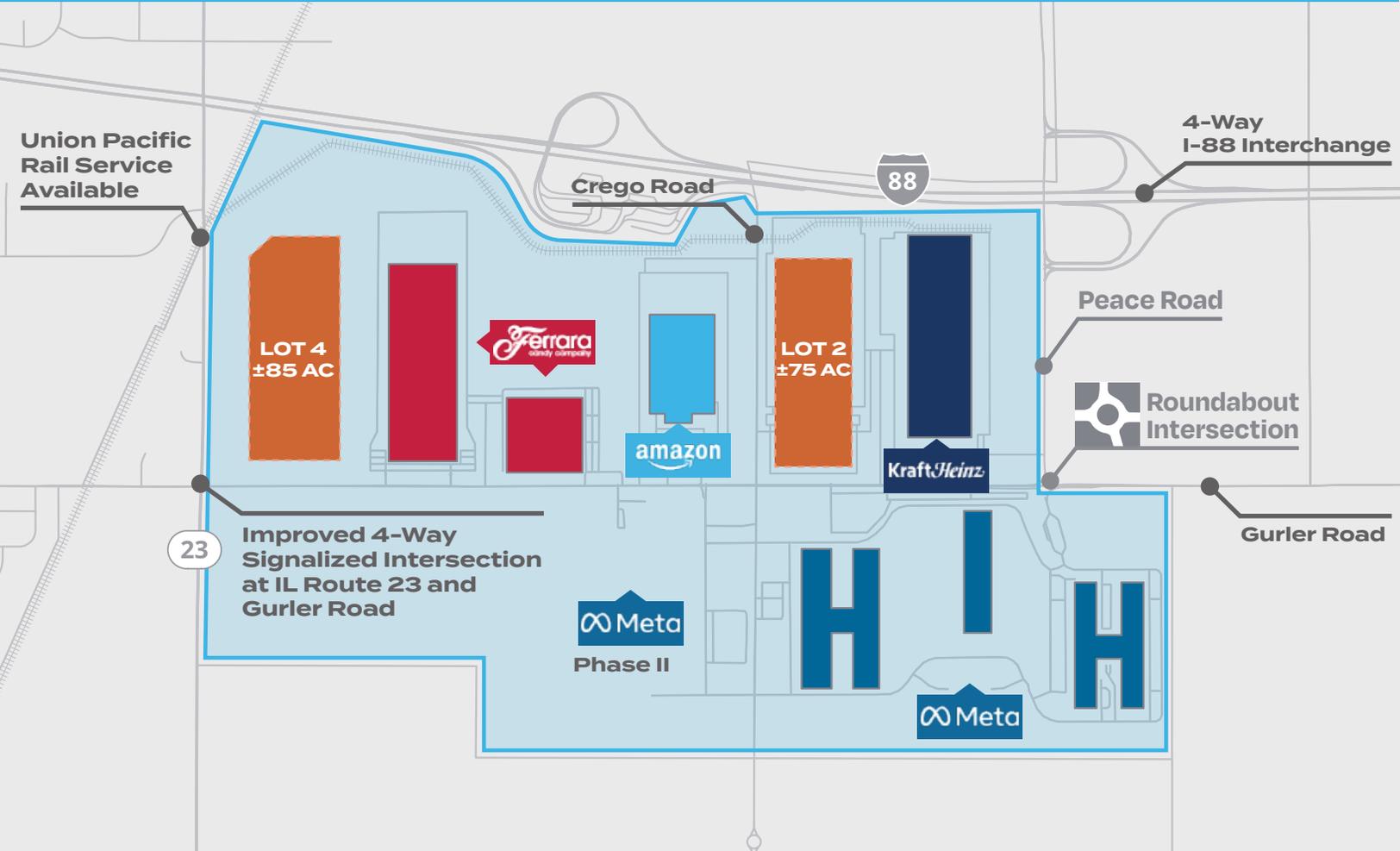
# ChicagoWest

DeKalb's Premier Business Park



## LOT 2 ±75 AC Available

SHOVEL - READY | RAIL-SERVED | ENTERPRISE ZONE



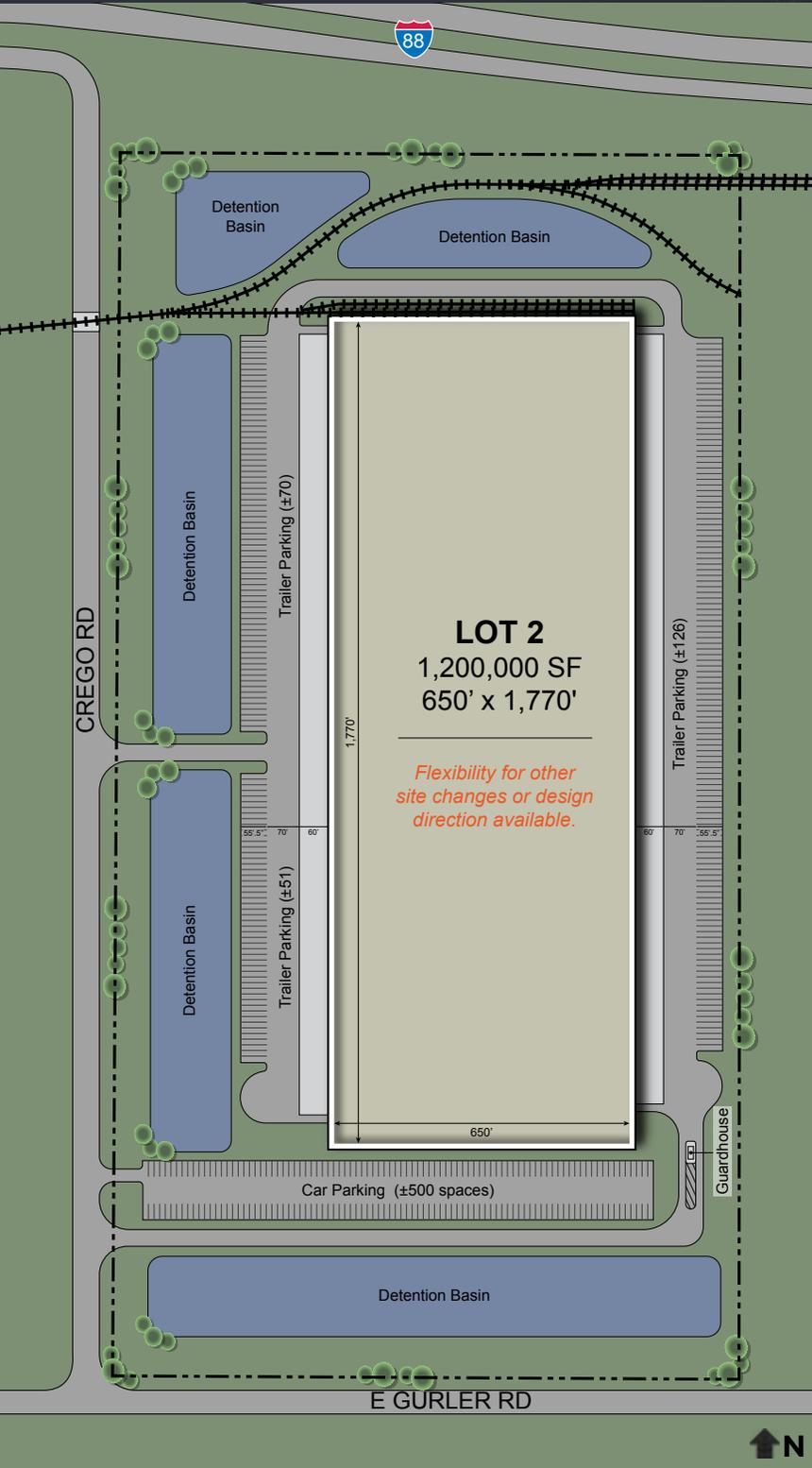
### CBRE

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TrammellCrowCompany



# Site Configuration

<b>Total Buildable Size:</b>	Up to 1,200,000 SF
<b>Office Size:</b>	To suit
<b>Loading:</b>	Up to 250 exterior docks
<b>Rail:</b>	±8 rail dock doors
<b>Ceiling Height:</b>	40' clear
<b>Car Parking:</b>	Up to 500 spaces
<b>Trailer Parking:</b>	Up to 250 spaces
<b>Column Spacing:</b>	50' x 50' with 70' speed bay
<b>Building Dimensions:</b>	650' x 1770'
<b>Fire Protection:</b>	ESFR
<b>Lighting:</b>	LED
<b>Asking Lease Rate:</b>	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 and guard house with staging capabilities allows for isolation of passenger entrance and car parking
- › Rail service by Union Pacific Railroad available

