



Rt 45 and Stuenkel Rd
Frankfort, IL 

151.82 Acre Technology Park

LAND DEVELOPMENT SITE IDEAL FOR DATA CENTER

CBRE

Midwest Data Center Overview



The Midwest has emerged as one of the fastest-growing data center regions globally, driven by the massive power and land requirements of **artificial intelligence** and **cloud computing**. Historically viewed as “flyover country,” it is now a primary destination for hyperscalers due to its stable power grid, affordable land, and aggressive tax incentives.

States like Indiana and Wisconsin are seeing massive multi-billion dollar investments, including Amazon’s \$11 billion Project Rainier in Indiana and Microsoft’s \$3.3 billion complex in Wisconsin.

Strategic Advantages

- **Abundant Power & Energy Mix:** The Midwest offers a diverse energy portfolio, including the nation’s leading **wind power** (Iowa) and **nuclear generation** (Illinois).
- **Scalable Land:** Large, industrial-zoned parcels allow for “megacampuses” that are difficult to build in land-constrained coastal markets like Silicon Valley or Northern Virginia.
- **Economic Incentives:** Many states offer **20- to 50-year sales tax exemptions**, potentially saving companies billions in investment costs.
- **Climate & Safety:** The temperate climate reduces cooling costs, and the region has a low propensity for natural disasters like hurricanes or earthquakes.

Leading Providers & Projects

- **Hyperscalers:** Google, Amazon (AWS), Meta, and Microsoft are the primary drivers of new construction.



Property Overview



ACREAGE

151.82 Acres
of land available, 1 parcel

ADDRESS

Rt 45 & Stuenkel Rd,
Frankfort, IL (Will County)

LOCATION OVERVIEW

Near-immediate access to
Rt 45, I-80, & I-57

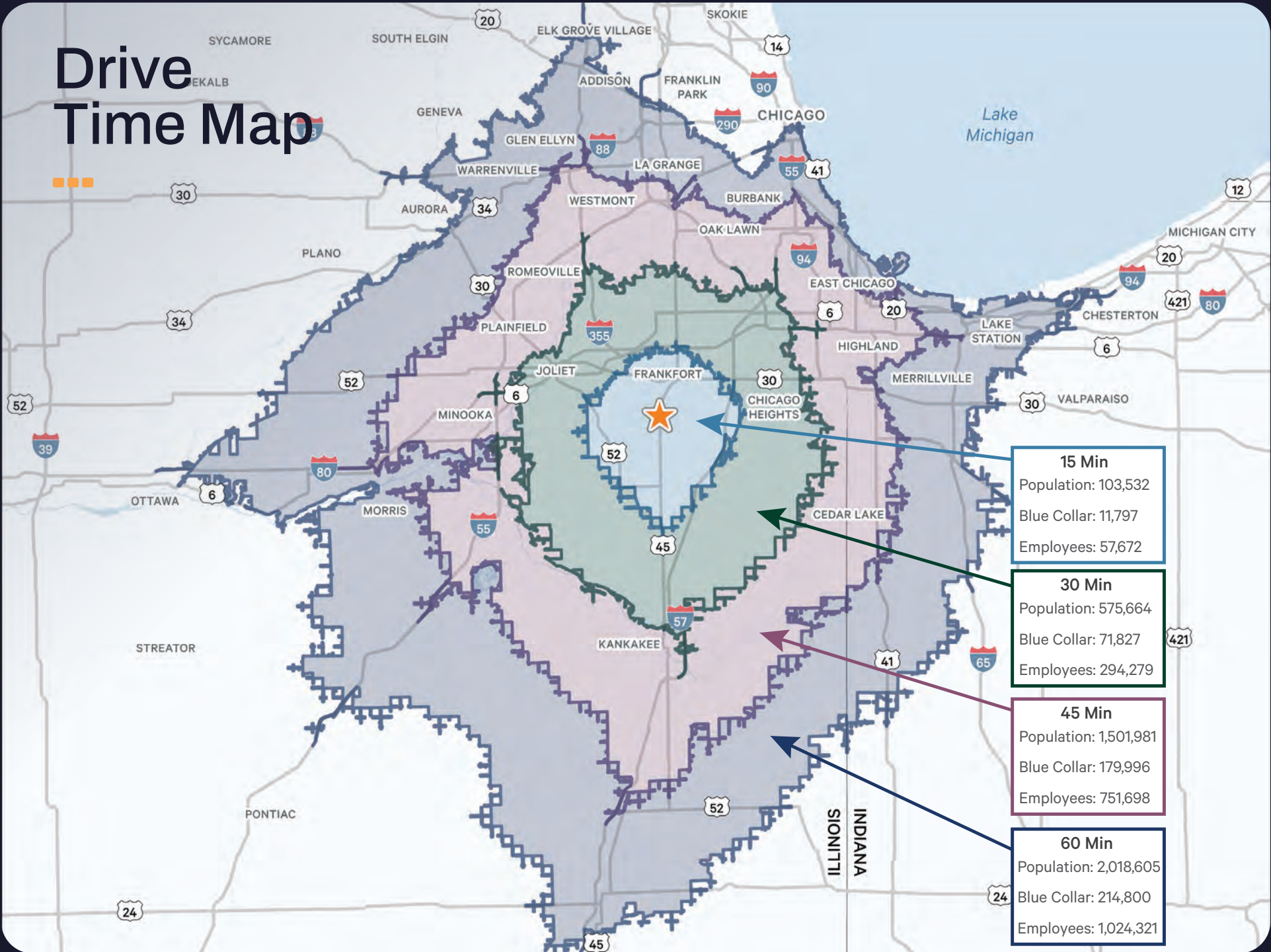
ZONING

A-1

TAX INCENTIVES

State level data center
tax incentives

Drive Time Map



Access Map



Rt 45 & Stuenkel Rd,
Frankfort, IL 

Contact



JASON LEV

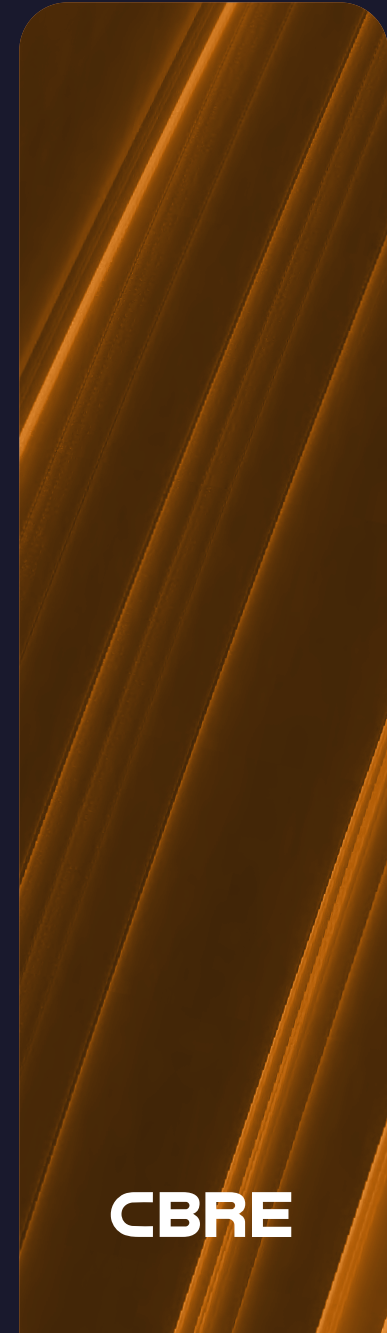
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