

**2500
NORTH**

**22ND STREET
DECATUR, ILLINOIS**

**YOUR GATEWAY TO MULTI-MODAL
CONNECTIVITY IN AMERICA'S HEARTLAND**

**488,000 SF + 30 ACRES
OUTSIDE STORAGE**

AVAILABLE FOR IMMEDIATE OCCUPANCY!



WHY DECATUR

Decatur is the nucleus of innovation and industry in the heart of the Midwest. Discover our region's transformative capabilities, and our proven history and commitment to excellence in Advanced Manufacturing, EV & Clean Energy, Biotechnology, Logistics, and Food & Agriculture. With a legacy of industrial prowess and a vision for a sustainable future, Decatur and Macon County invite you to explore a realm of possibilities.

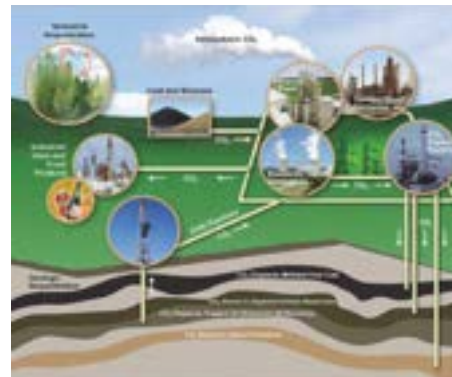
Macon, Piatt, Champaign Counties designated as a Tech Hub Region

iFAB Designated as Federal Tech & Innovation Hub

The Illinois Fermentation and Agriculture Biomanufacturing Tech Hub (iFAB) is poised to become the global leader in precision fermentation and biomanufacturing — an industry expected to grow to \$200 billion over the next 15 years. Leveraging biology as a manufacturing technology of the future, iFAB is uniquely uniting world-class R&D, industry leaders, innovative startups, scalable infrastructure, abundant feedstock production, unparalleled transportation networks, and strong relationships with corn and soybean suppliers within a 51-mile radius. This unique lab-to-line approach establishes the iFAB region (Champaign, Piatt, and Macon counties) as the preeminent destination for the biomanufacturing industry.

Carbon Sequestration

Decatur is location in The Illinois Basin, which features the Mt. Simon Sandstone Saline Reservoir located about 1.5 miles underground, as well as several layers of shale rock, making it ideal for CCS storage. Decatur is home to two carbon capture and storage (CCS) projects through ADM and the University of Illinois. ADM is a national and world leader in the implementation of CCS technology, and has been recognized for its exemplary work being done in the fields of energy and environmental management. ADM was the first American company to be granted a Class VI CCS well permit by the United States Environmental Protection Agency and has been successfully operating CCS wells in Decatur for more than a decade.



Carbon Dioxide Capture & Storage Capabilities

The first-of-its-kind project has the ability to accept and store one million metric tons of carbon dioxide over a period of three years.



Midwest Inland Port

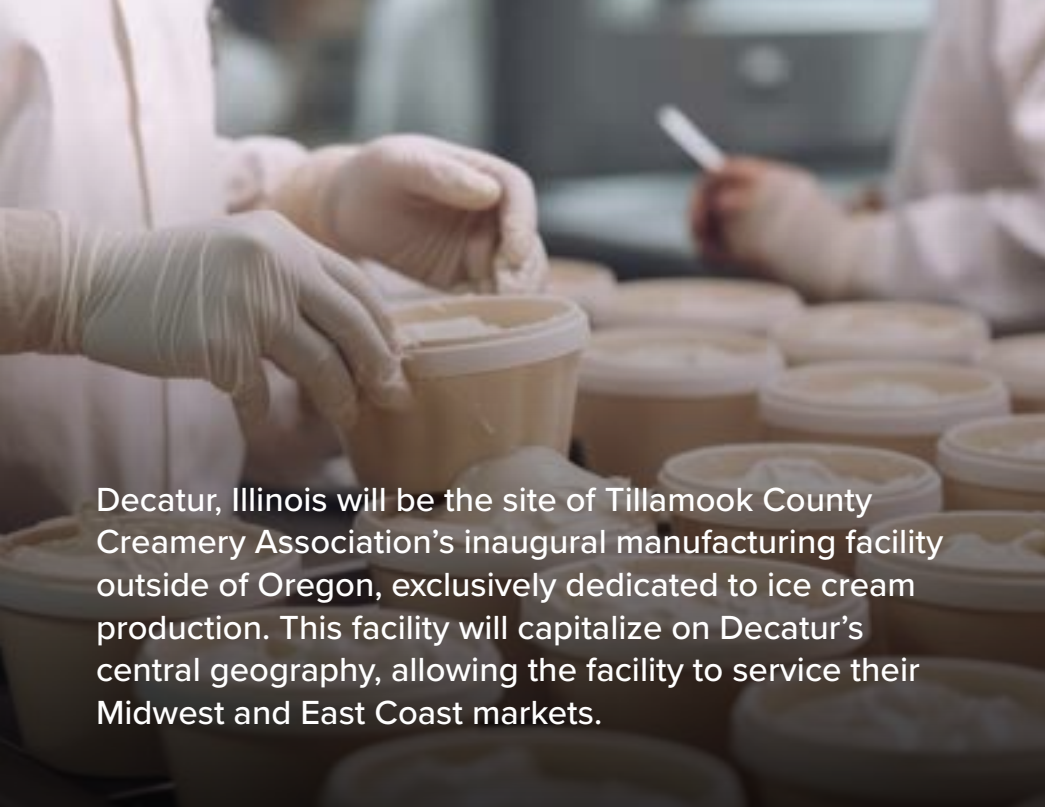
A multi-modal transportation hub located in Decatur that delivers international flexibility for companies through a well-positioned transportation corridor, connecting the Midwest to the East, West and Gulf Coasts of North America.



