

# FULLY ENTITLED BTS AVAILABLE

## ± 670,000 SF 3 BUILDING PARK



UNLOCKING VALUE, MINIMIZING COSTS:  
LEVERAGING LARGE TIF INCENTIVES FOR LOW OCCUPANCY EXPENSES



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PARTNERS



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# SITE PLAN

## CUSTOMIZABLE BUILDING PLANS FROM 50,000 SF TO 800,000 SF

### PROJECT DATA:

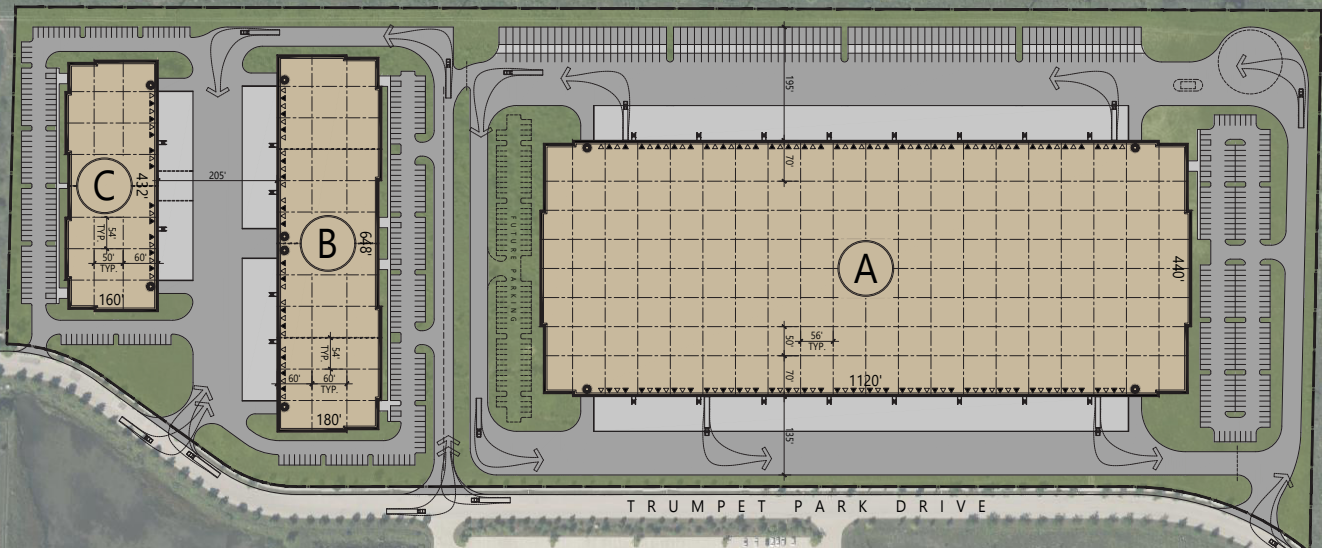
GROSS LOT AREA : ± 41 AC

BUILDING AREA : ± 670,939 SF  
COVERAGE : ± 38%

**BUILDING A :** ± 486,546 SF  
CAR PARKING : (194) 9' x 18'  
FUTURE CARS : (+92) 9' x 18'  
DOCK POSITIONS : (108) 9' x 10'  
DRIVE-IN DOORS : (4) 14' x 16'  
TRAILER PARKING : (89) 12' x 60'

**BUILDING B :** ± 115,435 SF  
CAR PARKING : (125) 9' x 18'  
DOCK POSITIONS : (32) 9' x 10'  
DRIVE-IN DOORS : (4) 14' x 16'

**BUILDING C :** ± 68,958 SF  
CAR PARKING : (129) 9' x 18'  
DOCK POSITIONS : (18) 9' x 10'  
DRIVE-IN DOORS : (2) 14' x 16'



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# PROPERTY SPECIFICATIONS



## BUILDING FEATURES

50,000 Sq. Ft. to 800,000 Sq. Ft. Spaces Available

Rail Served Buildings Possible (Union Pacific)

40' Clear

Office to Suit

Docks: 1 per 4,000 SF

Cross-Dock Available

Trailer Parking on Site



## SITE FEATURES

Pad-Ready: Roads, Utilities, Detention, Entitlements Complete

± 41 Acres (Net of Detention)

6-Minute Drive to 4-way Interchange at Russell Road & I-94

Stoplight Intersection at Park Entrance

Zoning Permissible for Outside Storage

Pro- Industrial Businesses Community

Permit-Ready Site!



