

FOX VALLEY

COMMERCE CENTER

196,259 SF AVAILABLE NOW | DIVISIBLE

2031 GENEVA DR | GENEVA, IL 60134

Fox Valley Commerce Center is a Class A, LEED Silver Certified industrial development located in Geneva, IL. Building 1 has immediate availability and can accommodate users from 70,000 SF to 196,000 SF. This site is ideally positioned between IL-38 and IL-64, less than 2 miles from DuPage Business Airport, 9 miles from I-88, and only 40 miles from Chicago, IL. Tenants can benefit greatly from this pro-business environment.



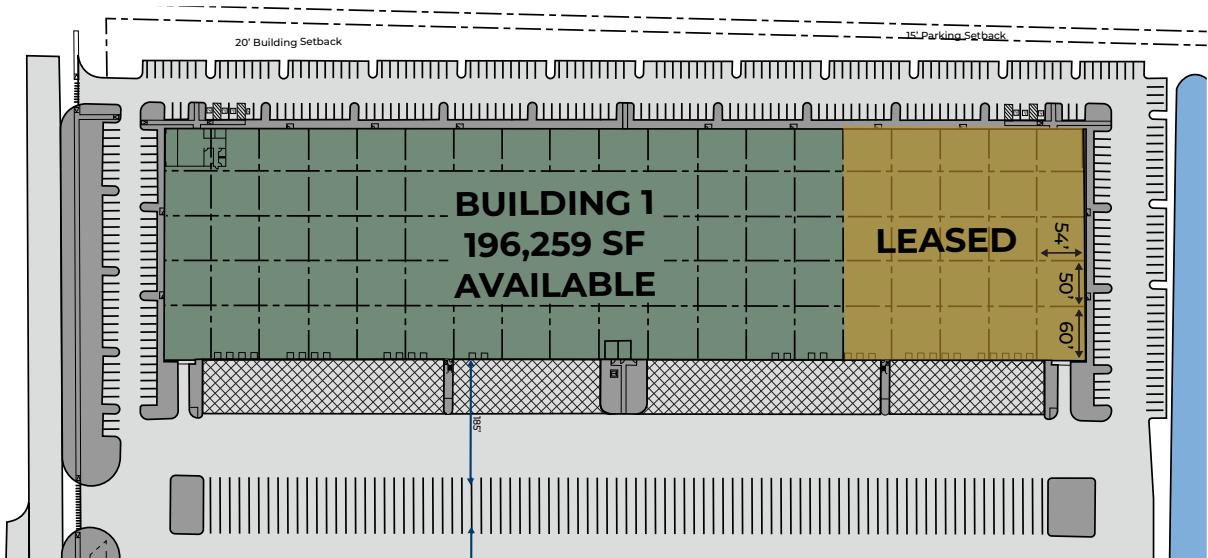
FOX VALLEY

COMMERCE CENTER

BUILDING 1

PROPERTY OVERVIEW

2031 Geneva Dr | Geneva, IL 60134



Up to 196,000 SF available



45,000 lb capacity dock leveler



185' truck court



Existing 3,115 SF office



LEED Silver Certified



LED lighting



253 - auto parking spaces



Trailer parking available



32' clear heights



ESFR sprinkler system



50' D x 54' W bay spacing;
60' D at staging bays



18 - dock doors
(expandable)

Development

HILLWOOD
A PEROT COMPANY™

RACHEL AGBA-NOVAK

847 720 8982 (o)
rachel.agba-novak@hillwood.com

Leasing

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NICK EBOLI

773 355 3026 (o)
neboli@lee-associates.com

JEFF JANDA

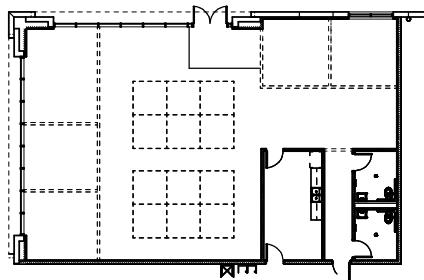
773 355 3015 (o)
jjanda@lee-associates.com