Nearby airport

An airport equipped with a Foreign Trade Zone, a Fixed-Based Operator (FBO) and runways measuring 8,400' long and 150' wide to handle large aircrafts.

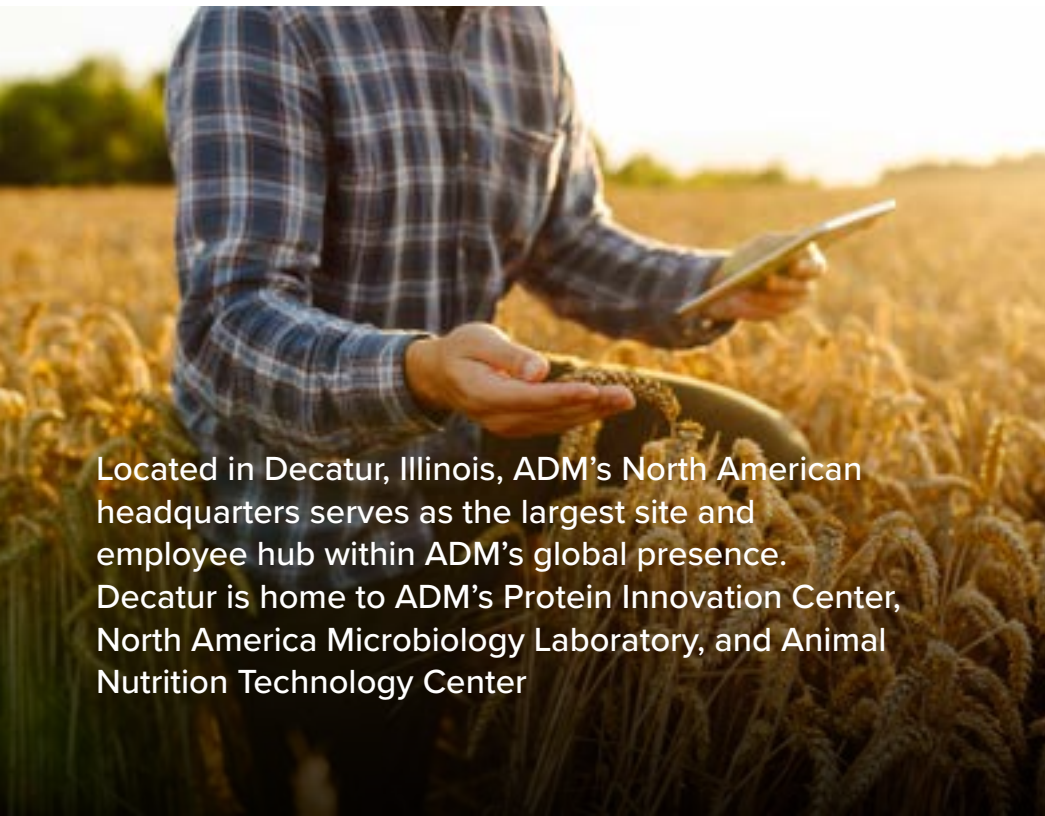
For more information on Decatur please visit: <https://www.decaturredc.com>



Decatur, Illinois will be the site of Tillamook County Creamery Association's inaugural manufacturing facility outside of Oregon, exclusively dedicated to ice cream production. This facility will capitalize on Decatur's central geography, allowing the facility to service their Midwest and East Coast markets.



In Decatur, Illinois, Caterpillar Inc. operates a manufacturing plant that specializes in producing large mining trucks. These trucks were recognized as "the coolest thing made in Illinois" by the Illinois Manufacturers' Association's Makers Madness competition.

