

FOX VALLEY

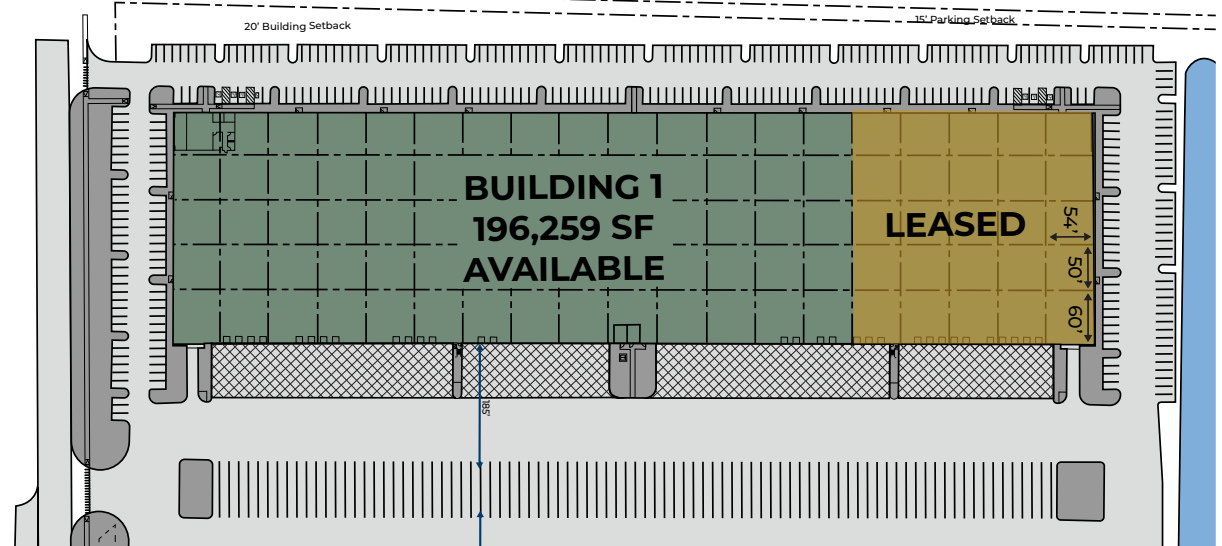
COMMERCE CENTER

196,259 SF AVAILABLE NOW | DIVISIBLE

2031 GENEVA DR | GENEVA, IL 60134

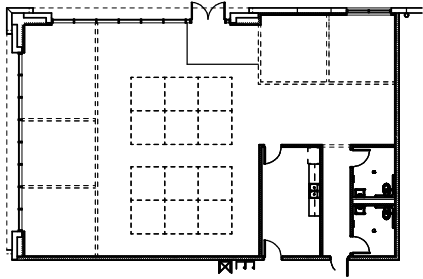
Fox Valley Commerce Center is a Class A, LEED Silver Certified industrial development located in Geneva, IL. Building 1 has immediate availability and can accommodate users from 70,000 SF to 196,000 SF. This site is ideally positioned between IL-38 and IL-64, less than 2 miles from DuPage Business Airport,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







