

**TIF district,
high-power
site available**

Parcel 1 80 Acres | 09-13-300-001

Parcel 2 198 Acres | 09-13-400-004

Parcel 3 1 Acre | 09-13-200-002

Parcel 4 39.33 Acres | 09-13-200-001

Zoning PUD - industrial and data center acceptable.

Located on a four-way interchange at I-55 & Reed Rd

All utilities to the site

Zoned and annexed into Braidwood

1.19 miles to Braidwood Generating Station

Contiguous to 345 kv power line

Asking Price **SUBJECT TO OFFER**



**For more
information:**

Adam Haefner, Principal
adam.haefner@avisonyoung.com
D: +1 847 637 0704 | M: +1 773 343 1441

Zeke Rowan, Principal
zeke.rowan@avisonyoung.com
D: +1 847 637 0708 | M: +1 708 359 9963

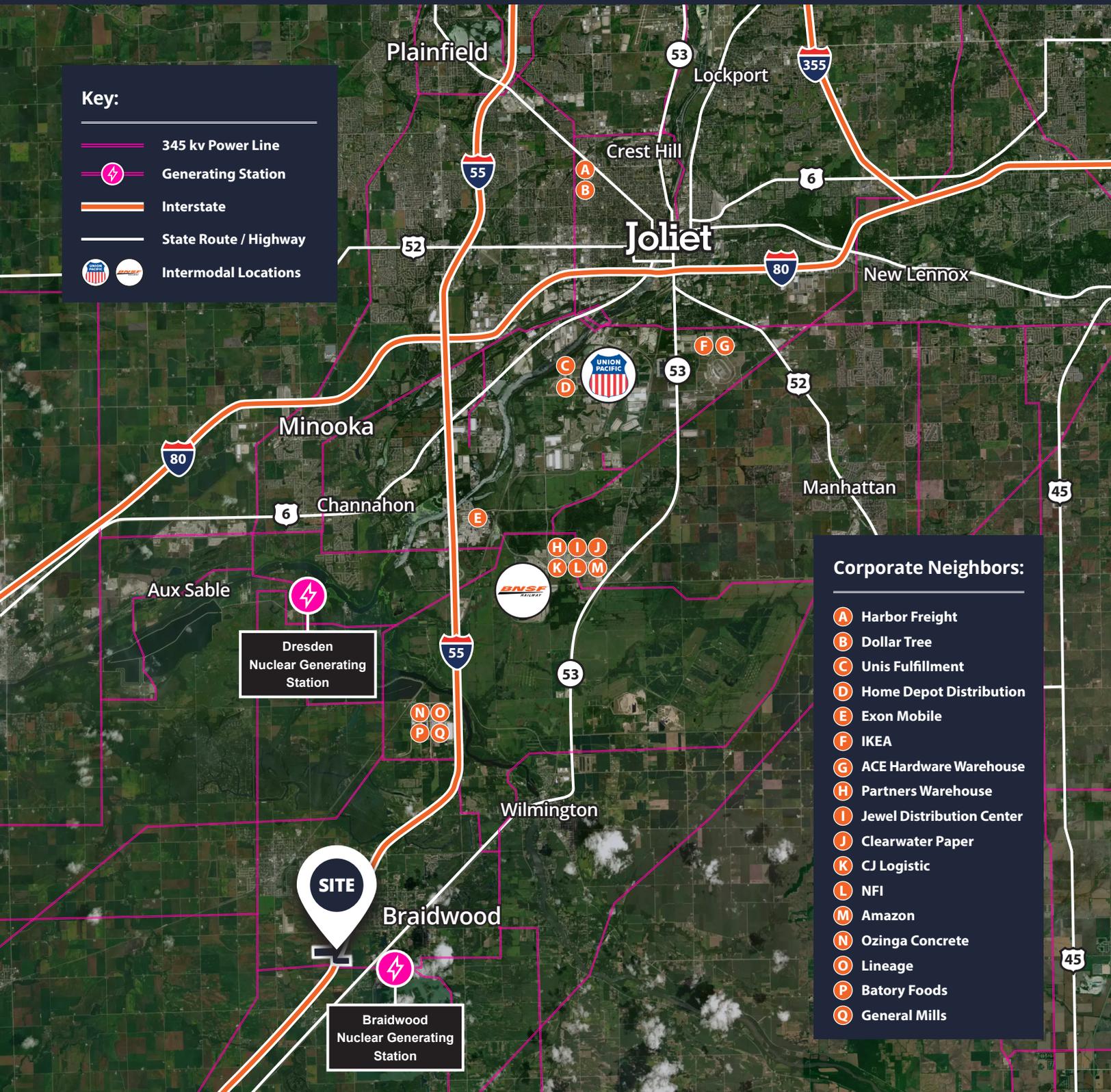
Martin Mikaitis, Principal
martin.mikaitis@avisonyoung.com
D: +1 847 886 0224 | M: +1 708 502 4663

Nick Fazio, Vice President
nick.fazio@avisonyoung.com
D: +1 847 232 8604 | M: +1 312 860 1577

Highway access...