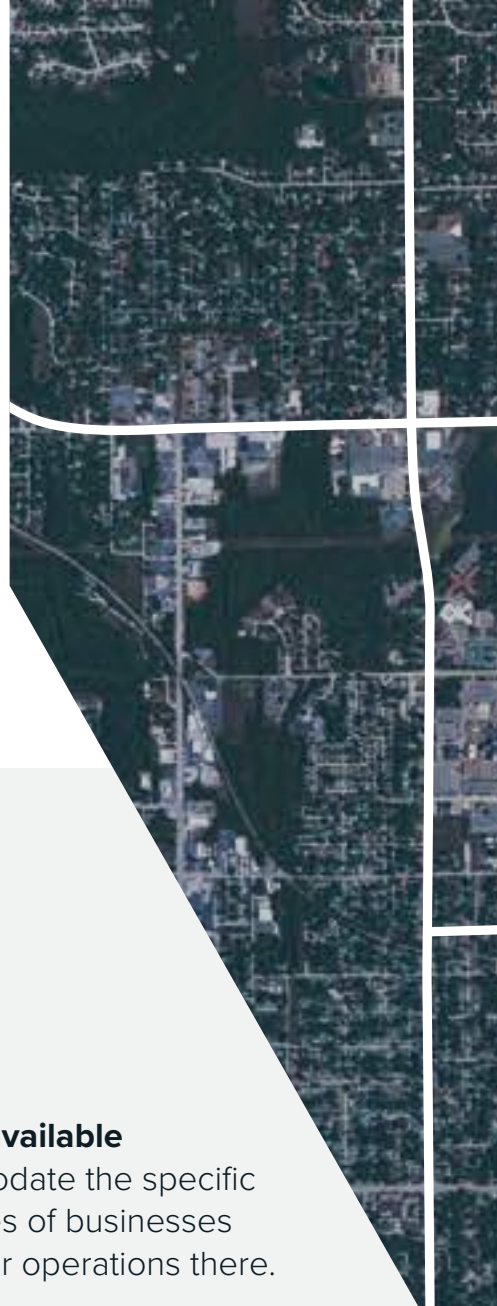


Located in Decatur, Illinois, ADM's North American headquarters serves as the largest site and employee hub within ADM's global presence. Decatur is home to ADM's Protein Innovation Center, North America Microbiology Laboratory, and Animal Nutrition Technology Center



Primient, a prominent manufacturer of plant-based and renewable food and industrial ingredients, has a significant presence in Central Illinois. The company recently announced a \$400 million investment over the next five years to enhance its Decatur facility.

YOUR GATEWAY TO MULTI-MODAL CONNECTIVITY IN AMERICA'S HEARTLAND



Positioned in close proximity to the ADM Intermodal Ramp

This multi-modal hub offers a range of transportation options including import and export capabilities.



Rail connectivity available

This rail connectivity offers companies the advantage of seamless access to various markets and regions.



Ability for land expansion

flexibility enables businesses to accommodate their future growth needs and scale their operations accordingly.



Build to Suit opportunities available

Park is equipped to accommodate the specific requirements and preferences of businesses interested in establishing their operations there.



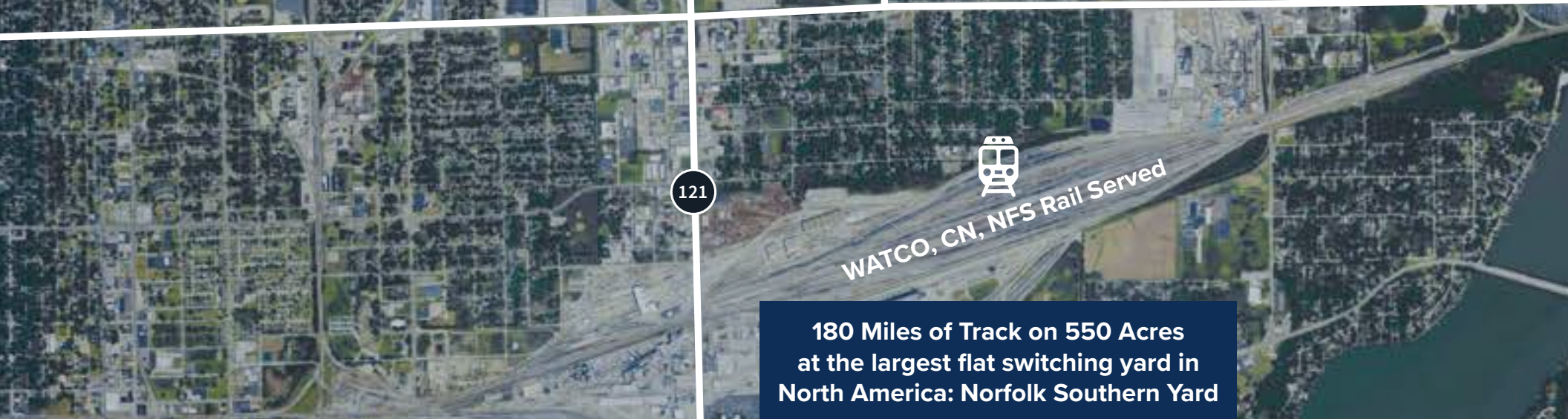
Flexible Leasing Options Available

flexibility to choose the amount of space that suits their requirements. Whether they need a smaller space or a larger area, the park can accommodate their needs.



