



**196,259 SF AVAILABLE NOW**  
**Divisible as low as 59,000 SF**



## BUILDING 1

2031 GENEVA DRIVE  
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 59,000 SF to 196,259 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.



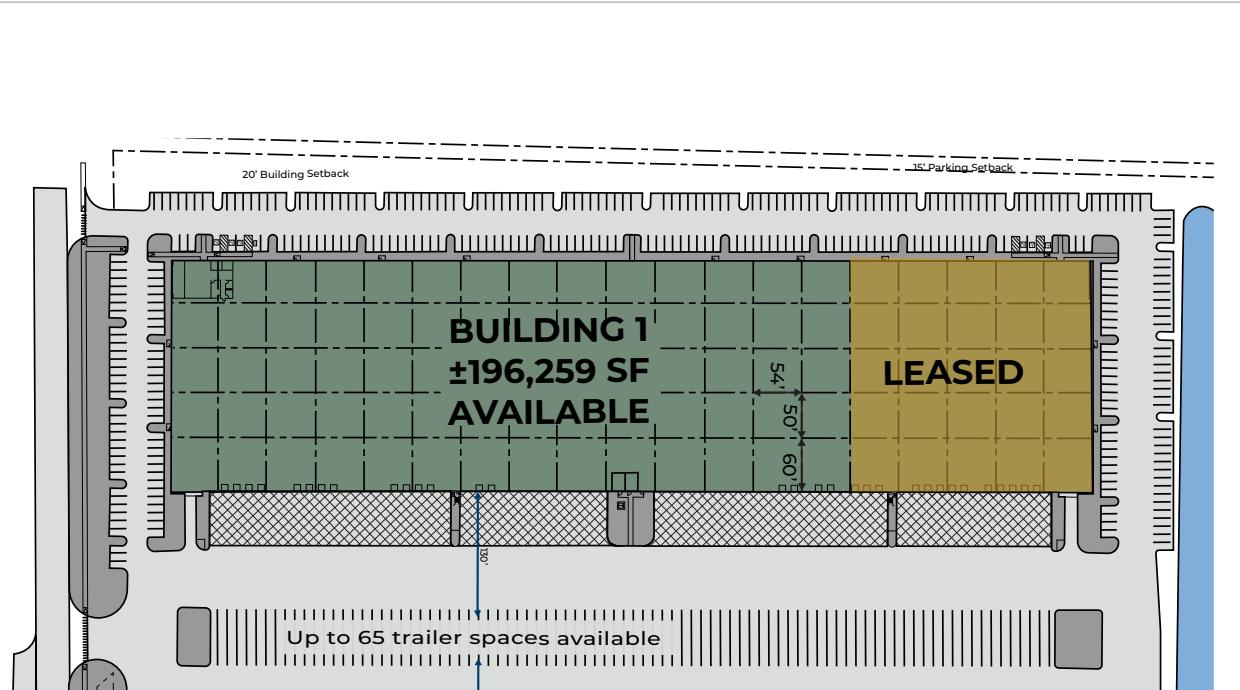
# FOX VALLEY

COMMERCE CENTER

BUILDING 1

## PROPERTY OVERVIEW

2031 Geneva Dr | Geneva, IL 60134



196,259 SF available with 3,115 SF existing office

1,600 amps of power (expandable to 4,000 amps)

253 - auto parking spaces

ESFR sprinkler system

18 - dock doors (expandable) with 45,000 lb levelers

LEED Silver Certified

Up to 24 trailer parking spaces on-building and 65 off-building

50' deep x 54' wide Staging Bay: 60' deep x 54' wide

130' truck court Ability to secure truck court

LED lighting

32' clear height

1 - drive-in door

### Development

**HILLWOOD**  
A PEROT COMPANY

**RACHEL AGBA-NOVAK**

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

### Leasing

**JLL**

**DOMINIC CARBONARI**

630 248 9354 (c)  
dominic.carbonari@jll.com

**KATE COXWORTH**

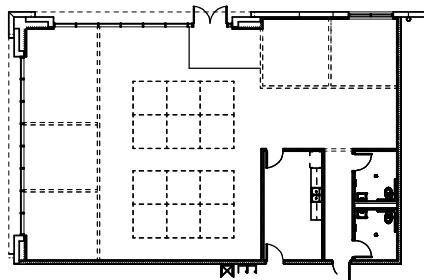
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**TARA TORBIK**

