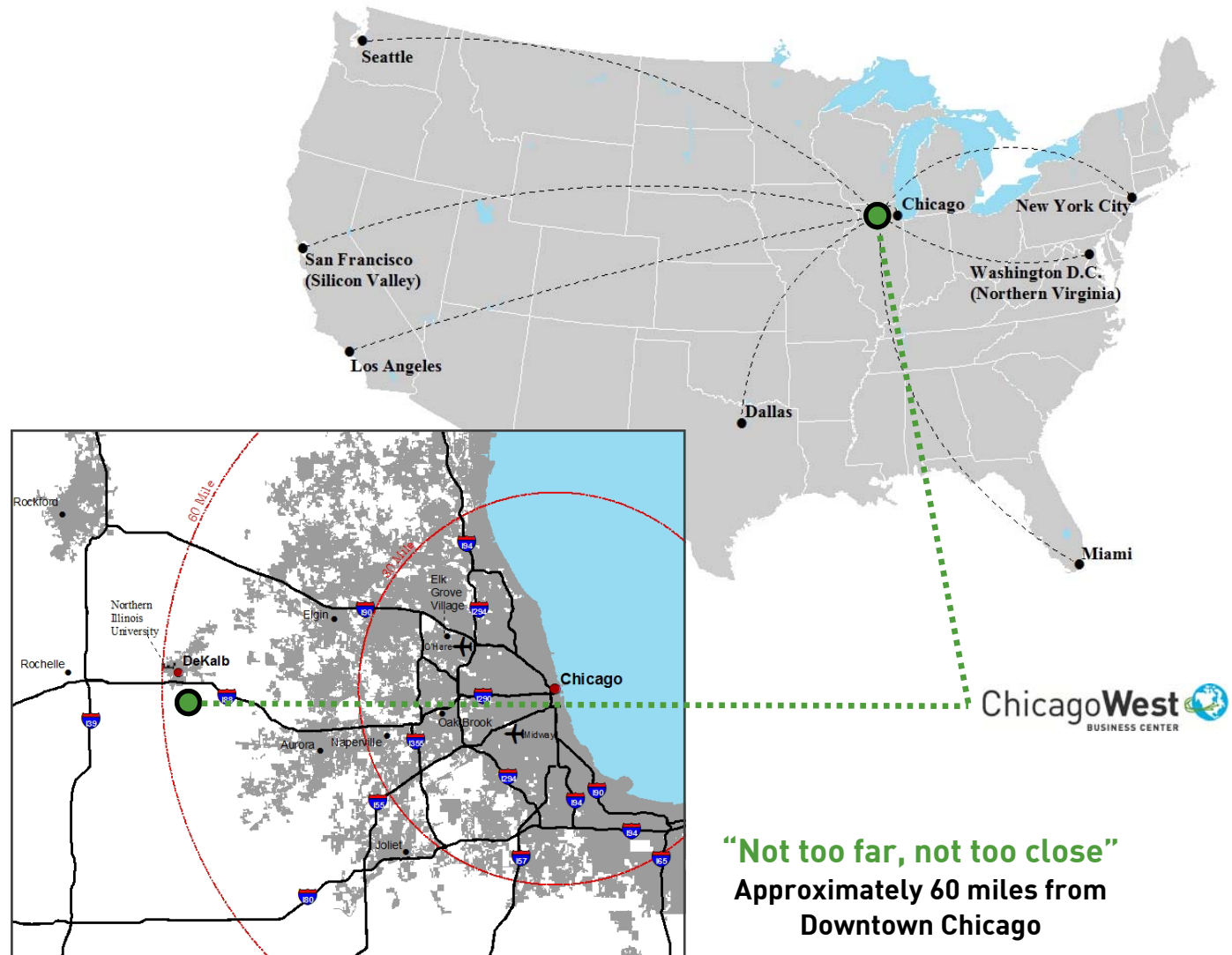


Manufacturing, Warehouse & Distribution Opportunity

Speed To Market Checklist

- Land Ownership..... ✓
 - 343 Contiguous Acres
- Due Diligence..... ✓
 - Geotechnical
 - Environmental
 - Wetlands (none)
- Utility Certification..... ✓
 - Immediately Available
- Design Engineering..... ✓
- Master Site Plan..... ✓
 - Phased Development
- Plan Approval..... ✓
- Zoning & Annexation..... ✓
 - Industrial Use
- Workforce Partnership.... ✓
 - Northern Illinois University
- Incentive Package..... ✓
 - Real Estate Tax Abatement

Offering One of the Best Combinations of Available Building Sites, Power, Connectivity, Water and Well-Educated Workforce within the Chicagoland Area



“Not too far, not too close”
Approximately 60 miles from
Downtown Chicago

Park Features

- 343 acre site
- 5,200 lineal feet of visibility along I-88
- Located at the southeast corner of I-88 and IL-State Route 23
- Existing utilities infrastructure adjacent to site
- Diverse planned development supporting industrial and commercial zoning
- Master planned and designed to remain flexible with layout and phased development



Aerials, Maps & Transportation

- Site Access



Westbound site access—west on I-88, Peace Road, four-way interchange, south on Peace Road, west on Gurler Road, 1.5 miles

Eastbound site access—east on I-88, Annie Glidden Road, four-way interchange, north on Annie Glidden Road, east on Fairview Drive, south on IL-State Route 23, 3 miles

Condition and capacity of adjacent roads—Annie Glidden Road, Peace Road, Fairview Drive and IL-State Route 23 are all existing certified Class III truck routes

Intermodal access—close proximity to Union Pacific's State-of-the-Art Global III Intermodal Ramp

Direct Rail access at site from Union Pacific's line that borders the northwest corner of the site



Real Estate Contact Information

• **Ownership Representation**

DeKalb 343, LLC
 c/o Krusinski Construction
 Company
 2107 Swift Drive
 Oak Brook, IL 60523

Jerry R. Krusinski
 Manager
 jerryk@krusinski.com
 630-573-7700



Manufacturing, Warehouse and Distribution Opportunity

What makes ChicagoWest the most impressive development opportunity in the growing manufacturing, warehouse and distribution market **Location, Location, Location**

Location – The approved annexation and preliminary conceptual site plan allows for approximately 5,000,000 square feet of development with flexible site plan options available.

Location – This “Shovel Ready” site is unprecedented in size and encompasses a rare confluence of electrical power, connectivity and network access, water and other critical utilities, quality of workforce, economic incentives and speed to market availability.

Location – The Chicagoland area is identified as a world class city, third largest U.S. population with the ChicagoWest Business Center providing superior proximity. “Not to far, not too close” to serve the Chicago Metro and the Midwest area.