



**DEKALB, ILLINOIS**

LAND SITES FROM 5-120 ACRES  
BUILDINGS FROM 50,000-2,000,000 SQUARE FEET

**DEVELOPERS:**  
 VENTURE ONE REAL ESTATE, LLC  
 CLAYCO  
THE ART & SCIENCE OF BUILDING

**EXCLUSIVE AGENTS:**  
 Jason West, SIOR | [jason.west@cushwake.com](mailto:jason.west@cushwake.com) | 847.518.3210  
 Sean Henrick, SIOR, CCIM | [sean.henrick@cushwake.com](mailto:sean.henrick@cushwake.com) | 847.518.3215  
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**IN COLLABORATION WITH:**  
 Steve Milner, SIOR | 815.758.2100  
 Denise Weinmann, CCIM | 815.758.2100



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FOR SALE, LEASE OR BUILD-TO-SUIT

- SITES AVAILABLE FROM 5-120 ACRES
- BUILDINGS FROM 50,000 - 2,000,000 SF
- UNION PACIFIC RAIL AVAILABLE
- PAD-READY SITES FOR QUICK DELIVERY
- UNIQUE SITE FOR UP TO 2,000,000 SF
- IMMEDIATE ACCESS TO I-88
- PEACE ROAD & I-88 (4-WAY INTERCHANGE)
- I-39 LOGISTICS CORRIDOR DIRECTLY LINKS I-88, I-80, I-90, I-55, I-57 & I-74
- NEIGHBORS INCLUDE: GOODYEAR, NESTLE, 3M, TARGET AND PANDUIT
- COOPERATIVE AND BUSINESS FRIENDLY COMMUNITY
- DEKALB TAYLOR MUNICIPAL AIRPORT (DKB) - CORPORATE & CARGO JET SERVICE

ECONOMIC OVERVIEW

TAX INCENTIVES

- BUILD-TO-SUITS QUALIFY FOR TAX ABATEMENT

FOREIGN TRADE ZONE #176 BENEFITS

QUALITY LABOR FORCE

- 4,919,968 POPULATION WITHIN 50 MILES
- UNEMPLOYMENT RATE OF 8.57%
- 227,000 + AVAILABLE WORKERS
- AVERAGE HOUSEHOLD INCOME \$84,265
- NIU WORKFORCE



DEVELOPERS:

Clayco-Venture One  
Development Services



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