## BENEFITS OF LOCATING IN LAKE COUNTY/ILLINOIS

**Aggressive TIF Incentives** 16 years remain which can provide tenants substantial subsidies, equating to the lowest property taxes within 100 miles.

**Enhanced EDGE Tax Credits** Benefit from 50% greater credits for new and existing jobs due to the "Underserved Area" designation in Illinois.

**Strategic Labor Location** Located at the heart of the I-94 corridor's prime warehouse labor market in Zion and Waukegan.

**Enterprise Zone Savings** Significant reductions on sales tax for building materials.

**Pro-Industrial Community** Zion is among the most supportive industrial business communities in Illinois.

**Development Ready** Located in existing business park: Infrastructure, utility extensions and detention facilities all in place



## INFRASTRUCTURE

12" Water & Sewer Line to Site

3,000,000 GPD Municipal Water Capacity

200,000 GPD Sewer Capacity

1/3 Mile to ComEd substation with Adjacent Peaker Plant

70,000 Annual Therm Capacity from North Shore Gas

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# TRANSPORTATION ANALYSIS

## TRUCKING RADIUS

### 900 MILE RADIUS



POPULATION: 216,642,609



HOUSEHOLDS: 85,418,830

### 600 MILE RADIUS



POPULATION: 101,201,734



HOUSEHOLDS: 40,795,683

### 300 MILE RADIUS

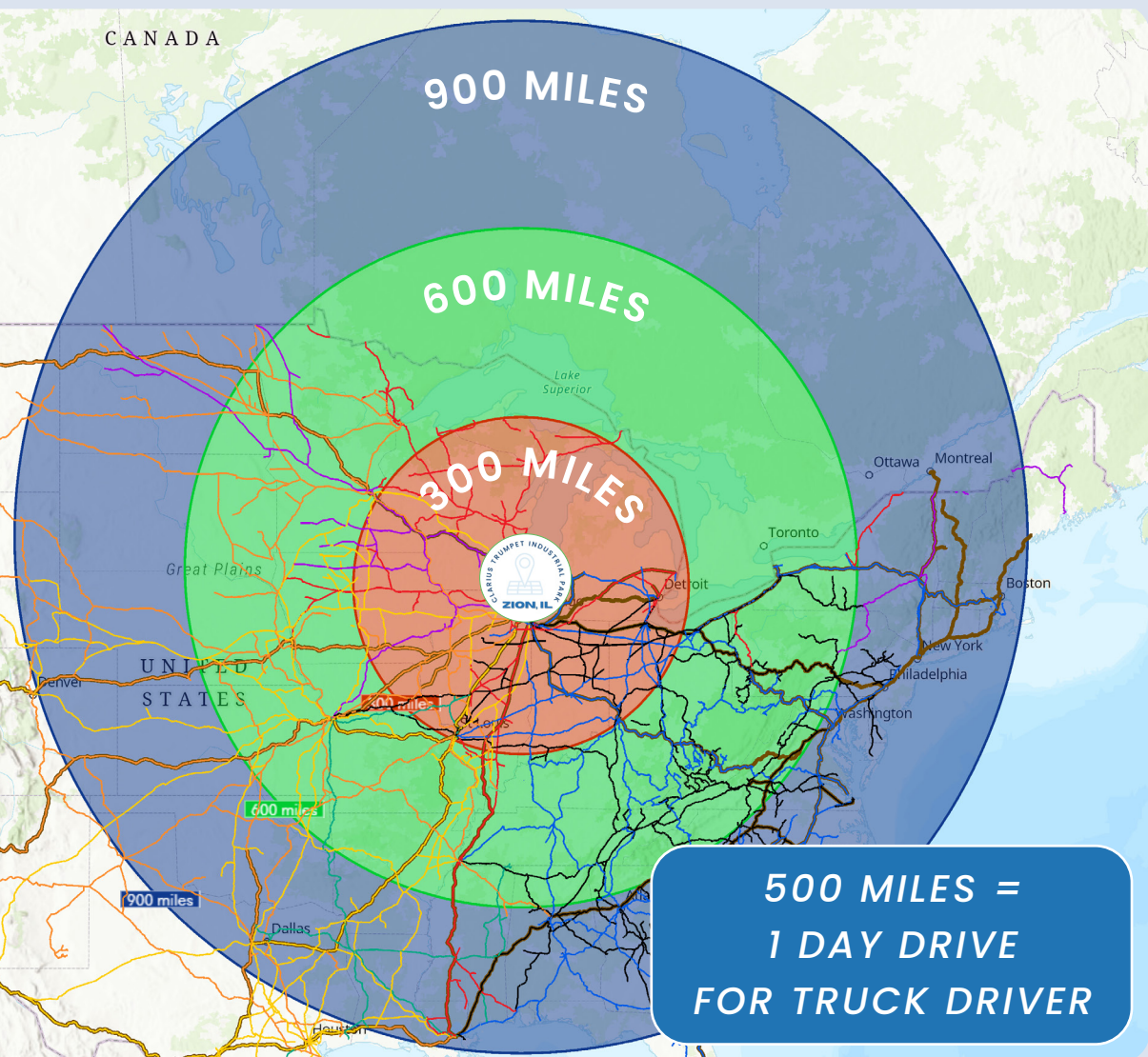


POPULATION: 43,647,161



HOUSEHOLDS: 17,529,085

500 MILES =  
1 DAY DRIVE  
FOR TRUCK DRIVER



# 15 MINUTE DEMOGRAPHIC COMPARISON

## ZION | IL



**144,883**  
POPULATION



**1,206.2** PER SQ. MILE  
POPULATION DENSITY

