

FOX VALLEY

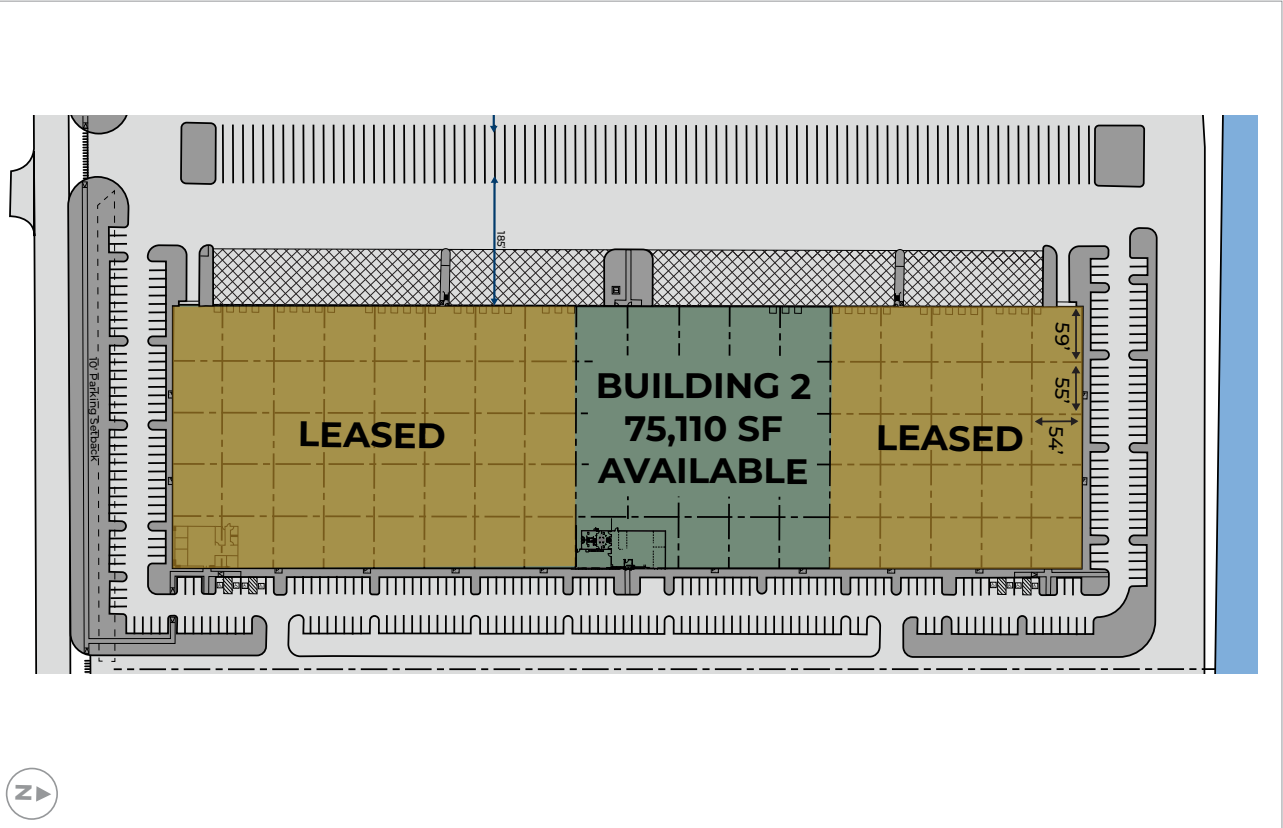
COMMERCE CENTER













75,110 SF AVAILABLE NOW

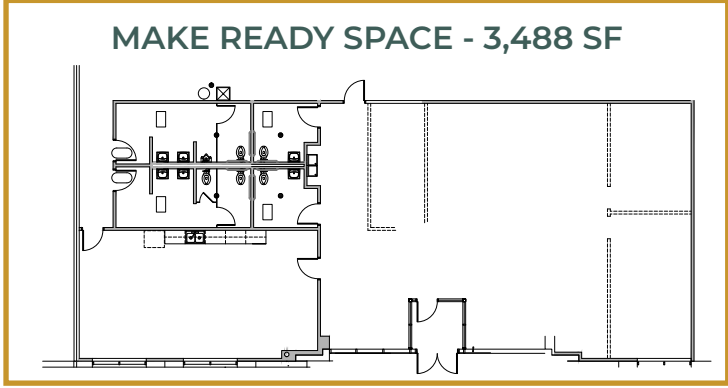
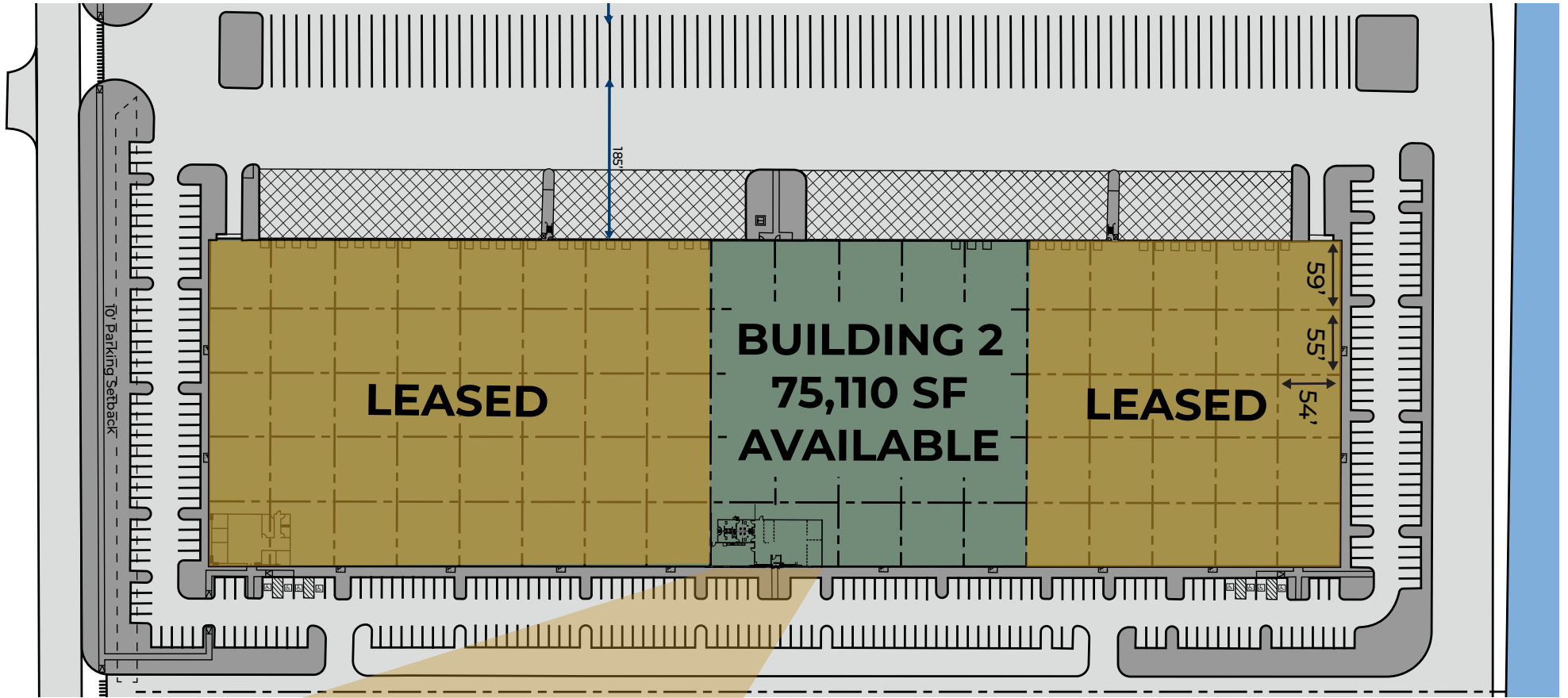
2053 GENEVA DR | GENEVA, IL 60134

Fox Valley Commerce Center is a Class A, LEED Silver Certified industrial development located in Geneva, IL. Building 2 offers 75,110 SF for immediate availability. 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.



