

**FOR SALE OR LEASE**  
FROM 7,000 SF TO 211,591 SF AVAILABLE



# 1900 E PLEASANT STREET

DEKALB, IL

**3 BUILDING CAMPUS ON 25 ACRES OF LAND**  
AVAILABLE NOW FOR SALE OR LEASE

**BUILDING 1 MATTERPORT**

**BUILDING 2 MATTERPORT**

# OVERVIEW

## BUILDING SPECIFICATIONS



## PROPERTY UNDERGOING A SUBSTANTIAL RENOVATION

BUILDING 1	
AVAILABLE SPACE	204,551 SF
OFFICE	To-Suit
CLEAR HEIGHT	18'-20'
INTERIOR DOCKS	3
COLUMN SPACING	20'X70"
DRIVE-IN DOORS	2
CRANE	One 10-ton Crane
POTENTIAL FOR	Interior Rail Line
POWER	3,000 Amps 480 Volts

BUILDING 2	
AVAILABLE SPACE	7,040 SF
OFFICE	To-Suit
CLEAR HEIGHT	18'
DRIVE-IN DOORS	2
POWER	2,000 Amps 480 Volts

**SALE PRICE: \$40.00 PSF**  
**LEASE RATE: \$4.00 PSF NET**

BUILDING 3	
AVAILABLE SPACE	67,522 SF
OFFICE	To-Suit
CLEAR HEIGHT	18'
INTERIOR DOCKS	1
COLUMN SPACING	20'X50'
DRIVE-IN DOORS	3
CRANES	One 10-ton Crane One 5-ton Crane
POWER	2,000 Amps 480 Volts
LEASE TERM	2 Years Remaining