★ WAREHOUSE LABOR  
DRIVING PAST OUR  
SITE TO GO TO WORK



**2,328**  
LABOR POOL TRAVELING



2023 **5,862** OCCUPATION  
PRODUCTION



2023 **7,374** OCCUPATION  
DISTRIBUTION

## KENOSHA | WI



**128,403**  
POPULATION



**683.6** PER SQ. MILE  
POPULATION DENSITY



**(248)**  
LABOR POOL TRAVELING



2023 **5,612** OCCUPATION  
PRODUCTION



2023 **7,016** OCCUPATION  
DISTRIBUTION

## PLEASANT PRAIRIE WI



**126,834**  
POPULATION



**627.4** PER SQ. MILE  
POPULATION DENSITY



**(166)**  
LABOR POOL TRAVELING



2023 **4,696** OCCUPATION  
PRODUCTION



2023 **5,657** OCCUPATION  
DISTRIBUTION

# LOCATION OVERVIEW



## DRIVE TIMES:

Lakeview Corporate Park:	3 minutes
4-Way Interchange at I-94/Route 41:	5 minutes
Diamond Fulfillment	≤ 1 minute
O2C Brands	≤ 1 minute
FedEx:	≤ 1 minute
Midwest Refrigerated Services:	6 minutes
ULINE:	7 minutes
Global Industrial:	7 minutes
Volkswagen:	7 minutes
Yamaha:	7 minutes
TA Chen:	7 minutes
Niagara Bottling:	7 minutes
Pfizer:	7 minutes
Quest Products:	7 minutes
TA Travel Center:	8 minutes
Love's Travel Center:	8 minutes
ABF Freight:	8 minutes
Pepsi:	8 minutes
Fresenius Kabi	9 minutes
Kroger:	10 minutes
SC Johnson/APL Logistics:	10 minutes
Meijer:	11 minutes
ULINE HQ:	11 minutes
Nexus Pharmaceuticals:	12 minutes
Haribo:	12 minutes
GXO	12 minutes
Milwaukee:	45 minutes
Chicago:	1 hour
Milwaukee International Airport:	35 minutes
O'Hare International Airport:	42 minutes

**JOIN THE 25 MILLION SQ. FT. OF CORPORATE USERS WITHIN A 15 MINUTE DRIVE OF THE PROPERTY!**

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