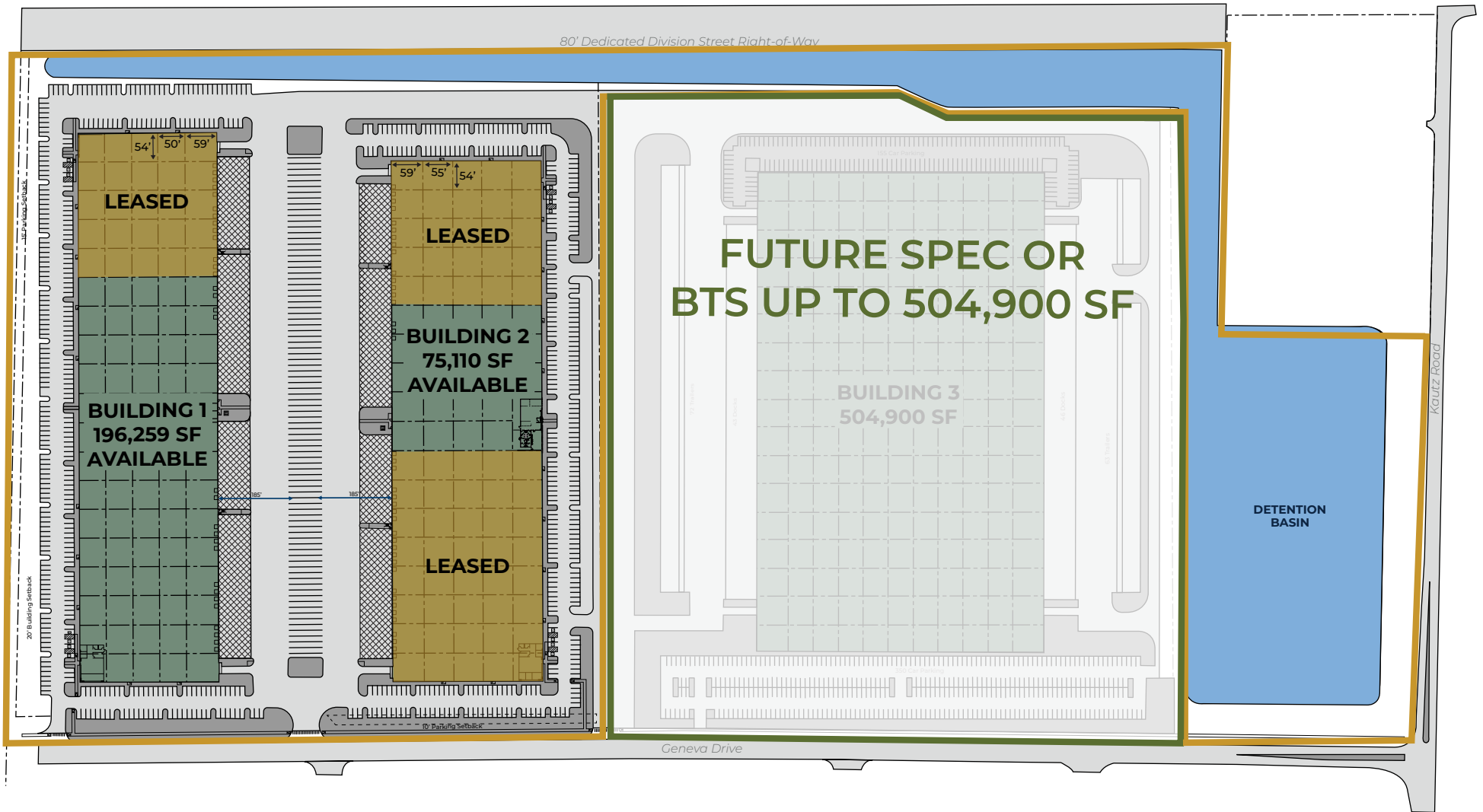


-  75,110 SF available
-  3,488 SF spec office
-  89 - auto parking spaces
-  ESFR sprinkler system
-  45,000 lb capacity dock leveler
-  LEED Silver Certified
-  Trailer parking available
-  55' D x 54' W bay spacing; 59' D at staging bays
-  185' truck court
-  LED lighting
-  32' clear heights
-  3 - dock doors; (expandable to 13)



