

Potential Site Plan

BTS Opportunity
200,000 - 1,200,000 SF



Site Data

North Site	
Site Area	97.61 Acres
Detention	
Compensatory Storage Req.	53.44 AC/FT
Detention Storage Req.	51.68 AC/FT
Total Storage Req. & Prov.	105.12 AC/FT
Building Area	1,200,000 SF
Parking	
Car Parking Provided	1,072 Cars
ADA Car Parking Provided	20 Cars
Total Future Cars	1,052 Cars
Drive in Overhead Doors	4 Doors
Total Exterior Docks	306 Docks
Total Trailer Stalls	340 Stalls
Clear Height	36'-0"

Alternate Site Plan



Highlights



Favorable
M-2 zoning



Up to 1,200,000
SF of big-box
Industrial



High-capacity
public utilities



Business-friendly
municipality



Low Kendall
County taxes



Flexible site plans/facility configurations
with outdoor storage, trailer stalls and
dedicated rail service available



Incentives in place

Location and Access

HIGHLIGHTS

- +/-250,000 multi-level skilled labor pool in close proximity

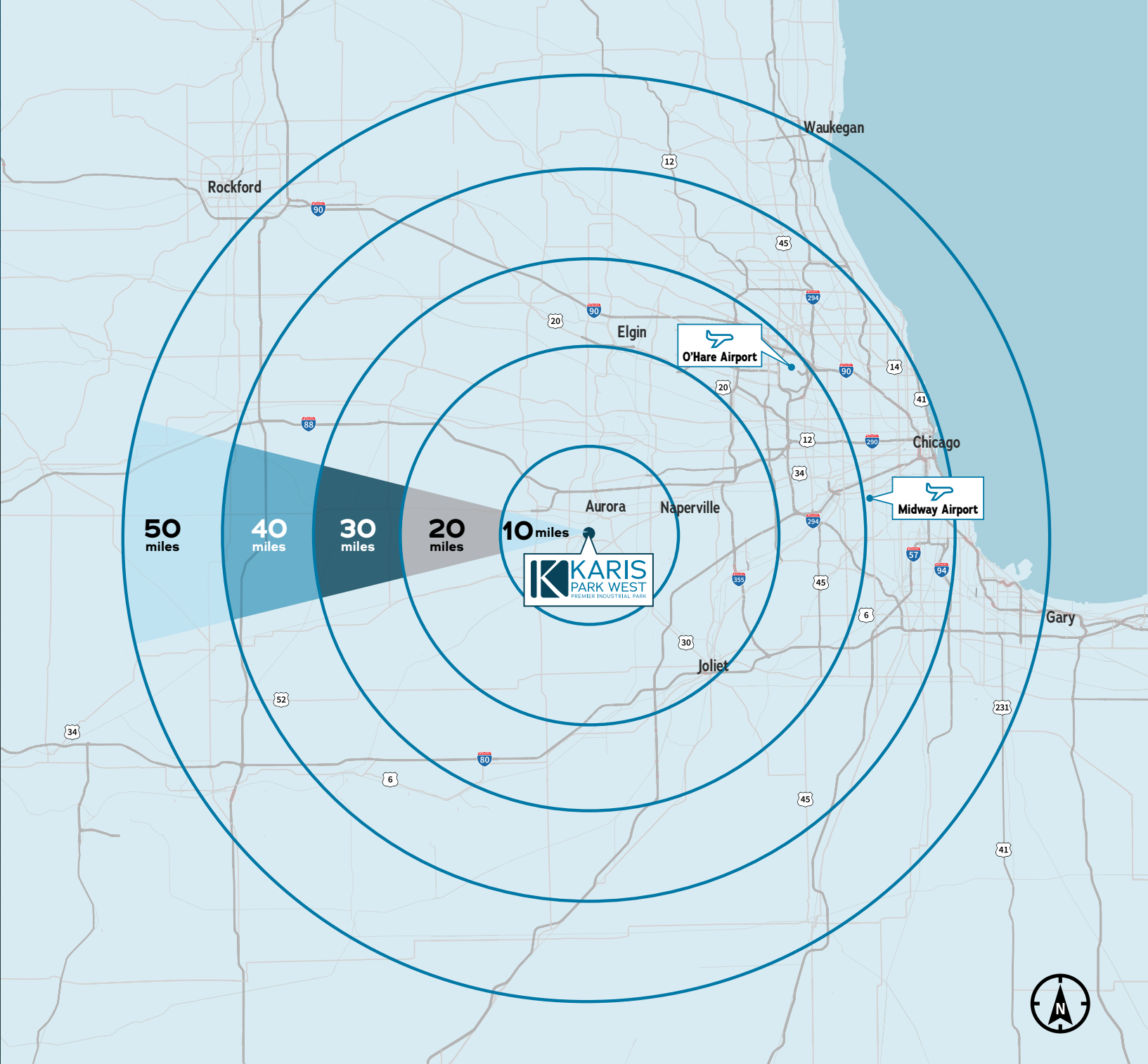
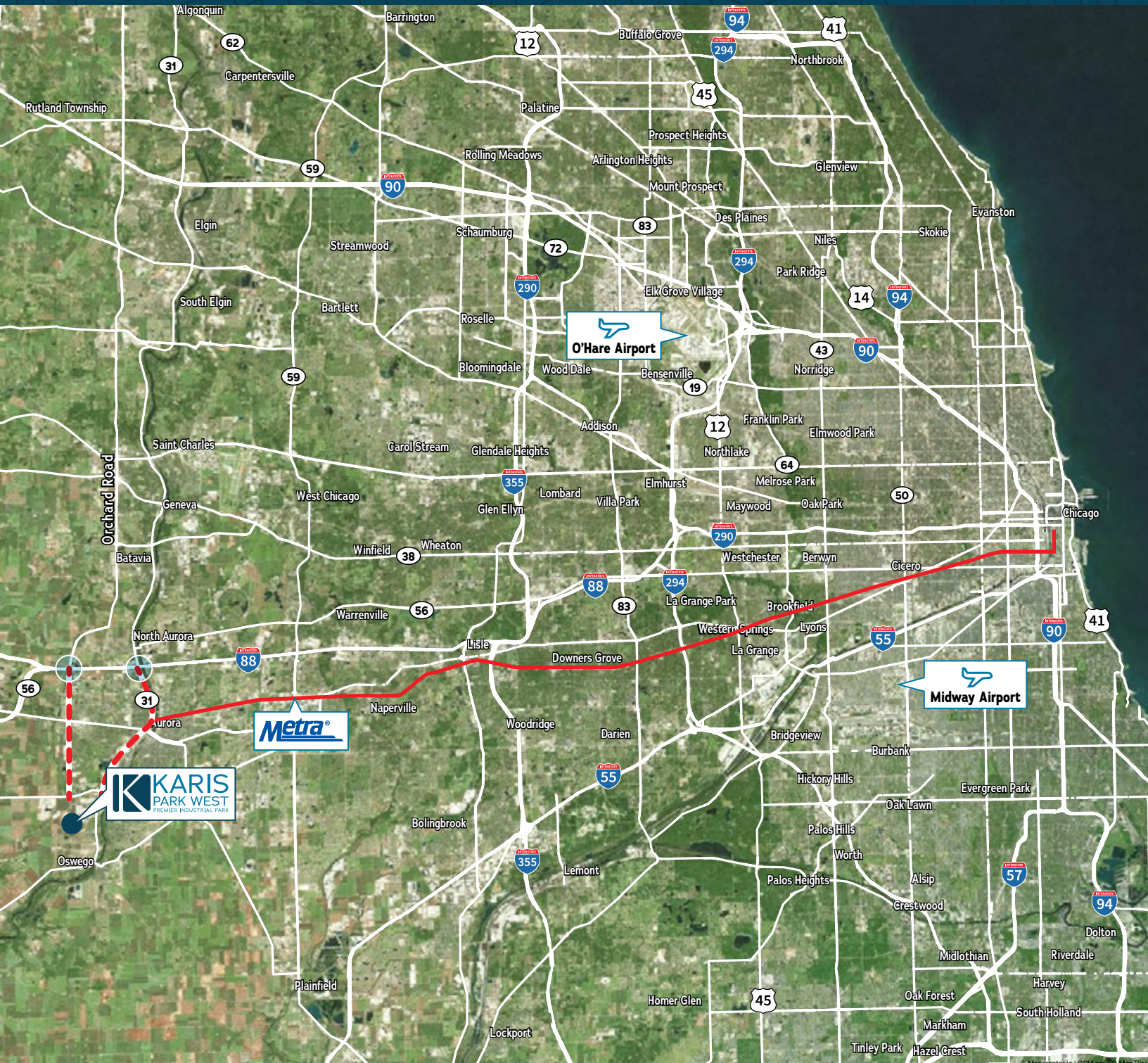
+/-500,000 household population within 10 miles

Various points of ingress/egress available along Orchard Rd., Galena Rd., and Caterpillar Dr.

50,000+ vehicles along Orchard Rd./Rt. 30 per day
- 4M SF former Caterpillar plant located adjacent to site with significant new tenant activity

Close proximity to key transportation corridors, IL State Rts. 47 & 31

5.88 miles to I-80, full interchange at Orchard Rd., I-80 and I-55 via IL State Rt. 47/Rt. 30



