



3095

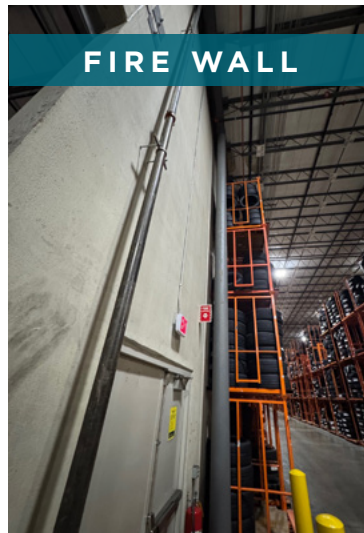
CORPORATE DR
DEKALB

1,005,767 SF AVAILABLE

 CUSHMAN &
WAKEFIELD



LOADING BAY



FIRE WALL

PROPERTY OVERVIEW

This high quality industrial facility was built in 2000 and occupied by the same Fortune 500 company since inception.

Available for lease, **3095 Corporate Drive, DeKalb** offers connectivity to I-88 and the I-39 corridor that directly links to I-80, I-90, I-55, I-57 & I-74.



GUARD SHACK



MAIN OFFICE

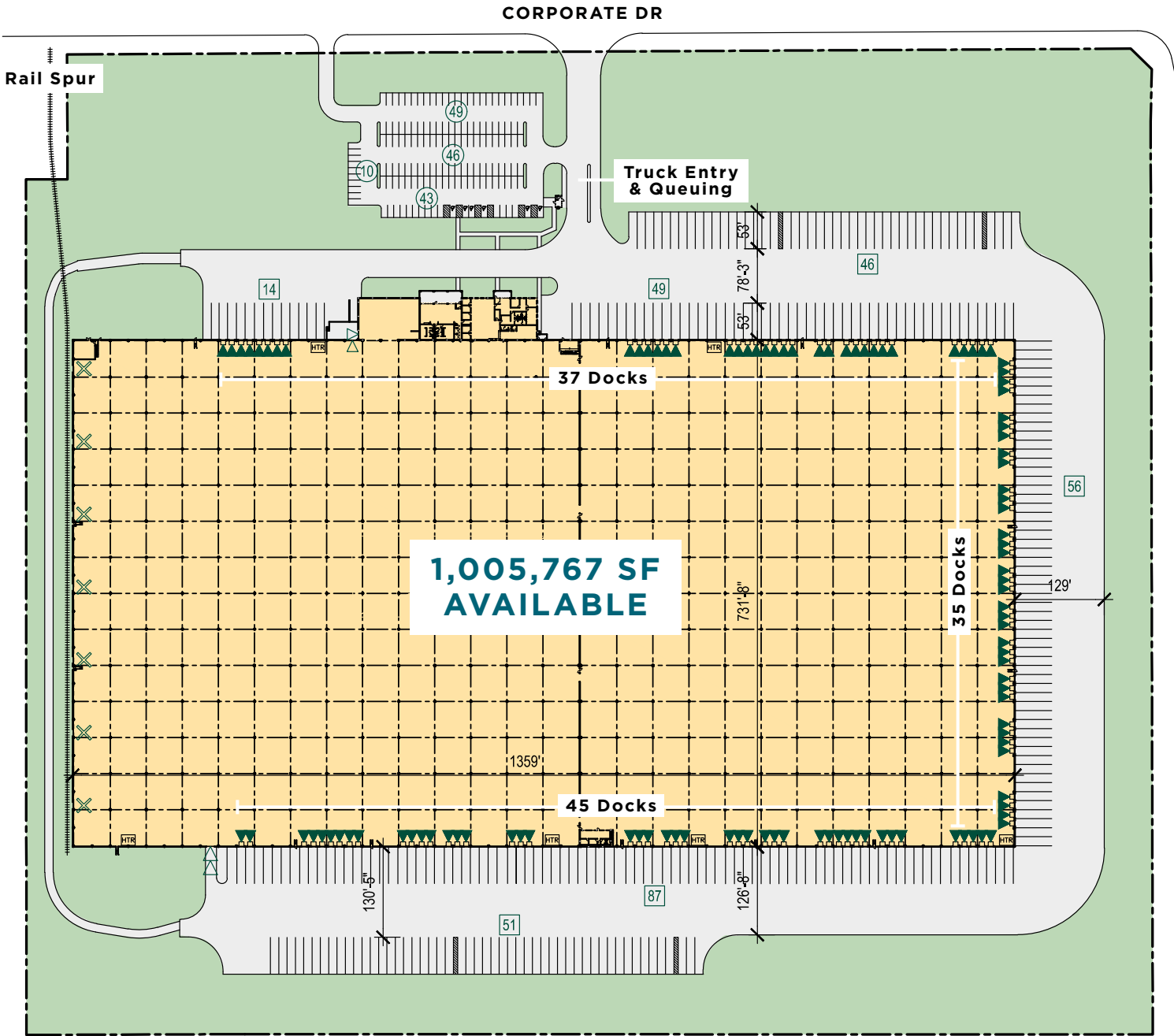
BUILDING HIGHLIGHTS

- **Building Size:** 1,005,767 SF
- **Main Office:** 15,151 SF
- **Shipping Office:** 1,154 SF
- **Clear Height:** 26'6" - 33'10"
- **Loading Docks:** 124 Exterior
- **Trailer Parking:** 97 (Off Building)
82 (On Building)
- **Car Parking:** 148 Stalls (Expandable)
- **Power:** TBD
- **Taxes:** \$0.83 PSF
- **Power:** 3,000 Amps