MAKE READY SPACE - 3,115 SF



20' Building Setback

15' Parking Setback

BUILDING 1
196,259 SF
AVAILABLE

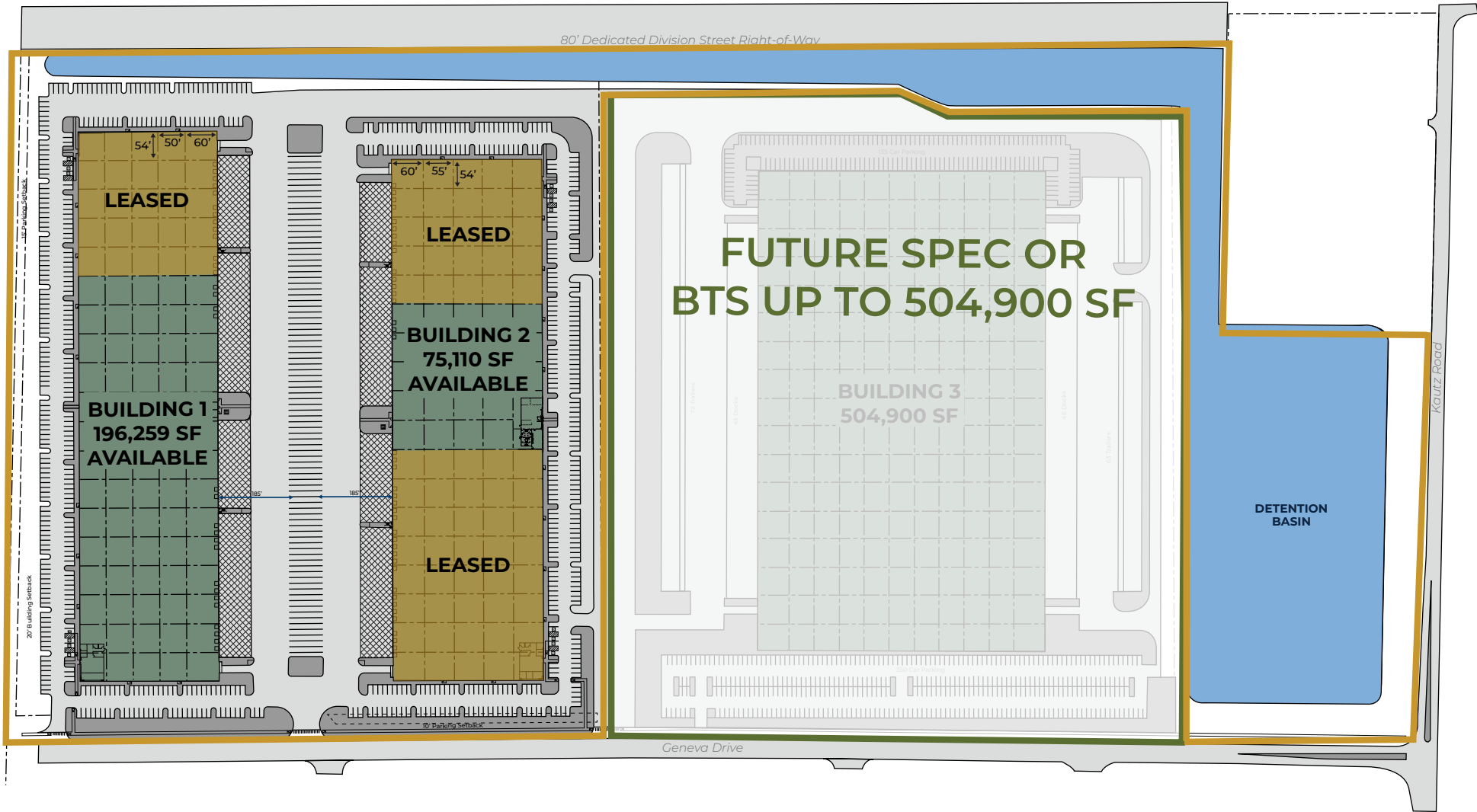
LEASED

54'
50'
60'