ANDREW BLOCK

773 355 5802 (o)
ablock@lee-associates.com



MAKE READY SPACE - 3,115 SF



20' Building Setback

15' Parking Setback

BUILDING 1
196,259 SF
AVAILABLE

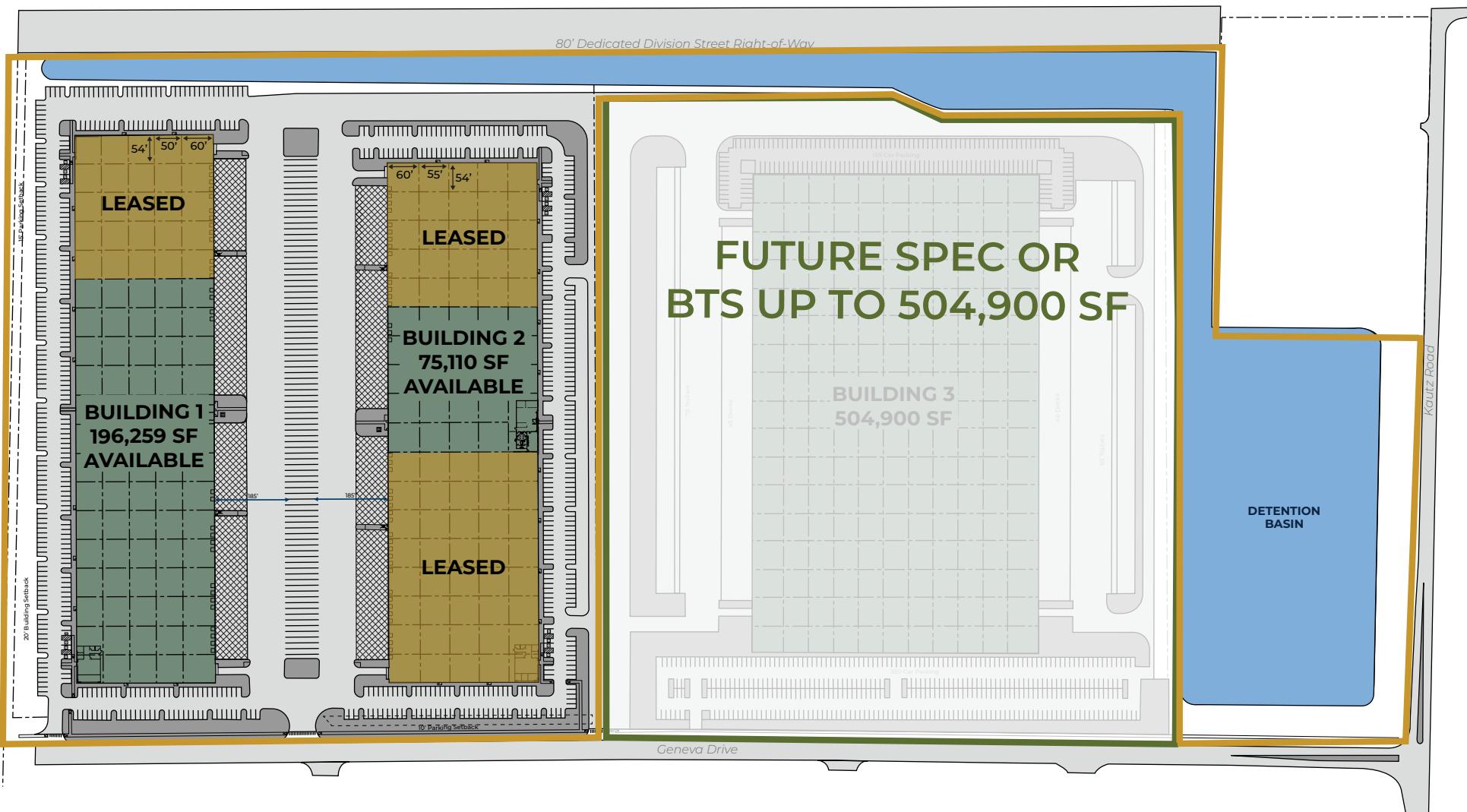
LEASED

54'
50'
60'