319 ACRES

DATA CENTER POTENTIAL



...and high-power infrastructure.

Logistic and demographic advantages



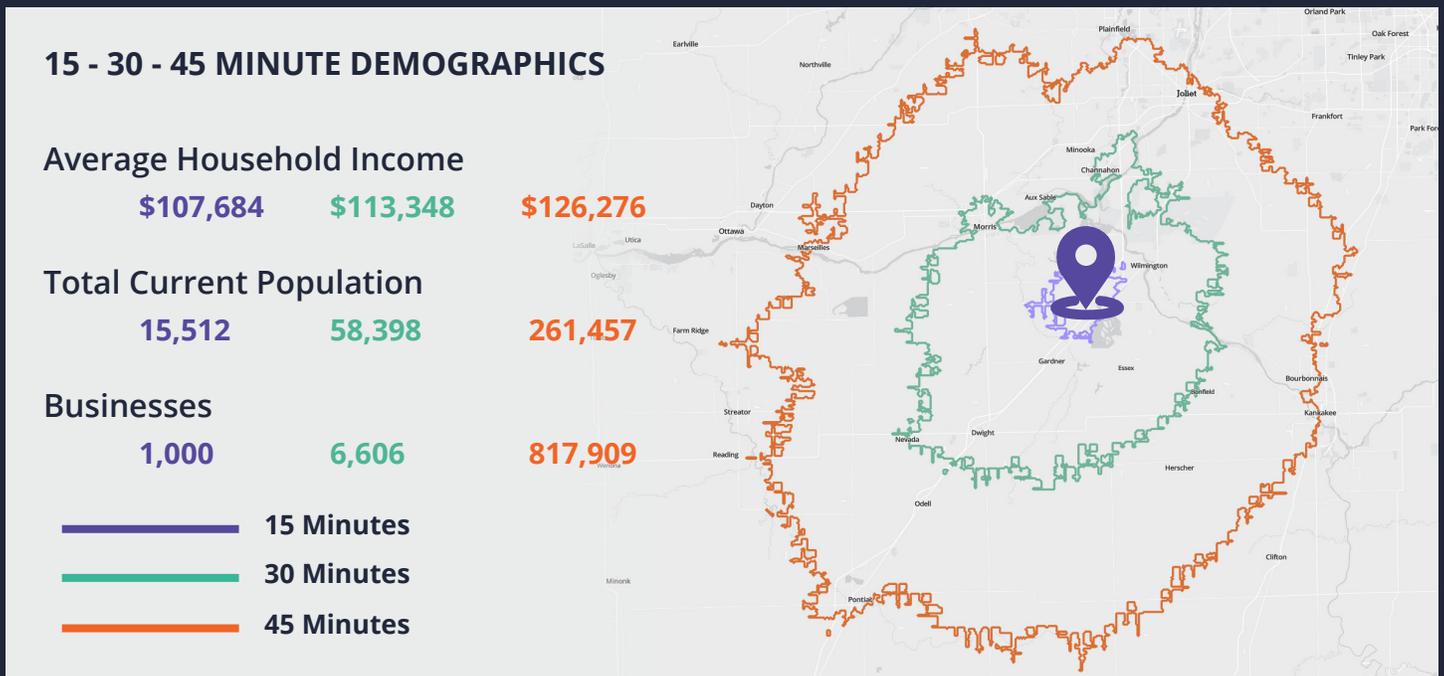
Milwaukee	2.0 hours
Indianapolis	3.5 hours
St. Louis	4.0 hours
Cincinnati	5.0 hours
Cleveland	5.5 hours
Minneapolis	6.5 hours
Nashville	7.0 hours
Kansas City	7.0 hours



Chicagoland is home to the largest switching terminal in the U.S. and six of the seven Class 1 rail lines



O'Hare International airport has the 4th highest volume air freight ports in the U.S.



For more information:

Adam Haefner, Principal
 adam.haefner@avisonyoung.com
 D: +1 847 637 0704 | M: +1 773 343 1441

Martin Mikaitis, Principal
 martin.mikaitis@avisonyoung.com
 D: +1 847 886 0224 | M: +1 708 502 4663

Zeke Rowan, Principal
 zeke.rowan@avisonyoung.com
 D: +1 847 637 0708 | M: +1 708 359 9963

Nick Fazio, Vice President
 nick.fazio@avisonyoung.com
 D: +1 847 232 8604 | M: +1 312 860 1577

© 2025 Avison Young, LLC. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.