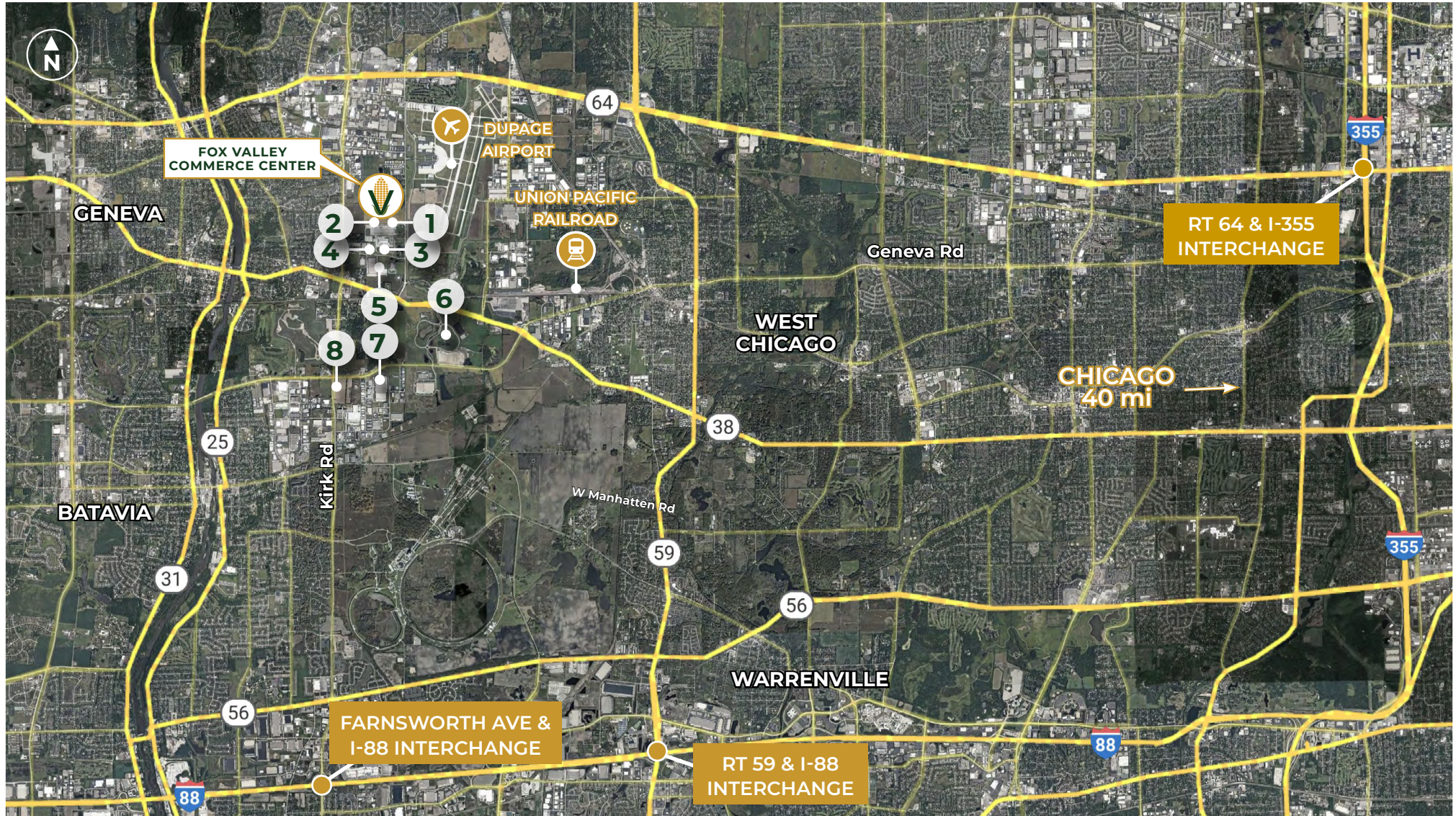
185'

PHASE 1

PHASE 2







BUSINESSES

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

DRIVE TIMES

DuPage Airport



<1 mi.



1 min.

O'Hare Int'l Airport



36 mi.



40 min.

North Avenue (Route 64)



1.7 mi.



4 min.

Midway Int'l Airport



43 mi.



54 min.



10 MILE RADIUS DEMOGRAPHICS



647,770
POPULATION



67,894
BLUE COLLAR
LABOR FORCE



4.5%
UNEMPLOYMENT



\$105,610
MEDIAN
HOUSEHOLD INCOME



20.6%
HIGH
SCHOOL GRADUATE



45.6%
BACHELOR'S /
GRAD / PROF DEGREE

Source: ESRI 2024

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



- 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) 9550 W. Higgins Rd | Ste 200
815 341 8158 (c) Rosemont, IL 60018
rachel.agba-novak@hillwood.com hillwood.com

LEASING



NICK EBOLI

773 355 3026 (o) 9450 W. Bryn Mawr Ave | Ste 550
630 567 7812 (c) Rosemont, IL 60018
neboli@lee-associates.com



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.