185'

PHASE 1

PHASE 2



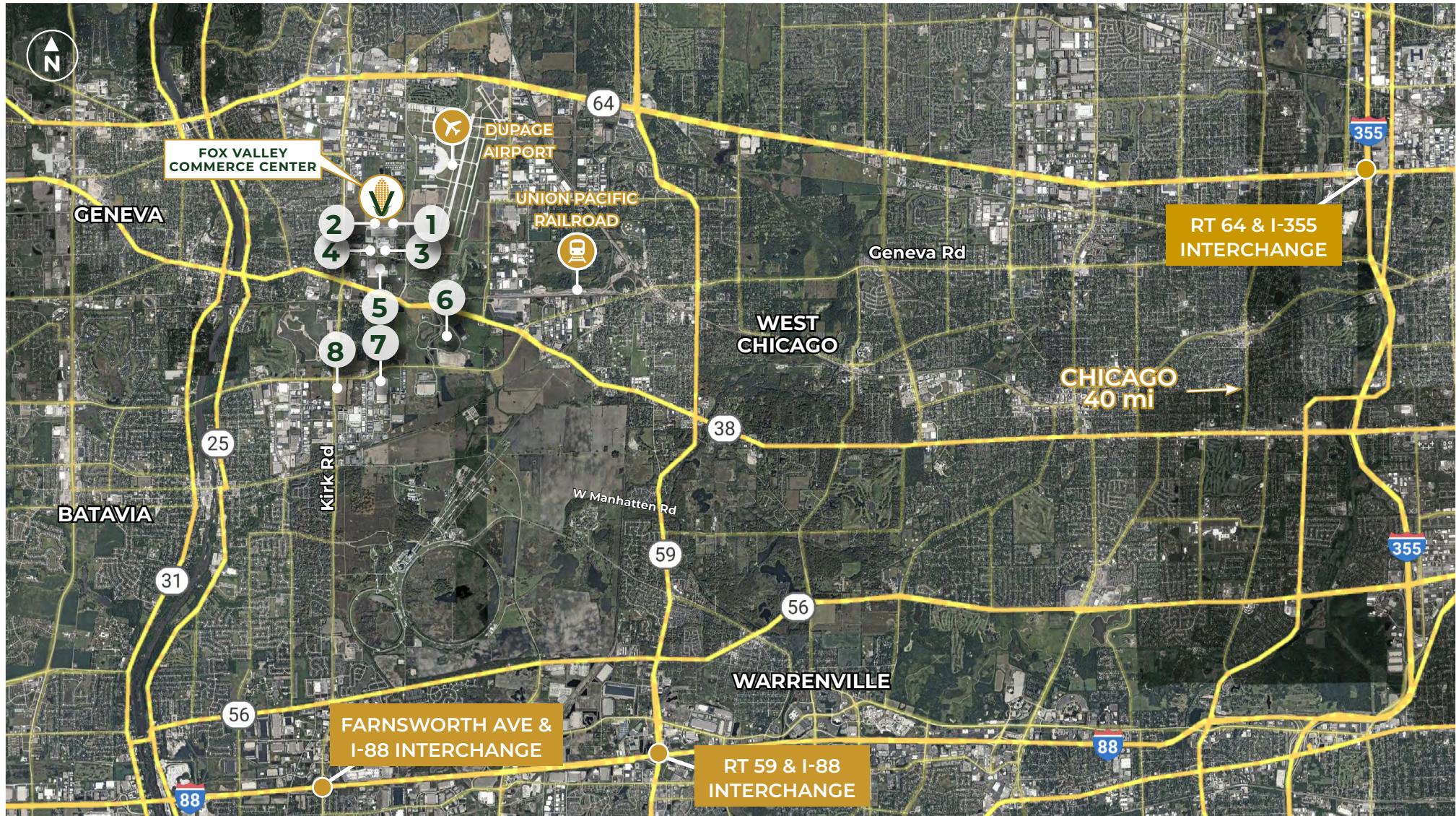
FOX VALLEY COMMERCE CENTER

BUILDING 1
MASTER SITE PLAN
2031 Geneva Dr | Geneva, IL 60134



FOX VALLEY
COMMERCE CENTER

BUILDING 1
PHOTOGRAPHY
2031 Geneva Dr | Geneva, IL 60134



BUSINESSES

1. Lineage Logistics
2. MSI Express, Inc.
3. FONA International Inc.
4. Greencorp Group PLC
5. Northern Illinois Food Bank
6. Amazon Warehouse
7. Suncast Shipping and Recieving
8. Aldi Distribution Center

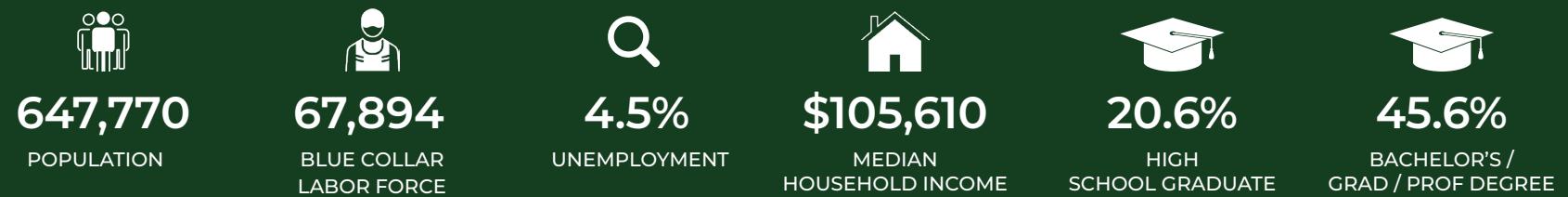
DRIVE TIMES

DuPage Airport	O'Hare Int'l Airport
<1 mi.	36 mi.
1 min.	40 min.
North Avenue (Route 64)	
1.7 mi.	4 min.

Midway Int'l Airport
43 mi.
54 min.



10 MILE RADIUS DEMOGRAPHICS



Chicago is ranked as the third largest Metropolitan Statistical Area (MSA) in the United States with one of the largest and most diversified economies. With the second largest corporate headquarter cluster, it has been ranked as the number one metro for corporate relocations and expansions, as well as Foreign Direct Investment for 7 years running. Chicago's thriving economy, large corporate presence, and vast labor force make it an ideal destination for business.

9.4M

POPULATION

4.7M

EMPLOYEE POPULATION

\$698B

ANNUAL GROSS REGIONAL PRODUCT

DUPAGE AIRPORT AUTHORITY