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MAKE READY SPACE - 3,115 SF



20' Building Setback

15' Parking Setback

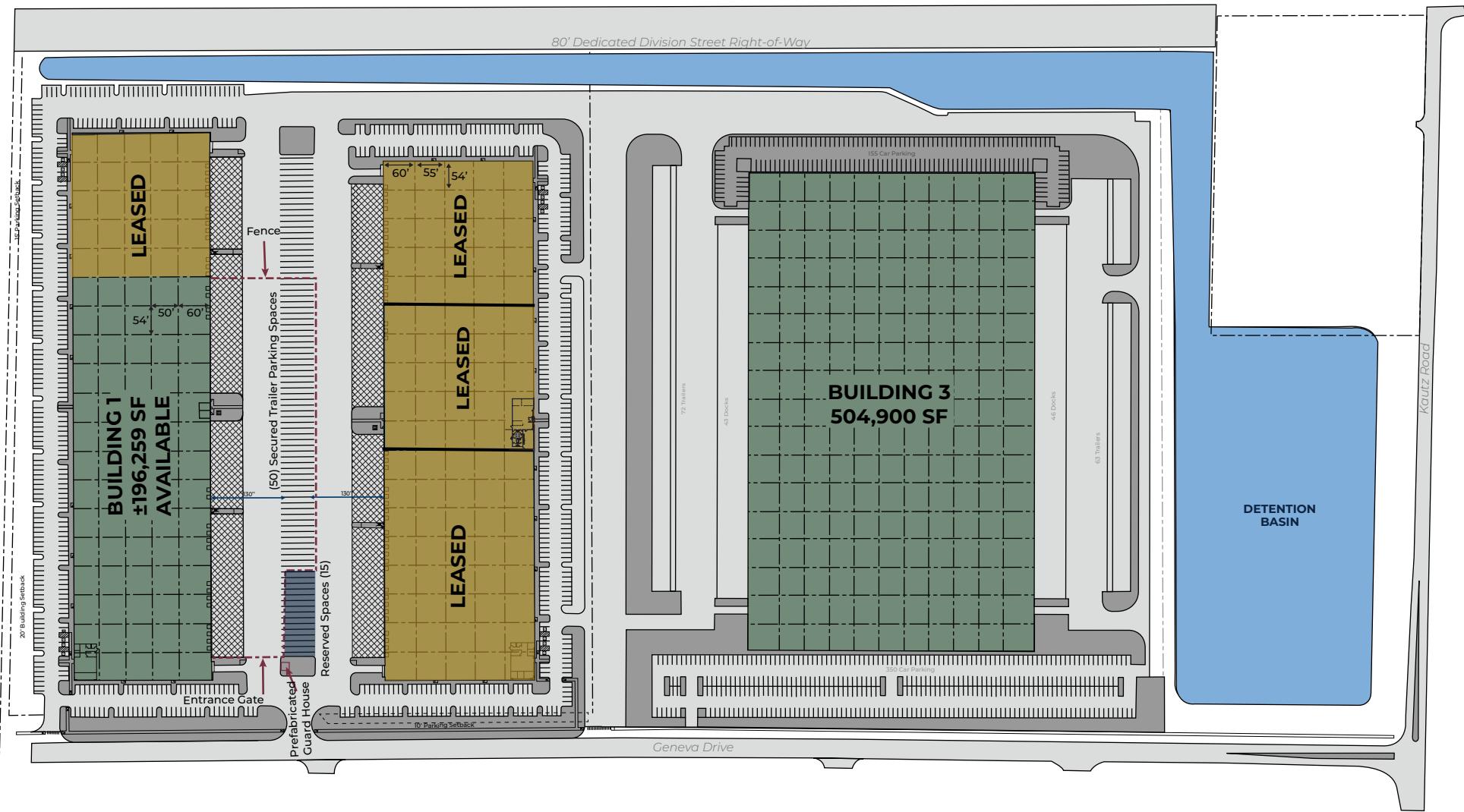
**BUILDING 1**  
**±196,259 SF**  
**AVAILABLE**

**LEASED**

54' 50' 60'

130'