1,005,767 SF
AVAILABLE



SITE OVERVIEW



- 52.62 Acre Site
- Fully Fenced/Secured
- Guard Shack/Gated Entry
- Car/Truck Separation
- 3 Sided Loading (Unique)
- Full Circulation
- Adjacent Water Tower
- High Hazard Storage Ready
- Rail Potential
- Excess Land
- 52' x 52' Column Spacing



**1,005,767 SF
AVAILABLE**



ACCESS & CORPORATE NEIGHBORS



- Immediate I-88 four-way interchange access at both S Annie Glidden Rd and Peace Road
- Corporate neighbors include: Meta, Nestle, 3M, Amazon, CST Storage, Ferrara, KraftHeinz and Panduit

1,005,767 SF
AVAILABLE



DRIVE TIME

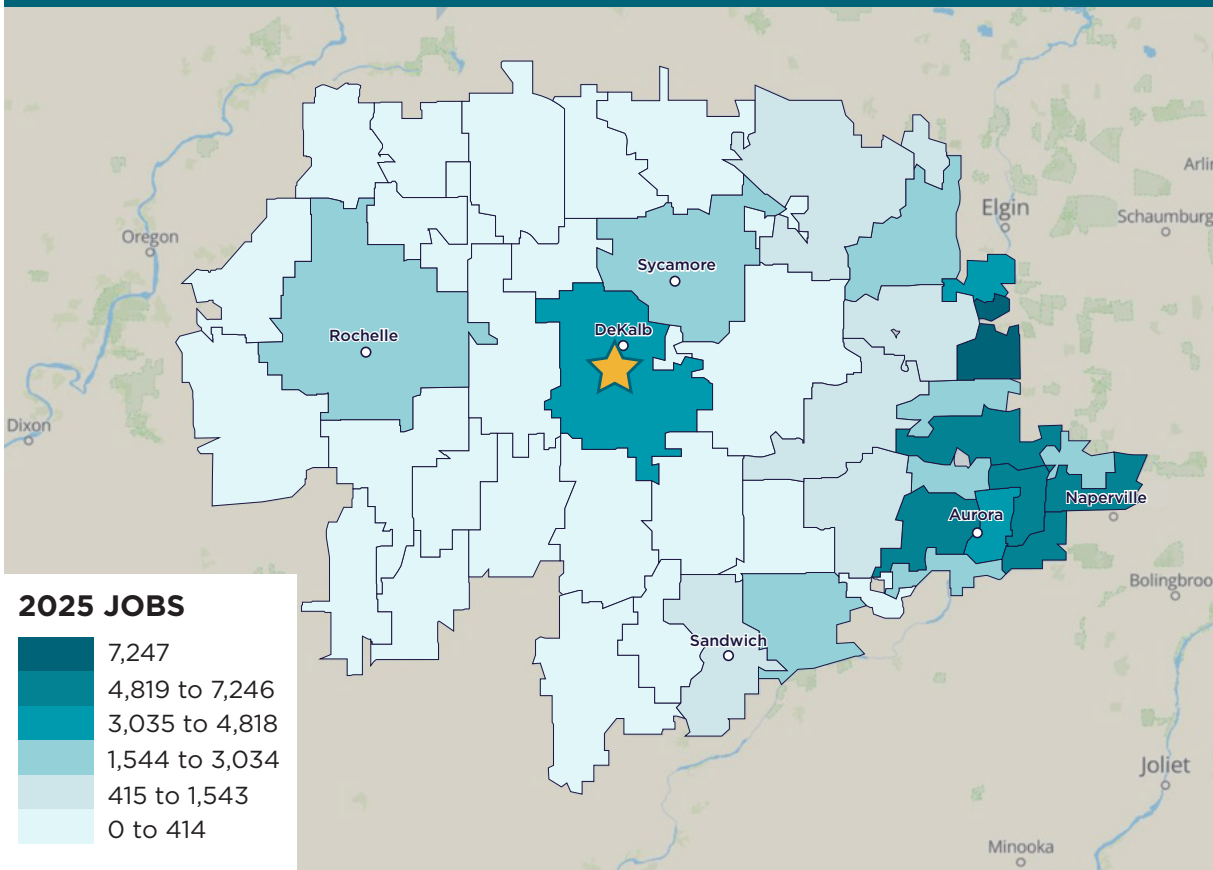


**MAJOR MARKET ACCESS
WITHIN ONE DAY'S
DRIVE TIME**

**1,005,767 SF
AVAILABLE**



INDUSTRIAL-USING WORKERS WITHIN 45 MINUTE DRIVE TIME



Population (2025)	664,422
Projected 5-year Change	-0.4%
Total Jobs	387,495
Average Earnings	\$72,893

MANUFACTURING

Manufacturing Workers*	25,213
Historic Job Change (2020-2025)	+9.2%
Projected Job Change (2025-2030)	+2.2%
Average Annual Job Openings	3,004
Average Hourly Wage	\$23.09

WAREHOUSE

Warehouse Workers*	41,085
Historic Job Change (2019-2024)	+20.2%
Projected Job Change	+6.1%
Average Annual Job Openings	5,695
Average Hourly Wage	\$24.26

*Manufacturing Workers includes: Food Processing Workers, Machinists, Tool and Die Makers, Miscellaneous Assemblers and Fabricators, among other related job titles.