- Internationally recognized airport and premier General Aviation Airport (GAA)
- Largest GAA in Illinois
- \$279 million total economic impact (2018)
- More than 1,200 employees (2018) with anticipation growth beyond 1,800
- On-site U.S. Customs office, 24/7 FAA Air Control Tower operation
- 24/7 operations in the DuPage Flight Center (including fueling, car rental, restaurants, crew lounge, exercise facility, and concierge services)



- Busiest airport in the world for aircraft operations
- Sixth in cargo processing by volume (1.8M metric tonnes in 2019)
- More than \$200 billion in imports and exports are processed annually
- Projected growth to \$78B in annual economic activity by 2026
- Provides connection to nearly 2,000 foreign businesses operating in Chicago



FOX VALLEY

COMMERCE CENTER

CONTACT

DEVELOPMENT



RACHEL AGBA-NOVAK

847 720 8982 (o)
815 341 8158 (c)
rachel.agba-novak@hillwood.com

9550 W. Higgins Rd | Ste 200
Rosemont, IL 60018
hillwood.com

LEASING



NICK EBOLI

773 355 3026 (o)
630 567 7812 (c)
neboli@lee-associates.com

9450 W. Bryn Mawr Ave | Ste 550
Rosemont, IL 60018



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Hillwood and the Hillwood logo are service marks of Hillwood. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Hillwood. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.