PHASE 1

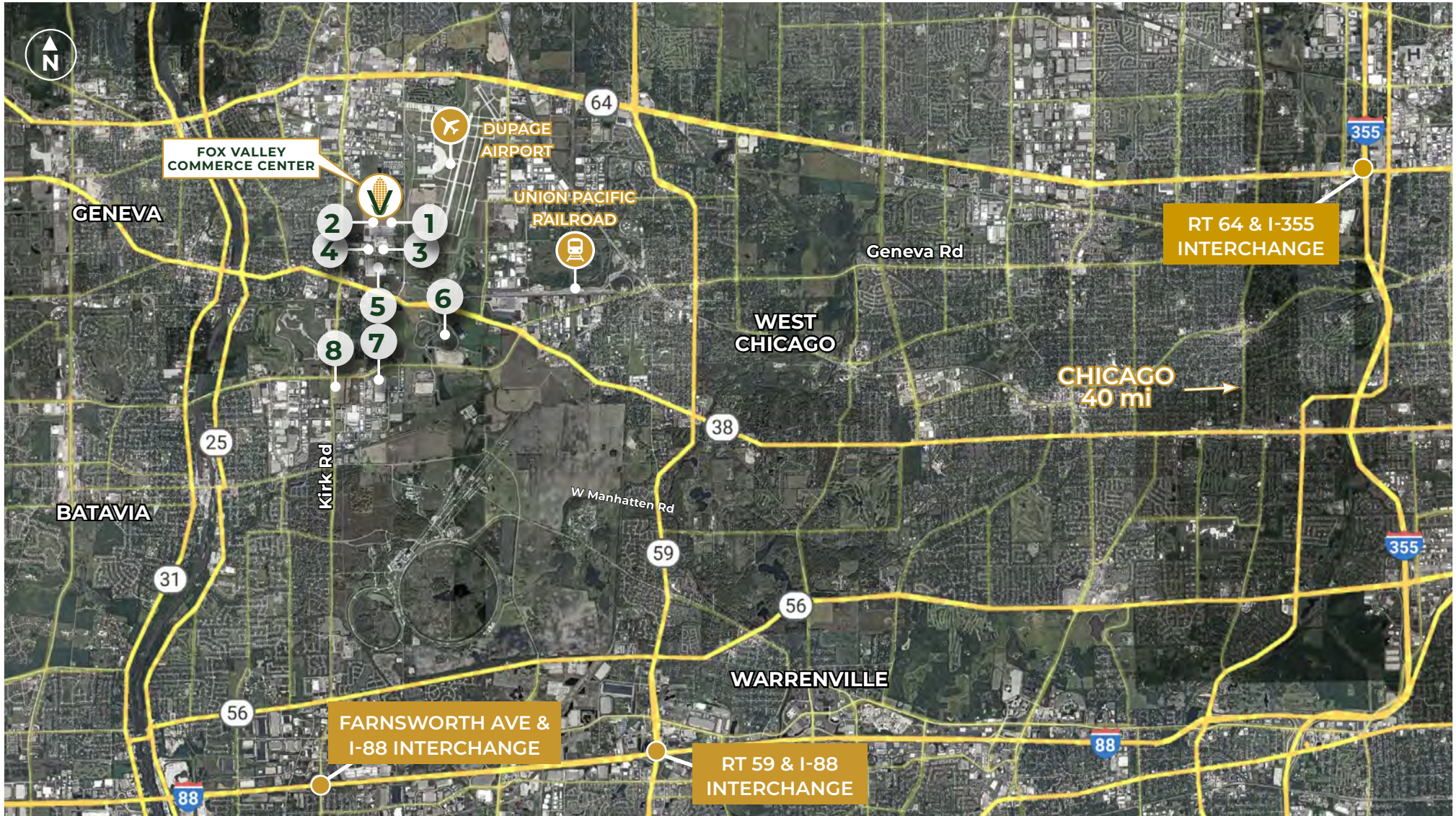
PHASE 2





75,110 SF
AVAILABLE





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

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



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