2500 NORTH

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WATCO, CN, NFS Rail Served

180 Miles of Track on 550 Acres
at the largest flat switching yard
in North America: Norfolk Southern Yard

STRATEGICALLY CENTERED

Seamlessly Connect with St. Louis, Chicago and Indianapolis Markets



NEARBY CITIES

Chicago
within 177 miles

St. Louis
within 122 miles

Indianapolis
within 166 miles

100M+
POPULATION
One day drive

200 miles

150 miles

100 miles

50 miles

Decatur

St. Louis

Chicago



- AREA ATTRACTION**
 1. Planet Fitness
 2. Decatur Family YMCA
 3. Lake Decatur
 4. The Devon Lakeshore Amphitheater
 5. Overlook Adventure Park
 6. Splash Cove
 7. Children's Museum of Illinois
 8. Scovill Zoo
 9. Macon County Conservation District
 10. Kirkland Fine Arts Center
 11. Decatur Civic Center
 12. Scovill Sculpture Park

- HOSPITAL**
 1. Decatur Memorial Hospital
 2. HSHS St. Mary's Hospital

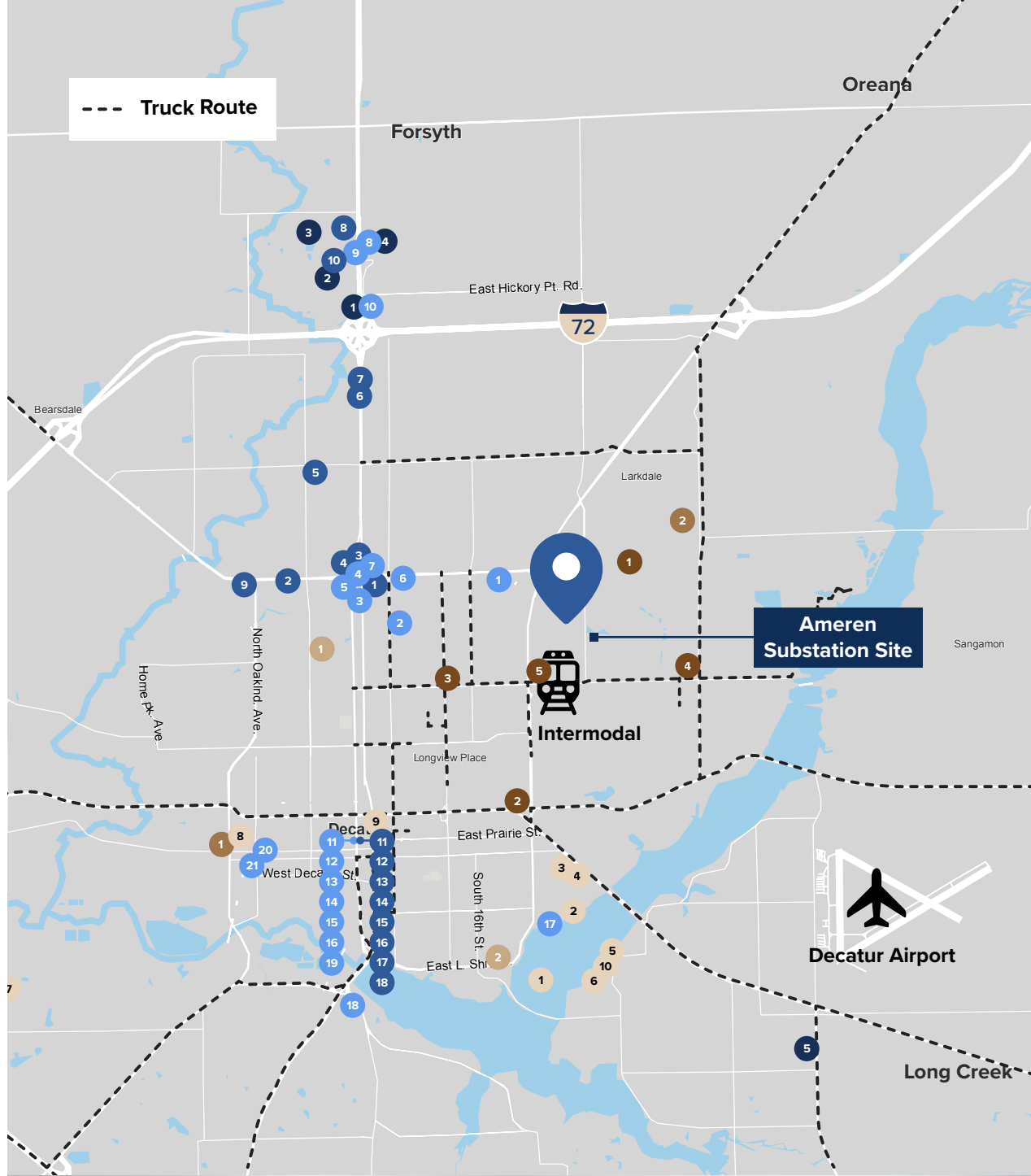
- COLLEGE**
 1. Millikin University
 2. Richland Community College

