

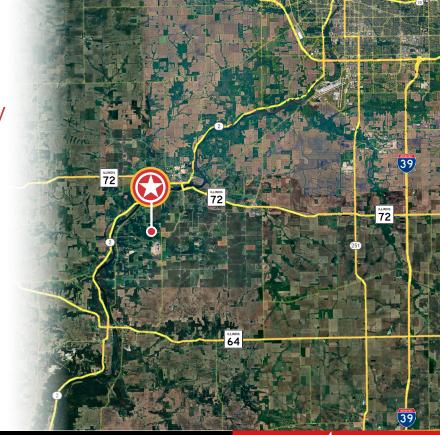
# Available

# Byron Data Center Development Opportunity

Byron, Illinois 61010

#### PROPERTY HIGHLIGHTS

- ±476 acres
- Proximity to:
  - Power infrastructure & connectivity
    - Constellation Byron Nuclear plant
  - Water availability
- Ogle County, Unincorporated
- Sale Price: Subject To Offer



### Contact

Kelly Disser +1 630 317 0721 kdisser@hiffman.com Michael J Freitag +1 630 693 0652 mfreitag@hiffman.com TJ Feeney +1 630 693 0680 tfeeney@hiffman.com Commercial Real Estate Services, Worldwide
One Oakbrook Terrace

One Oakbrook Terrace Suite 400 Oakbrook Terrace, Illinois 60181 +1 630 932 1234

hiffman.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRINCIPALS NO WARRANTIES FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



## Contact

Kelly Disser +1 630 317 0721 kdisser@hiffman.com Michael J Freitag +1 630 693 0652 mfreitag@hiffman.com TJ Feeney +1 630 693 0680 tfeeney@hiffman.com



One Oakbrook Terrace Suite 400 Oakbrook Terrace, Illinois 60181 +1 630 932 1234

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRINCIPALE LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

hiffman.com