

FOX VALLEY

COMMERCE CENTER

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

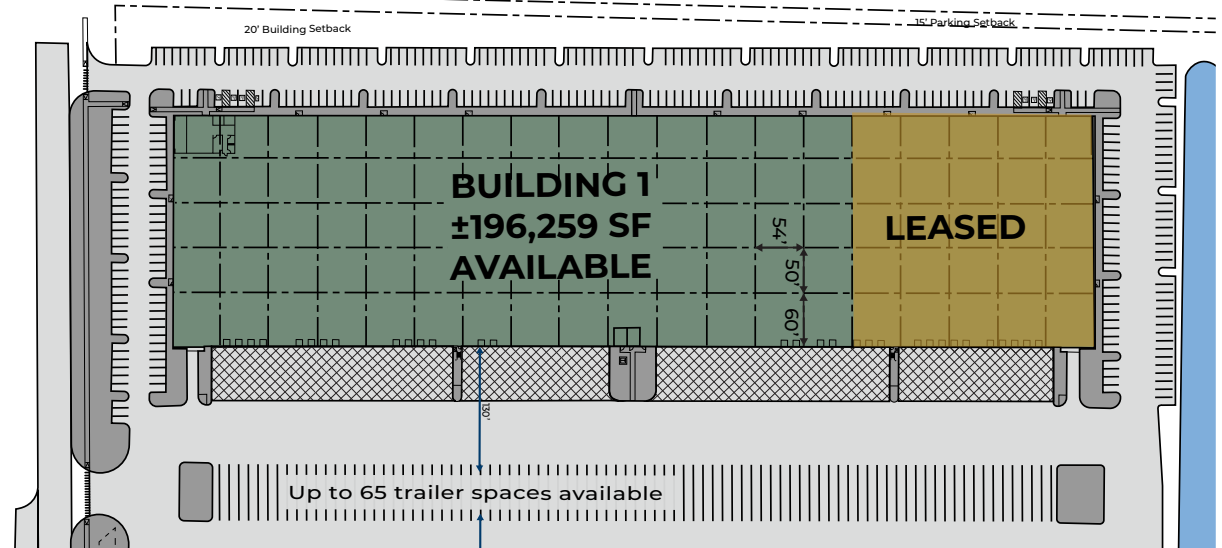


HILLWOOD
A PEROT COMPANY

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.



