

FROM 7,000 SF TO 211,591 SF AVAILABLE



# 1900 E PLEASANT STREET

DEKALB, IL

3 BUILDING CAMPUS ON 25 ACRES OF LAND  
AVAILABLE NOW FOR LEASE

BUILDING 1 MATTERPORT

BUILDING 2 MATTERPORT

# OVERVIEW

## BUILDING SPECIFICATIONS



### PROPERTY UNDERGOING A SUBSTANTIAL RENOVATION

BUILDING 1	
AVAILABLE SPACE	204,551 SF
OFFICE	To-Suit
CLEAR HEIGHT	18'-20'
INTERIOR DOCKS	3
COLUMN SPACING	20'X70"
DRIVE-IN DOORS	2
CRANE	One 10-ton Crane
POTENTIAL FOR	Interior Rail Line
POWER	3,000 Amps 480 Volts

BUILDING 2	
AVAILABLE SPACE	7,040 SF
OFFICE	To-Suit
CLEAR HEIGHT	18'
DRIVE-IN DOORS	2
POWER	2,000 Amps 480 Volts

BUILDING 3	
AVAILABLE SPACE	67,522 SF
OFFICE	To-Suit
CLEAR HEIGHT	18'
INTERIOR DOCKS	1
COLUMN SPACING	20'X50'
DRIVE-IN DOORS	3
CRANES	One 10-ton Crane One 5-ton Crane
POWER	2,000 Amps 480 Volts

**LEASED**



# OVERVIEW

## PROPERTY HIGHLIGHTS



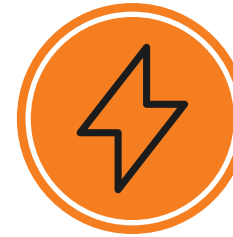
### SITE IS RAILED

SERVED BY CN RAIL LINE



### DEKALB COUNTY

MORE FAVORABLE PROPERTY TAXES  
THAN OTHER JURISDICTIONS



### HEAVY POWER

PROPERTY HISTORICALLY  
UTILIZED FOR MANUFACTURING



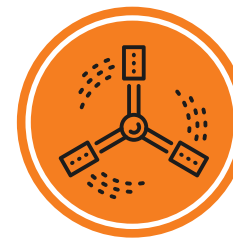
### UP TO 25 ACRES

OF OUTSIDE STORAGE FENCED,  
SECURED AND LIT



### 5 MINUTES

FROM PEACE RD. AND  
I-88 INTERCHANGE

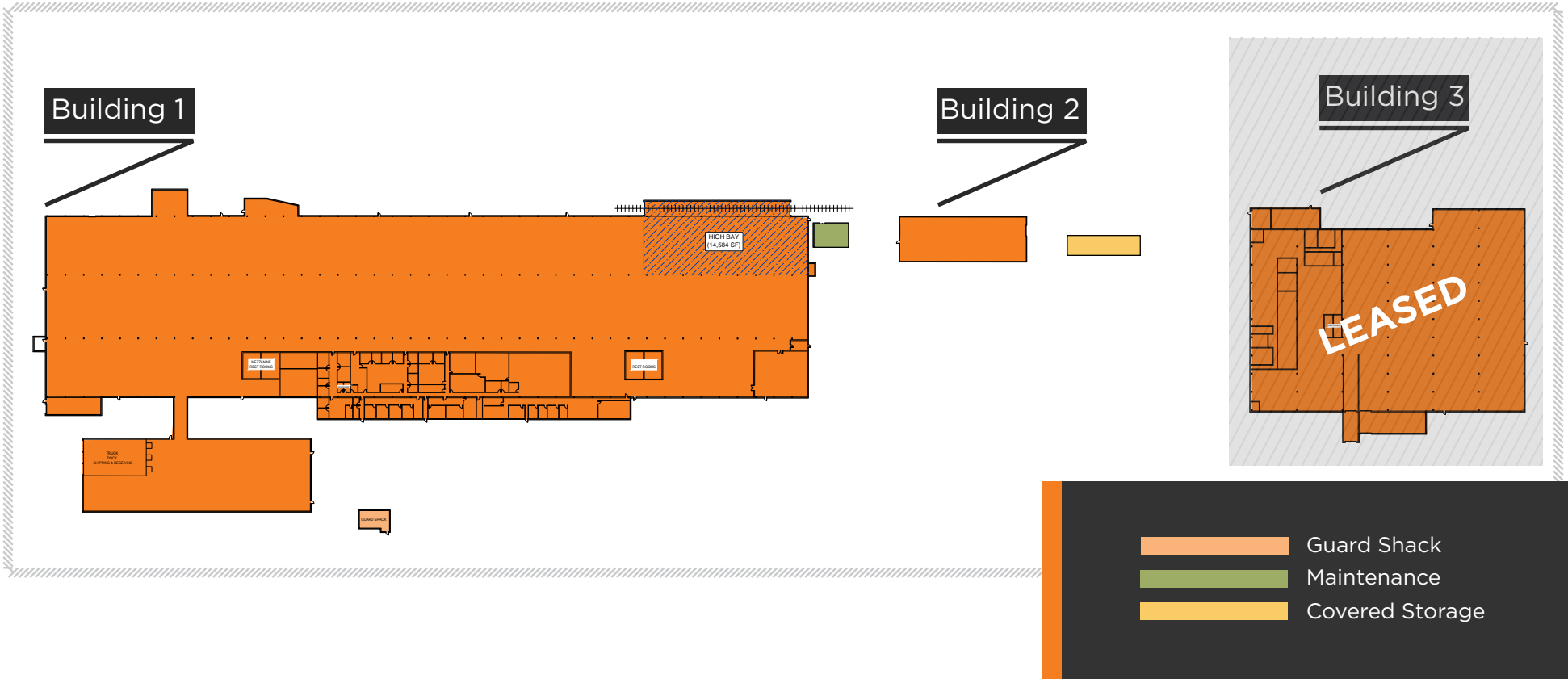


### FULLY SPRINKLERED

WITH SUPPLEMENTAL 150,000

1900 E Pleasant Street

# SITE PLAN





# INGRESS/EGRESS MAP



- 4.4 miles Interstate 88
- 15.5 miles Interstate 39
- 41 miles Chicago Rockford International Airport
- 44 miles Rockford
- 59.4 miles O'Hare Airport
- 63.8 miles Chicago

# CORPORATE NEIGHBORS





# REGIONAL DRIVE TIME MAP



1900 E Pleasant Street



1900 E Pleasant Street,  
DeKalb, IL

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