- INDUSTRIAL**
 1. Caterpillar
 2. Tate and Lyle
 3. Mueller Water Products
 4. ADM
 5. TCCI

- HOSPITALITY**
 1. Holiday Inn Decatur (Forsyth)
 2. Hampton Inn Decatur (Forsyth)
 3. Homewood Suite by Hilton
 4. Residence Inn by Marriott (Forsyth)
 5. Hampton Inn Mt. Zion

- RETAIL**
 1. Walgreens
 2. CVS
 3. Aldi
 4. Kroger
 5. Target
 6. Walmart Supercenter
 7. Sam's Club
 8. Lowes
 9. Menards
 10. Von Maur
 11. Brass Horn, Too, and Children's
 12. Giggles
 13. GK9 Wine
 14. Murphy & Co.
 15. Flora Gems
 16. Tournesol
 17. Daily Bliss
 18. All Things Beautiful

- DINNING**
 1. Golden Fox Brewing
 2. Carrol Lou Steakhouse
 3. La Gondola Spaghetti House
 4. McDonalds
 5. Wendys
 6. Taco Bell
 7. Dunkin
 8. McDonalds
 9. Texas Roadhouse
 10. Cracker Barrel
 11. The Gin Mill
 12. Taproot
 13. Donnie's Homespun
 14. Robbie's
 15. The River Coffee
 16. Coney McKane's
 17. The Beach House
 18. The Wharf
 19. The Four Nine
 20. The Winery
 21. Lock Stock & Barrel



BUILDING READY FOR LEASE

1.3 MILLION SF BUILD TO SUIT



488,000 SF
available now



3,000 SF
office area
or to suit



22' - 26'
clear height



2
drive in doors



24
tailboard
loading docks



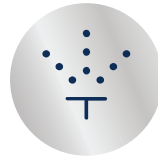
HEAVY
power - 20 mW



30+ ACRES
outside storage +
land for additional
trailer parking



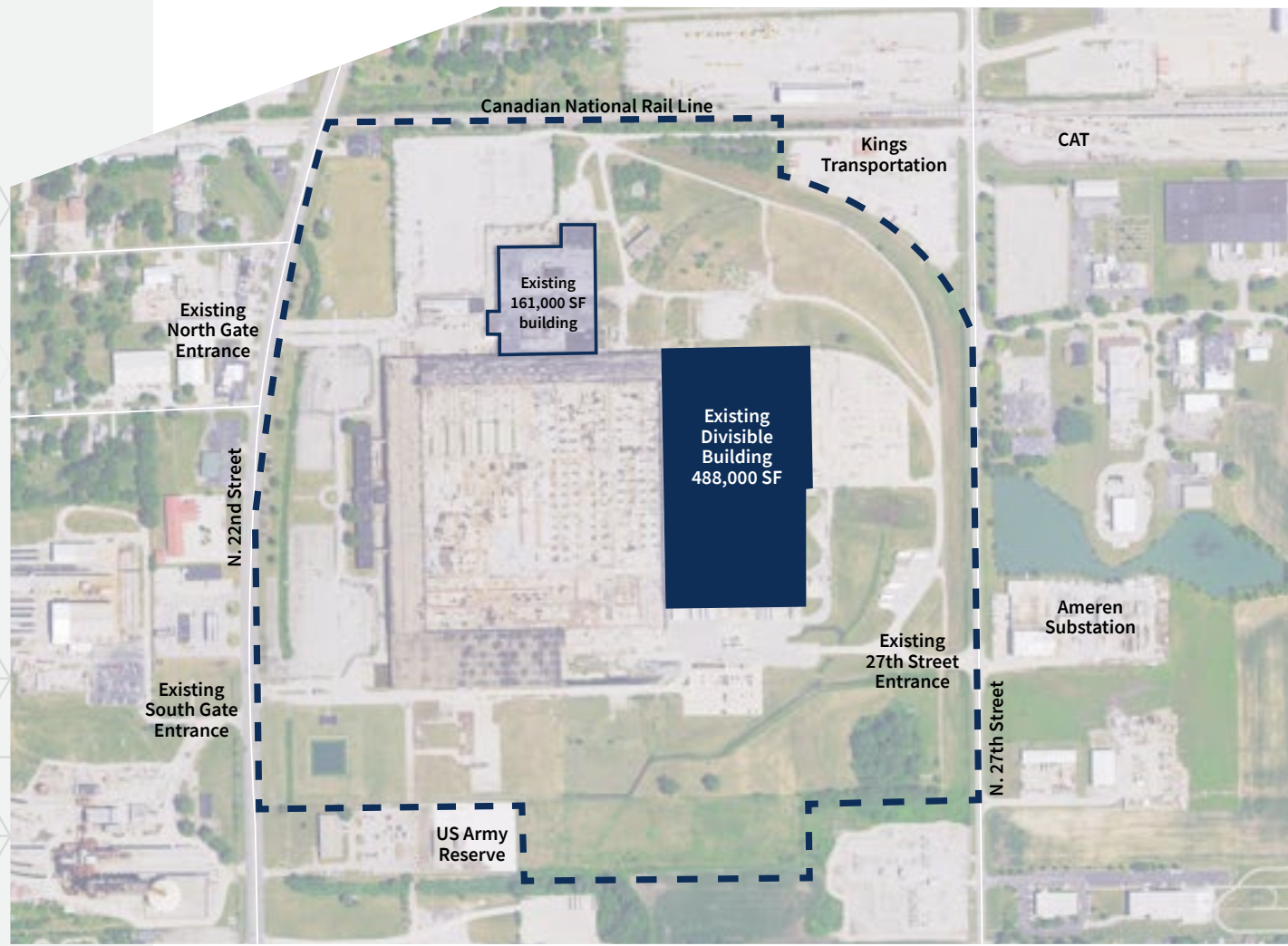
4
overhead drive-thru doors
with up to 16' clearance