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



RACHEL AGBA-NOVAK

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

Leasing



DOMINIC CARBONARI

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

KATE COXWORTH

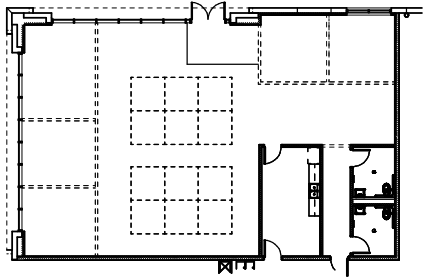
312 450 5655 (c)
kate.coxworth@jll.com

TARA TORBIK

630 234 2868 (c)
tara.torbik@jll.com



MAKE READY SPACE - 3,115 SF



20' Building Setback

15' Parking Setback

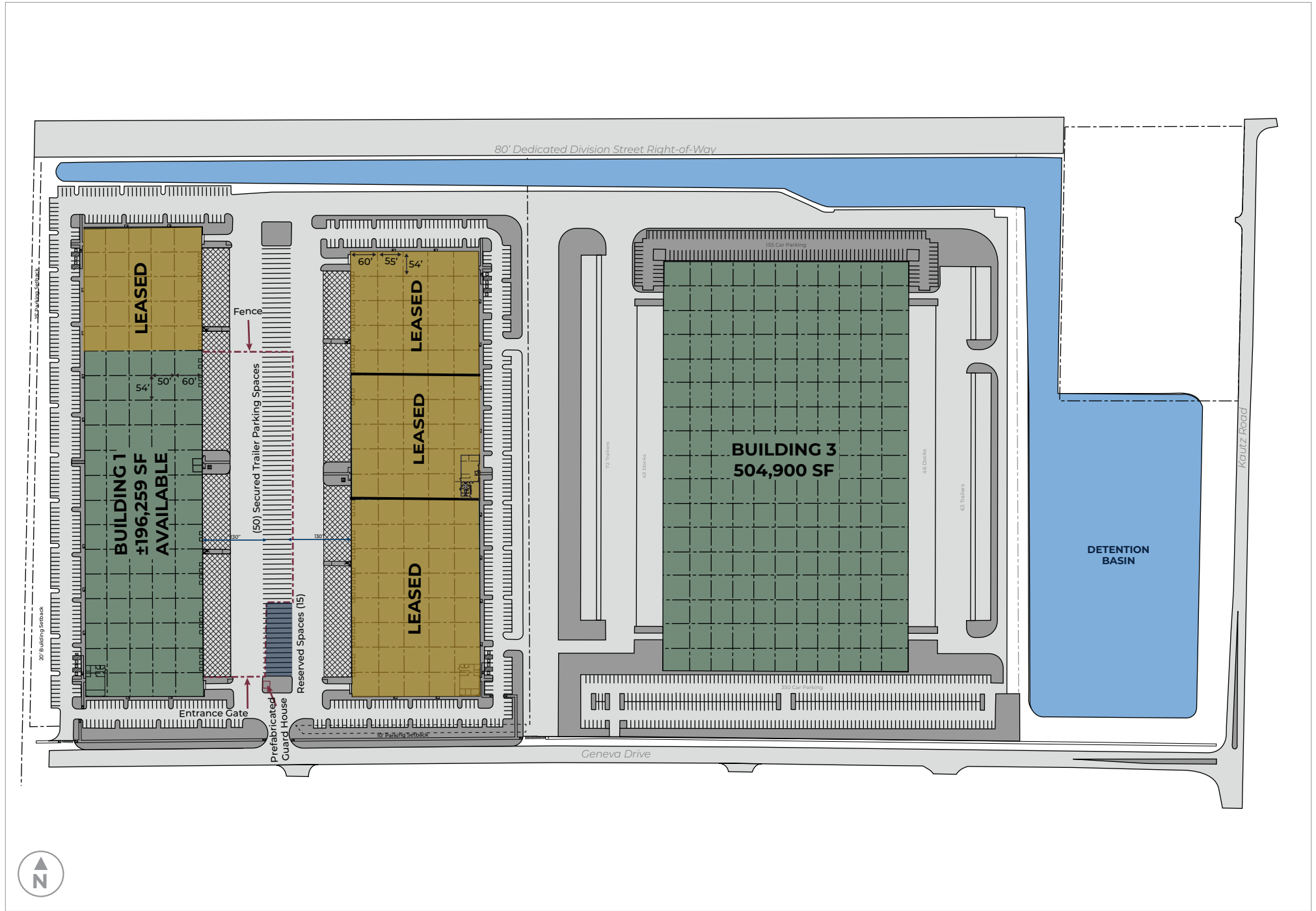
BUILDING 1
±196,259 SF
AVAILABLE

LEASED

54'
50'
60'

130'