*Warehouse Workers includes: Forklift Operators, Materials Movers, Pickers/Packers, and Warehouse Selectors, among other related job titles.

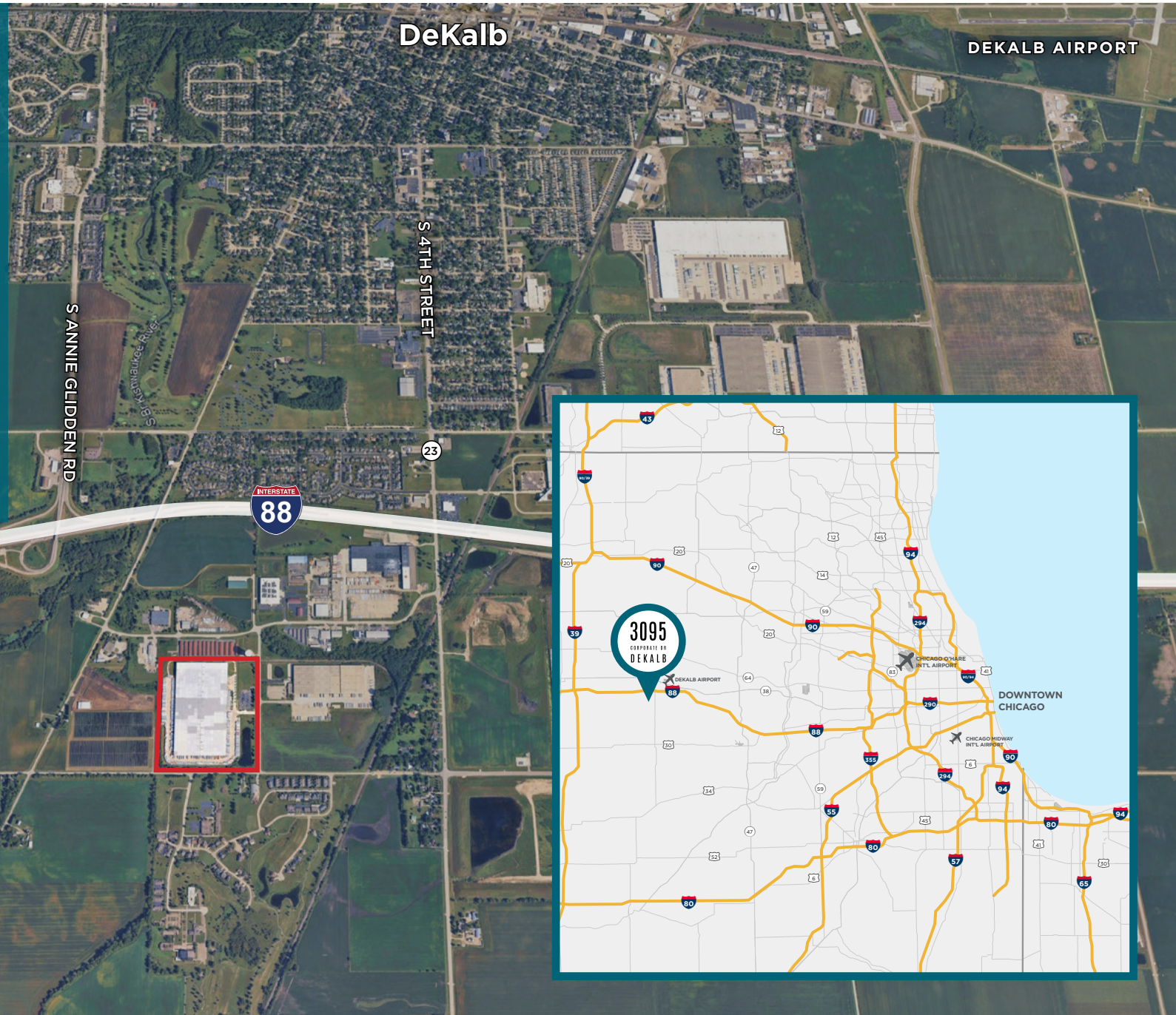
1,005,767 SF
AVAILABLE



LOCATION

KEY DISTANCES

- Downtown DeKalb:
2.8 miles
- DeKalb Airport:
5.6 miles
- I-88/I-39 Four-way
Interchange:
14.3 miles
- O'Hare Airport:
59.5 miles





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