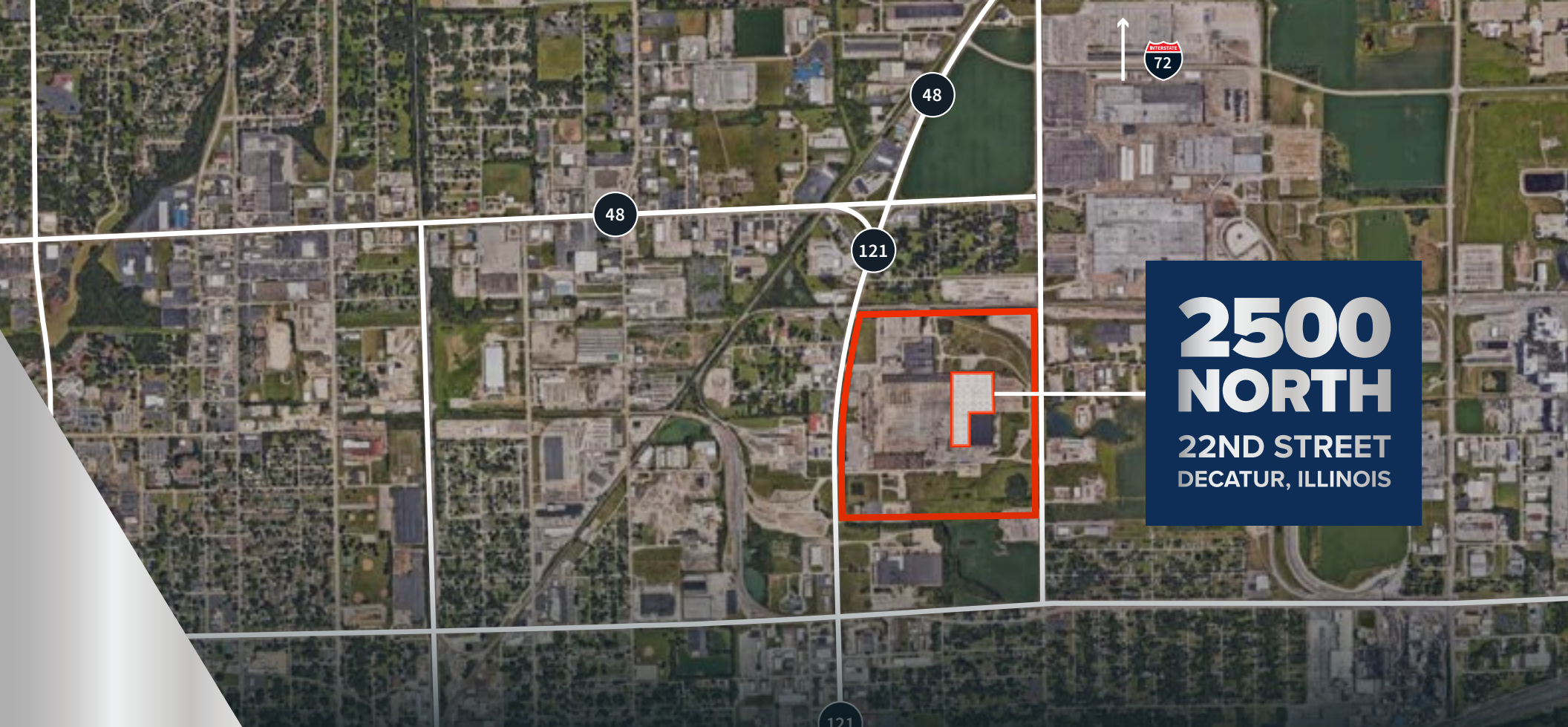


Wet
sprinkler system



175
employee parking spaces





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LOCATED IN
**ENTERPRISE
ZONE**

AND FOREIGN TRADE ZONE



AVAILABLE RAIL

CN, NS, WATCO



488,000 SF

IMMEDIATELY AVAILABLE



IMMEDIATE

ACCESS TO INTERSTATE 72

*All inspections must be arranged through JLL

BUILD TO SUIT OPTION #1

**2500
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650,916 SF
build to suit
proposed



Office space
proposed



32' - 40'
clear height
(or to suit)