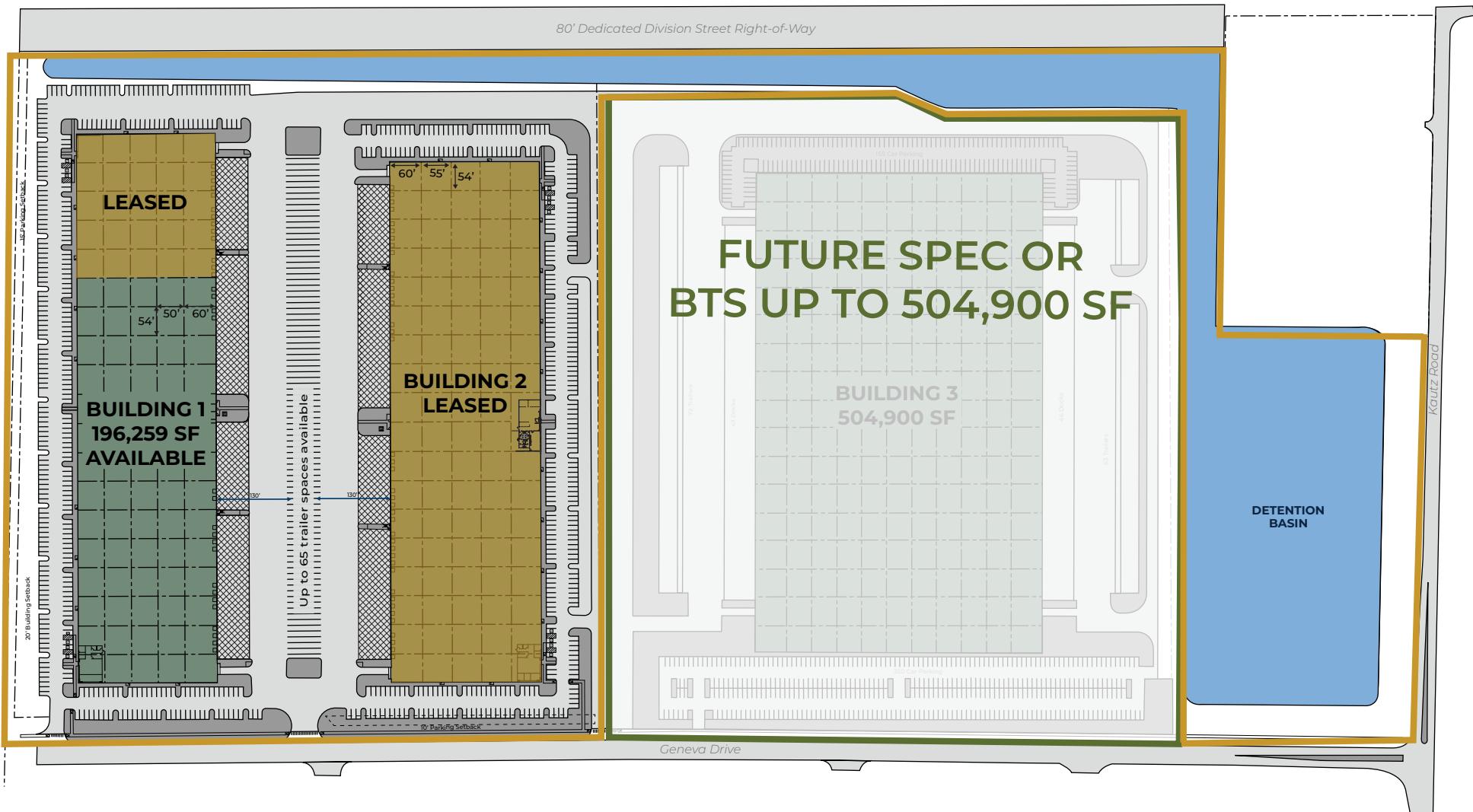
Up to 65 trailer spaces available



# PHASE 1

## PHASE 2

*80' Dedicated Division Street Right-of-Way*



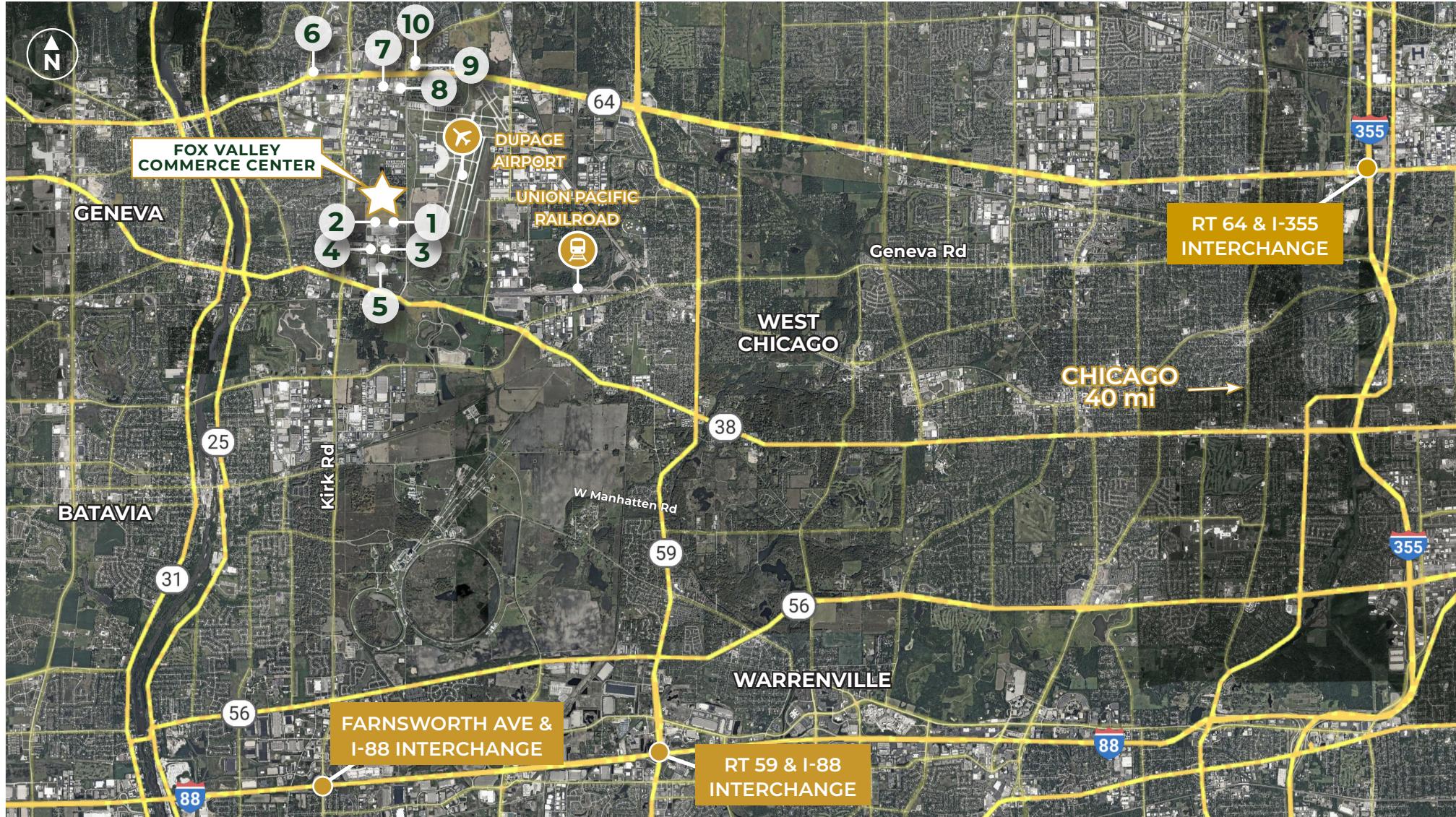
# FOX VALLEY COMMERCE CENTER

**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

## LOCAL AMENITIES

6. Thornton's
7. Chick-fil-A
8. Target
9. McDonald's
10. Walmart

## DRIVE TIMES

## DuPage Airport

 <1 mi.  1 min