# 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

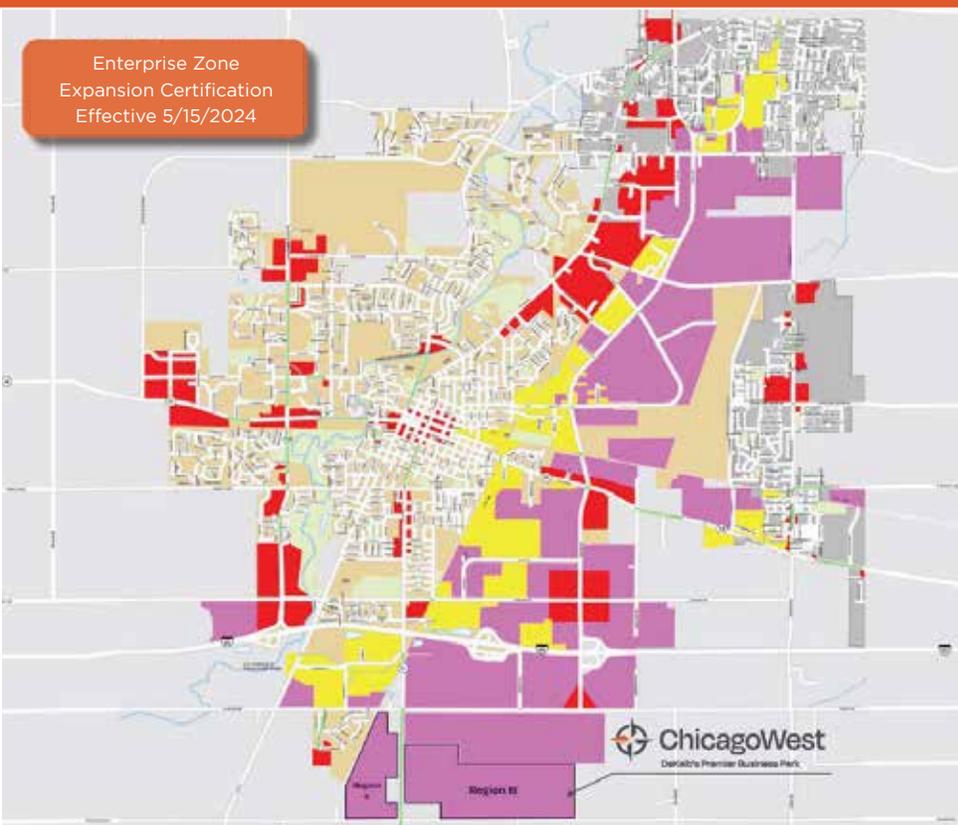
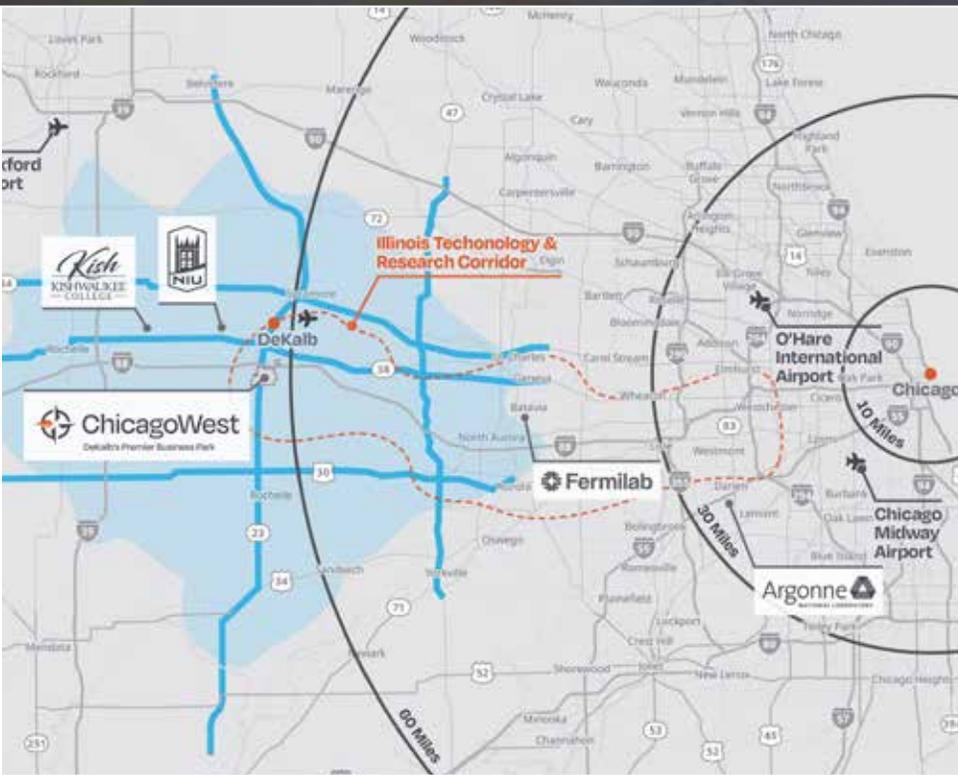
## DESCRIPTION OF INCENTIVES AND BENEFITS

### 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

DeKalb's Premier Business Park

## LEASING:

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## PROJECT MANAGEMENT & DEVELOPMENT:



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