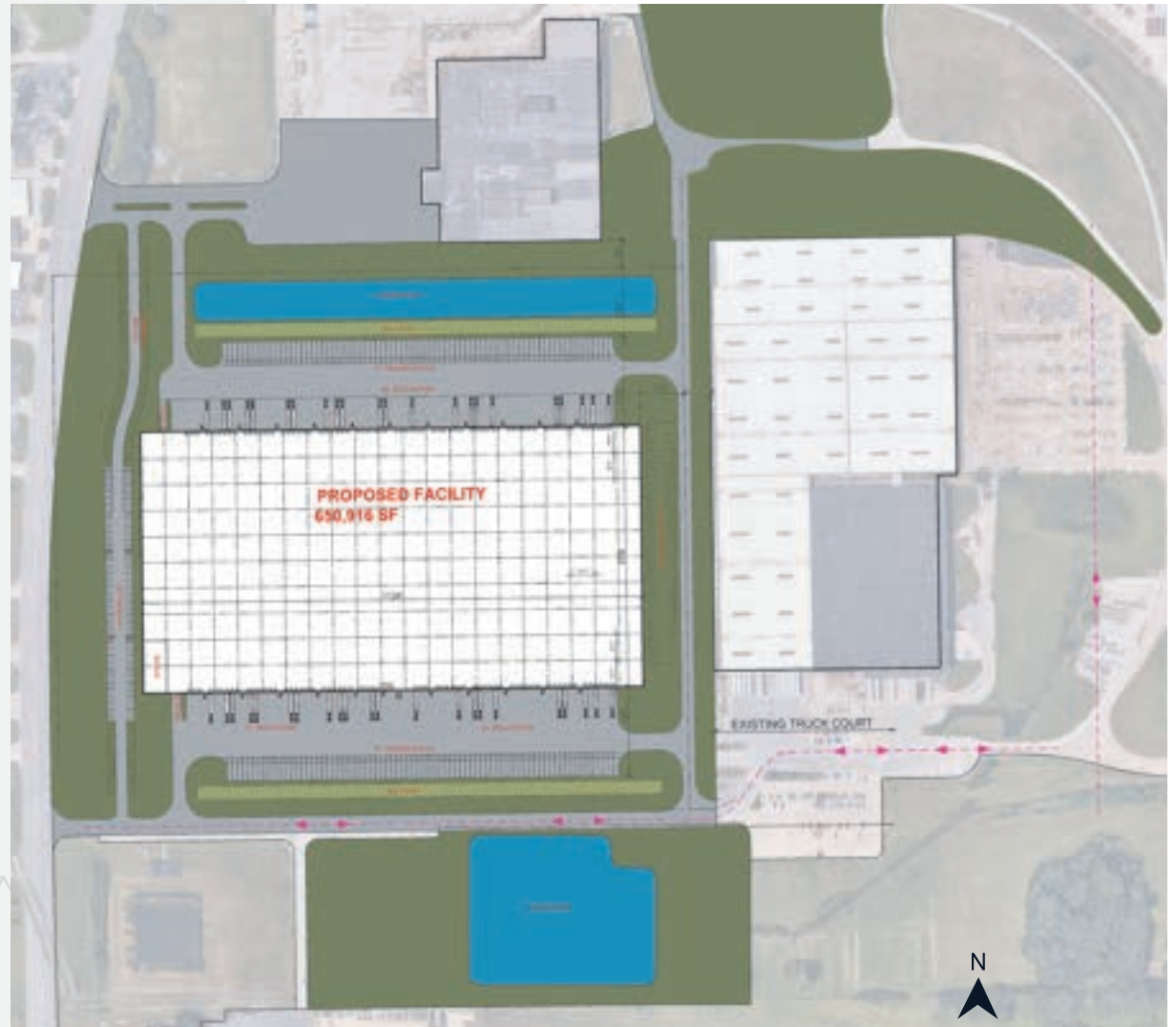
2
drive in doors



133
dock doors



142
trailer stalls



BUILD TO SUIT OPTION #2

2500 NORTH

22ND STREET
DECATUR, ILLINOIS

SPEC DETAILS HERE FOR
BUILDING 1 AND BUILDING 2



739,920 SF

