



**GATEWAY**  
BUSINESS CENTER

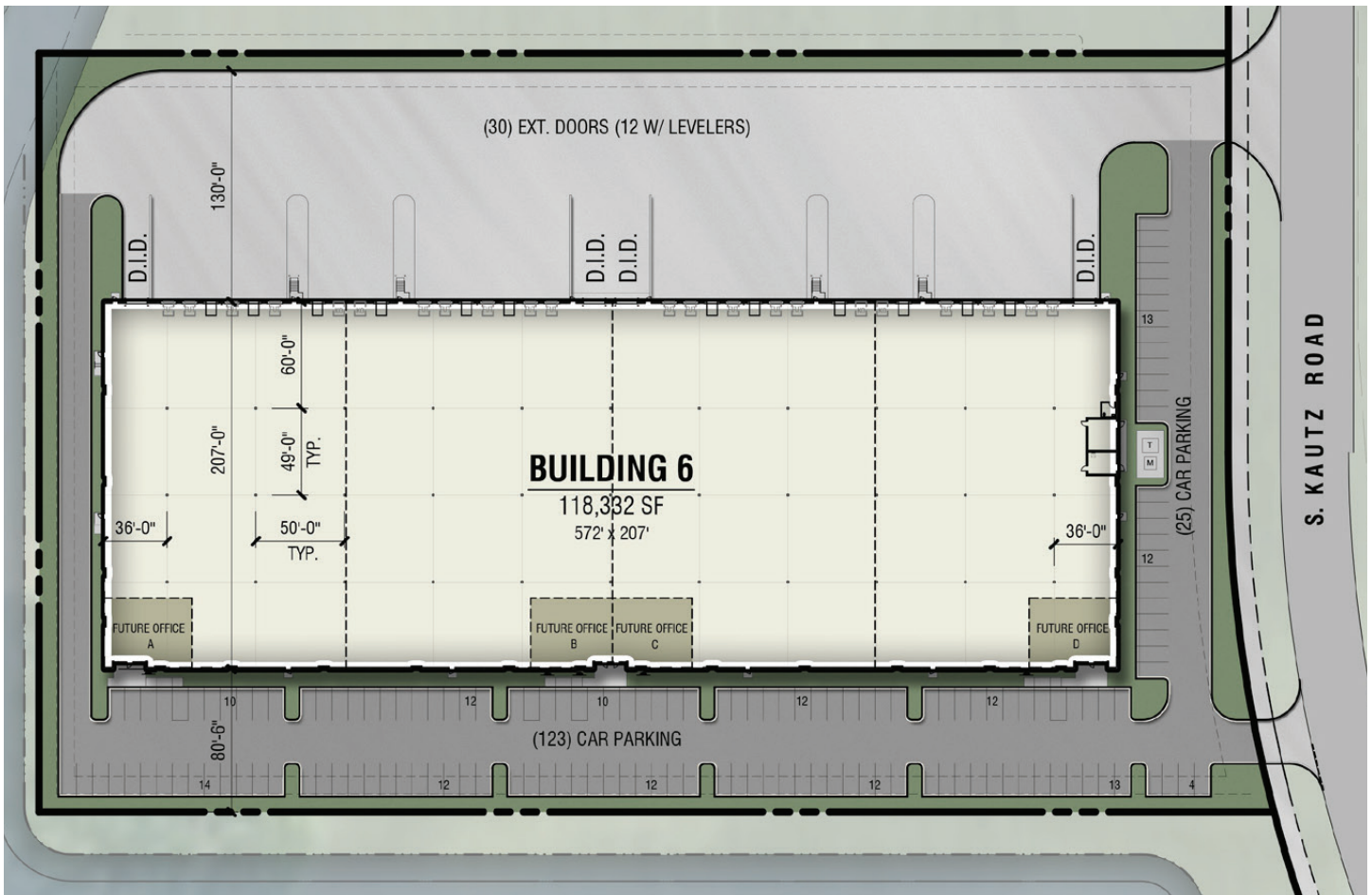
**GENEVA, IL**

**1500 S. KAUTZ ROAD, GENEVA**

THE FIRST SPEC FACILITY AT  
GENEVA'S PREMIER INDUSTRIAL PARK

118,332 SF NEW CONSTRUCTION DELIVERING Q2 2026





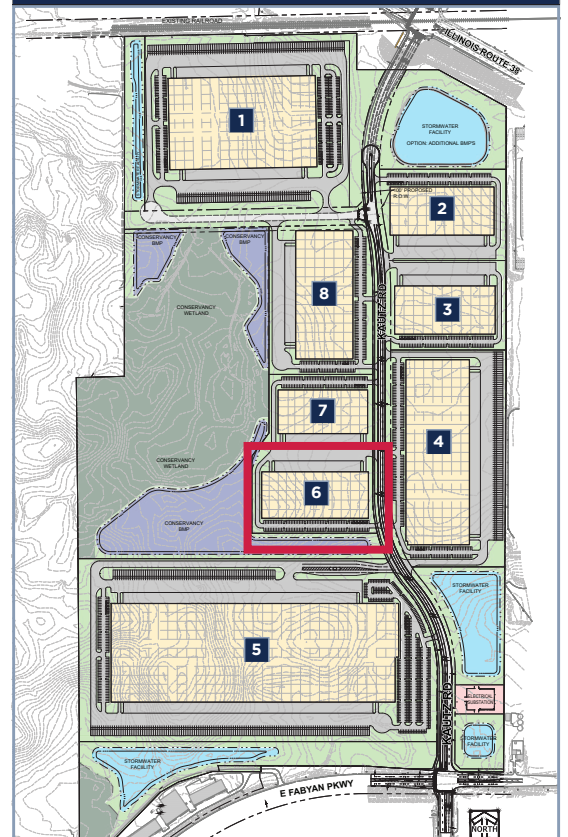