**LEASED**

# OVERVIEW

## PROPERTY HIGHLIGHTS



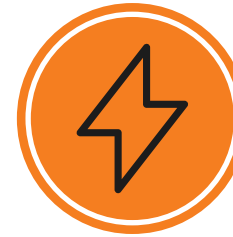
### SITE IS RAILED

SERVED BY CN RAIL LINE



### DEKALB COUNTY

MORE FAVORABLE PROPERTY TAXES  
THAN OTHER JURISDICTIONS



### HEAVY POWER

PROPERTY HISTORICALLY  
UTILIZED FOR MANUFACTURING



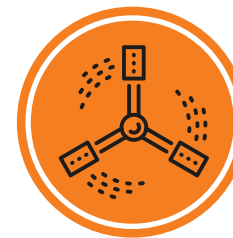
### UP TO 25 ACRES

OF OUTSIDE STORAGE FENCED,  
SECURED AND LIT



### 5 MINUTES

FROM PEACE RD. AND  
I-88 INTERCHANGE

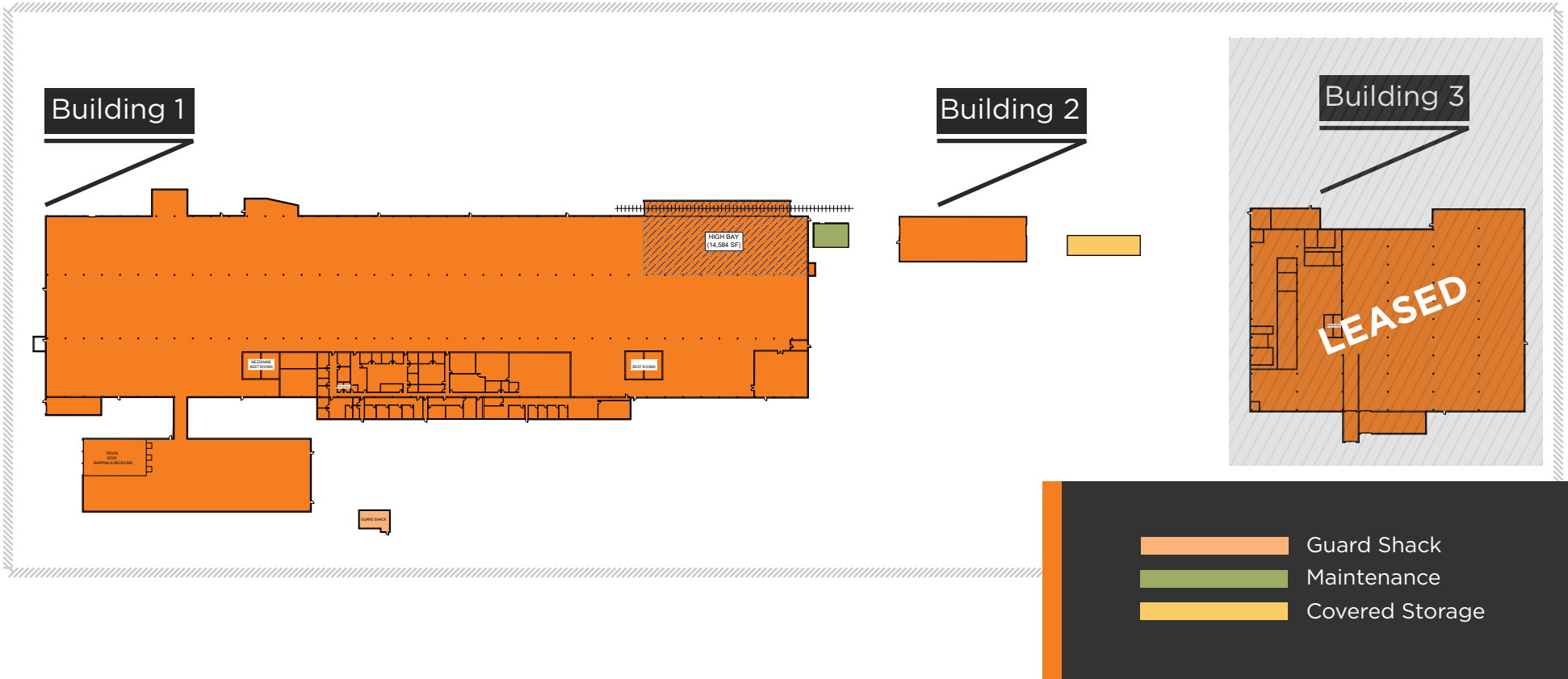


### FULLY SPRINKLERED

WITH SUPPLEMENTAL 150,000

1900 E Pleasant Street

# SITE PLAN



# INGRESS/EGRESS MAP



4.4 miles	Interstate 88
15.5 miles	Interstate 39
41 miles	Chicago Rockford International Airport
44 miles	Rockford
59.4 miles	O'Hare Airport
63.8 miles	Chicago

# CORPORATE NEIGHBORS

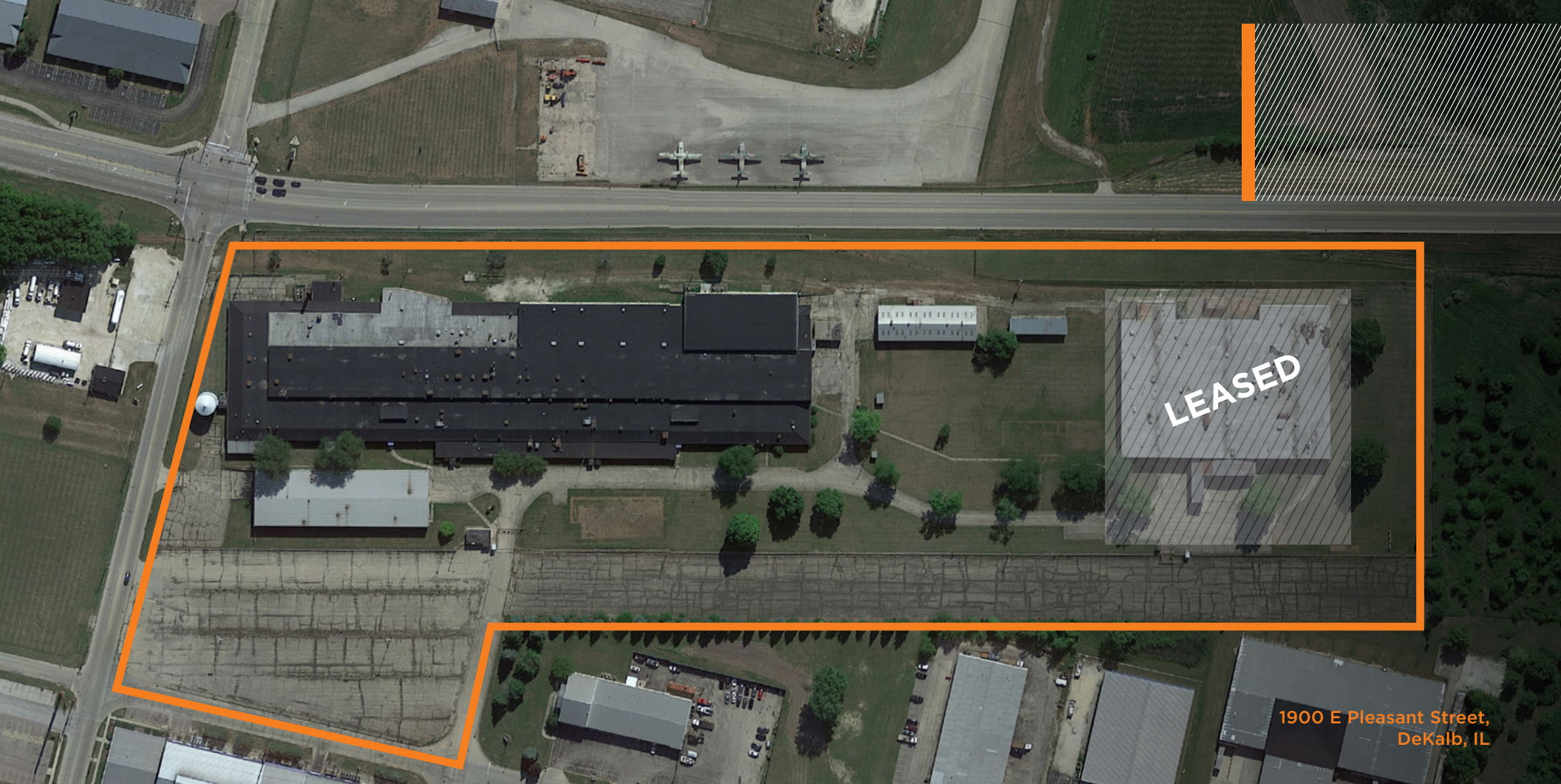


1900 E Pleasant Street

# REGIONAL DRIVE TIME MAP



1900 E Pleasant Street



1900 E Pleasant Street,  
DeKalb, IL

## CONTACT US

### AL CARUANA

Executive Director  
+1 847 720 1326

al.caruana@cushwake.com

### BRITT CASEY

Executive Vice Chairman  
+1 847 518 3280

britt.casey@cushwake.com



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