- build to suit proposed



Office space
proposed



32' - 40'
clear height
(or to suit)



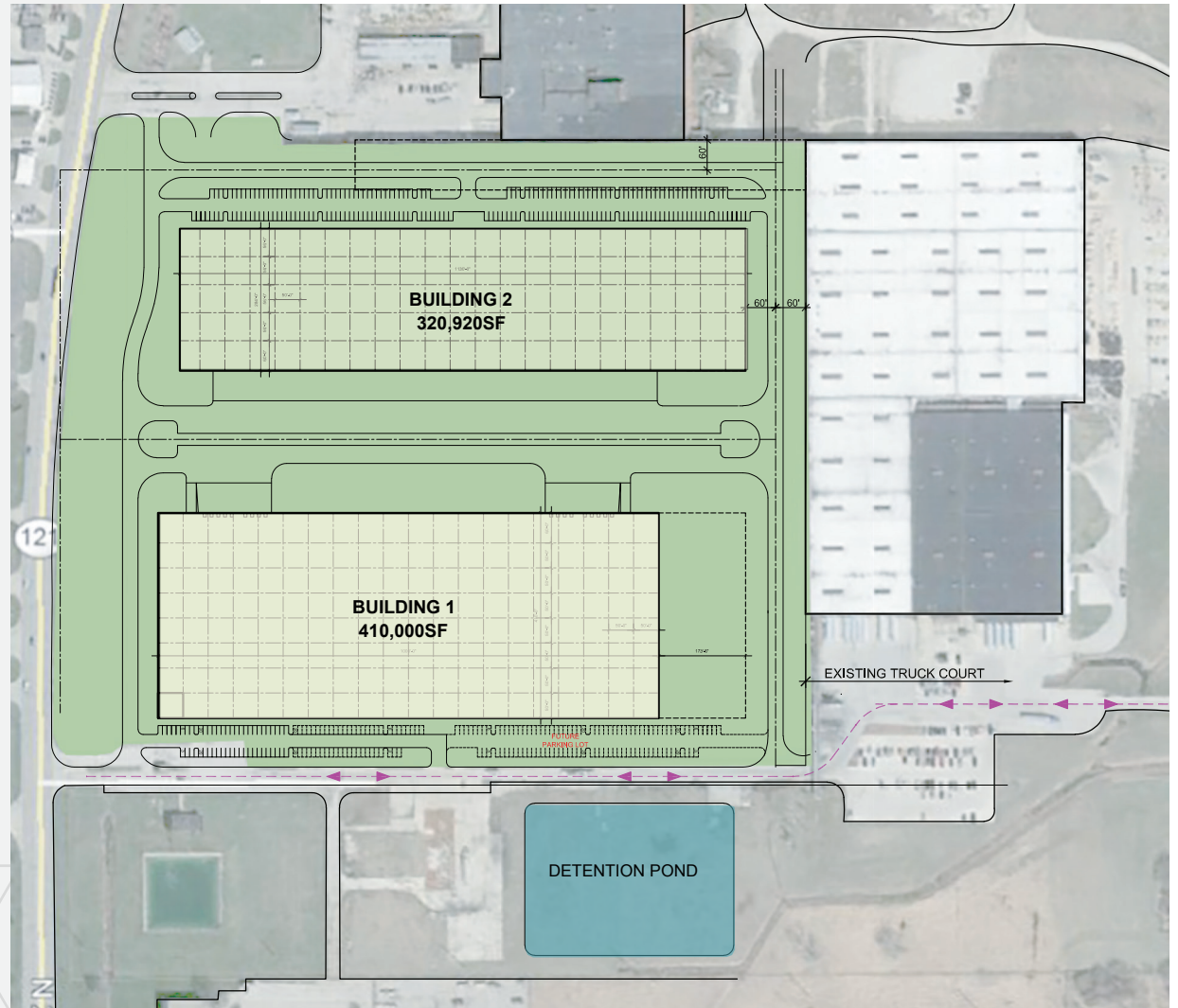
2
drive in doors



133
dock doors



142
trailer stalls



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