## BUILDING 6 SPECS

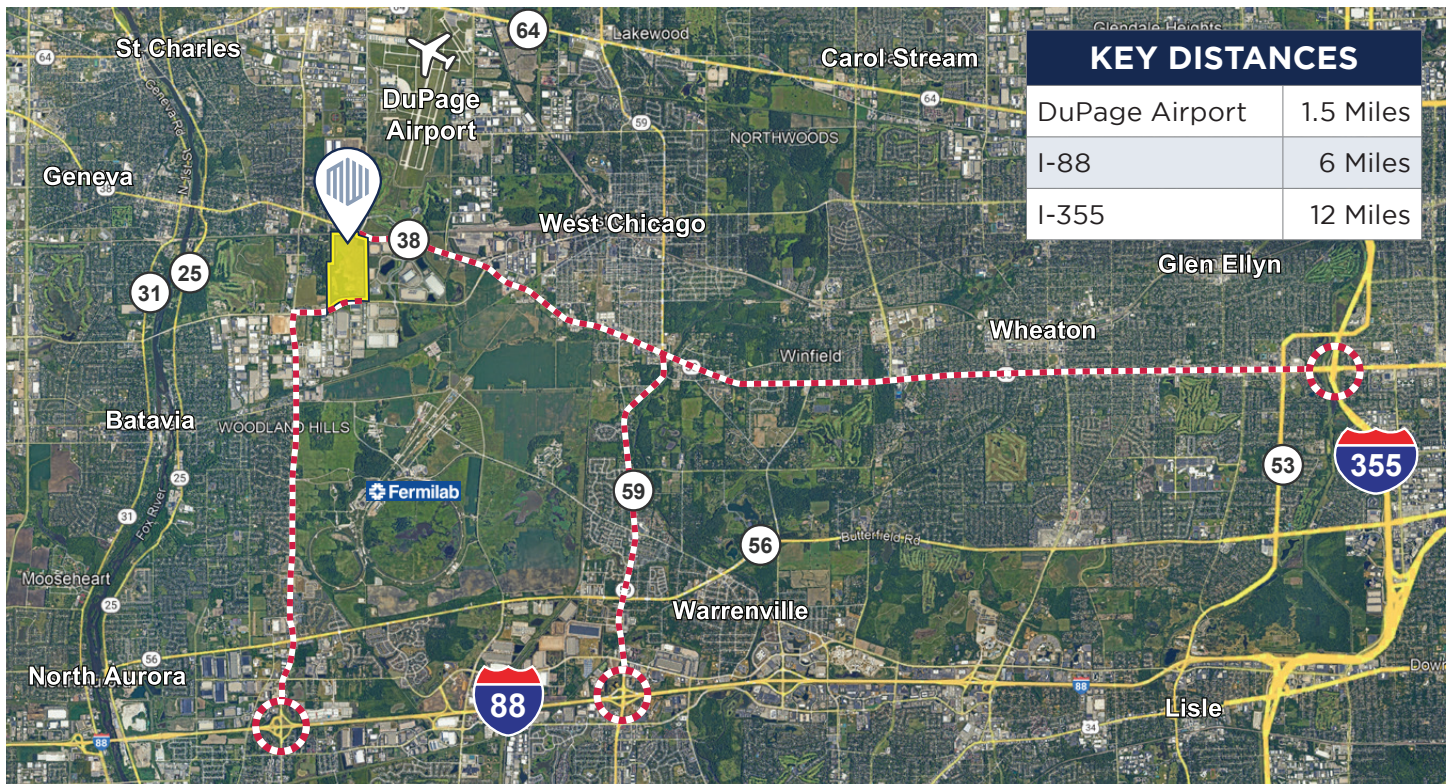
Building Area	118,332 SF (Divisible to 28,000 SF)
Clear Height	32'
Car Parking	148 Stalls
Exterior Docks	30 Docks (12 with levelers) (Expandable to 34)
Drive In Doors	4 Doors (12'x14')
Power	4,000 Amps