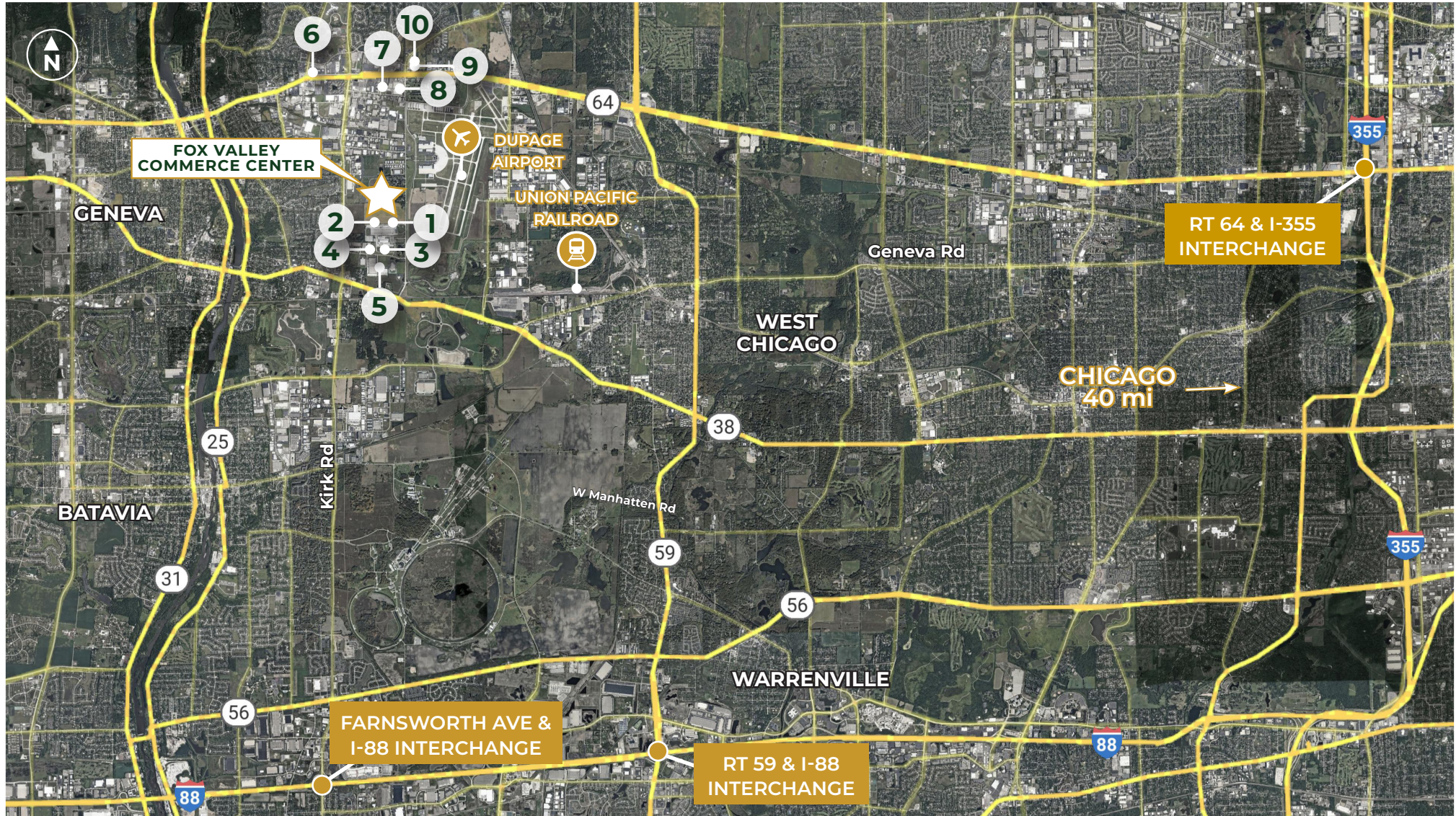
Up to 65 trailer spaces available



PHASE 2







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



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

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

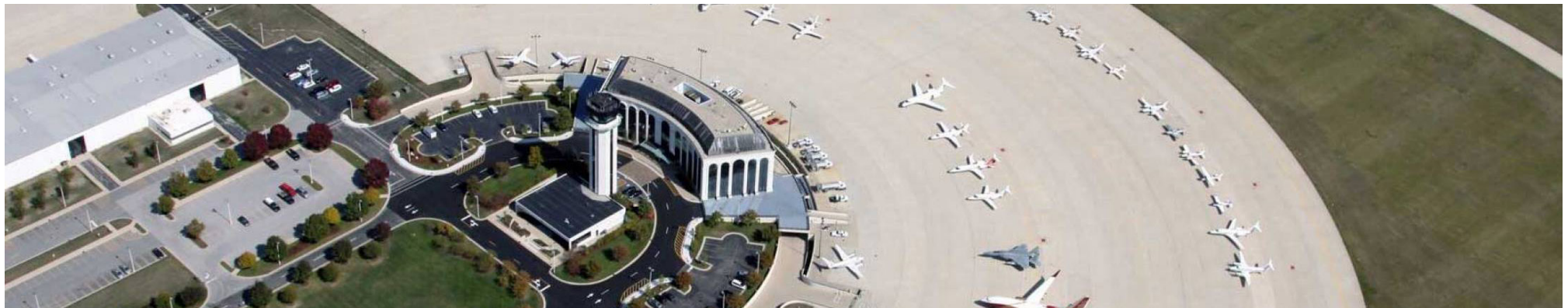
ANNUAL GROSS
REGIONAL PRODUCT



- 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

A DEVELOPMENT OF



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

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

LEASING



8755 W. Higgins Rd | Floor 7
Chicago, IL 60631
jll.com

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

KATE COXWORTH
312 450 5655 (c)
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630 234 2868 (c)
tara.torbik@jll.com



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