North Avenue (Route 64)

 1.7 mi.  4 min.

O'Hare Int'l Airport

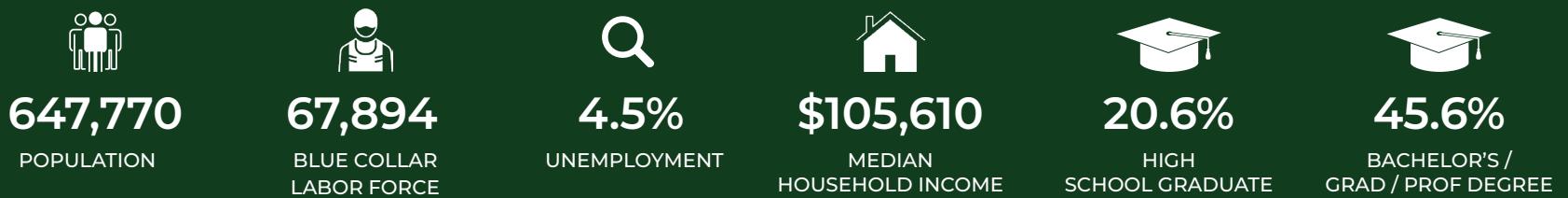
 36 mi.  40 min.

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



- 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





A DEVELOPMENT OF



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LEASING



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