## HIGHLIGHTS

- High image new business park
- 40-Acre protected conservancy area
- New electric substation in park
- Above standard power available
- Lowest power rates in the Fox Valley Submarket
- Low Kane County property taxes

## MASTER PARK PLAN

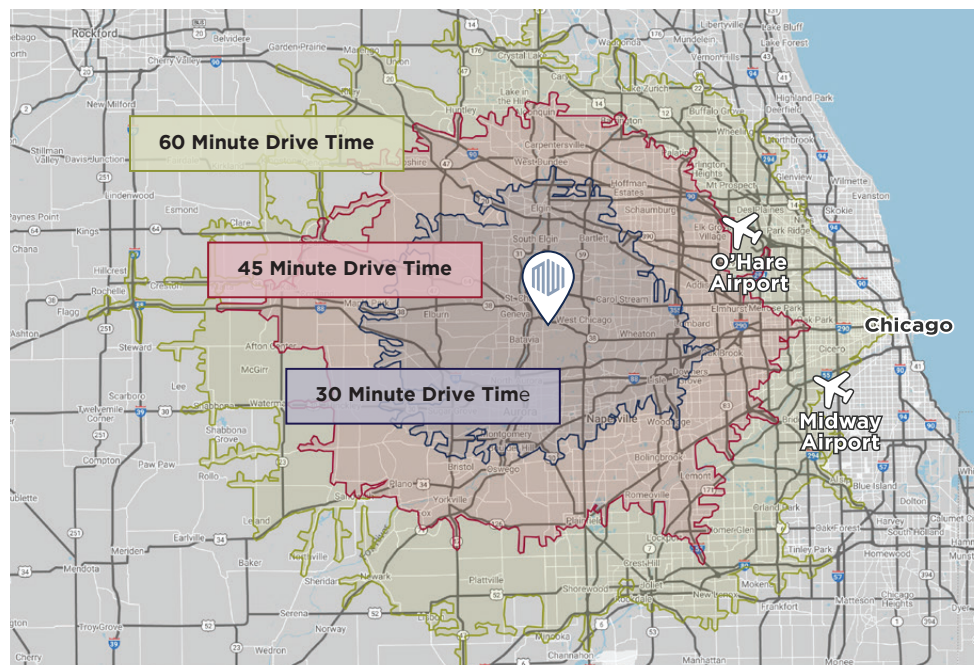




## CORPORATE NEIGHBORS



- Well-rounded labor pool within 20-mile radius of 1.14 Million workers with blend of white collar (67%) & blue collar (33%) creating a dynamic workforce equipped to handle strategic, technical, and hands-on operational demands
- Approximately 90 Million people live within a one day drive (500 mile radius)
- 20 miles from O'Hare International Airport
- 26 miles from Midway International Airport
- 35 miles from Downtown Chicago



# GATEWAY BUSINESS CENTER

---

## GENEVA, IL

With construction underway on the Kautz Road extension and park infrastructure, Gateway Business Center will feature 2.5 million SF of state-of-the-art, Class A, industrial space on 211-acres. This master-planned greenfield development offers a dynamic blend of speculative buildings and build-to-suit opportunities for sale or lease ranging from 25,000 SF to 1,000,000+ SF.



*MWI Property Group is a vertically integrated national real estate investment company focused on the development, acquisition and management of industrial properties in strategic markets throughout the United States. Founded in 2003 as Midwest Industrial Funds and rebranded to MWI Property Group in 2024, the company leverages its local market relationships to identify select opportunities and approaches every investment with an entrepreneurial and strategic perspective. MWI Property Group has acquired and developed over 90 industrial properties and its executive team has collectively completed over 75 million square feet of industrial transactions in 35 states.*

---

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
9450 W. Bryn Mawr Avenue, Suite 550  
Rosemont, IL 60018

Michael Androwich, Jr.  
mjandrowich@lee-associates.com  
773-355-3047

Matthew Androwich  
mmandrowich@lee-associates.com  
773-355-3018

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.