I-88
5.8 miles

ROUTE 30/RT. 47
3.9 miles

ROUTE 59
11 miles

I-55
16.5 miles

I-80
22.3 miles

I-355
24 miles

I-294
30.8 miles

O'HARE INTERNATIONAL
AIRPORT
41 miles

MIDWAY INTERNATIONAL
AIRPORT
43 miles

CHICAGO
46 miles

INTERMODAL AND RAIL

UP AUTOMOTIVE FACILITY
16.8 miles

CN JOLIET
28 miles

UP GLOBAL II
32 miles

BNSF LPC ELWOOD
36 miles

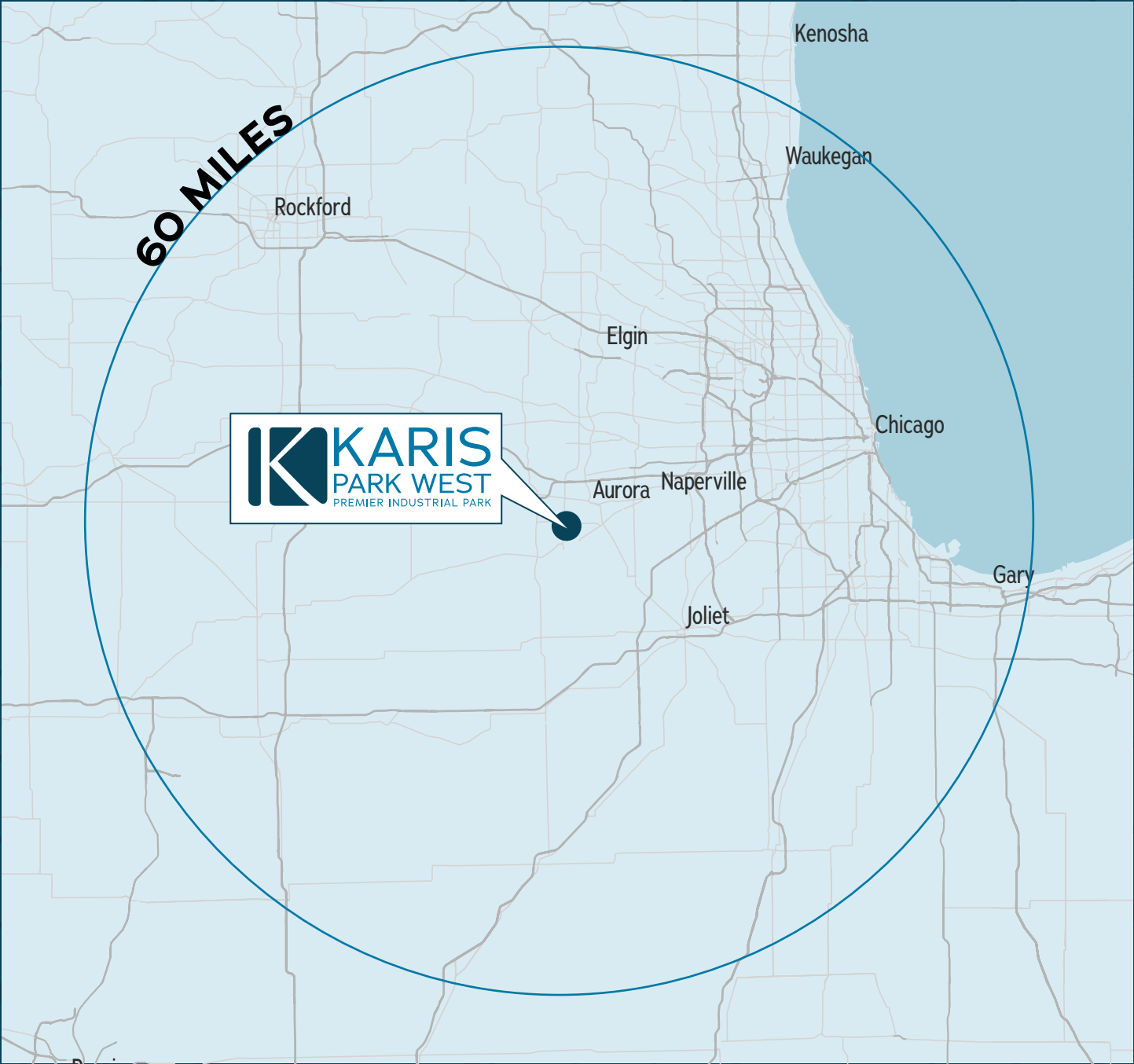
UP GLOBAL IV JOLIET
39 miles

BNSF - CICERO
41 miles

CSX BEDFORD PARK
41 miles

IASIS BLUE ISLAND
45 miles

Local Demographics



KEY FACTS



9,869,427
Total population



5,357,208
Total labor force



\$82,120
Median household income



38.0
Median age

EDUCATION

9%

No high school diploma



24%

High school graduate



26%

Some College



41%

Bachelor's/Grad/
Prof degree

INDUSTRY CONCENTRATION



7,752

Transportaion/
warehouse firms



13,929

Manufacturing firms



383,889

Transportaion/warehouse
employees



574,791

Manufacturing
employees

EMPLOYMENT

White Collar



67%

Blue Collar



22%

Services



12%

4.9%

Unemployment
rate



KARIS

PARK WEST

PREMIER INDUSTRIAL PARK

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