

98 ACRES | 50,000 - 1,676,480 SF
BUILD-TO-SUIT FOR SALE OR LEASE
I-80 & PLANK ROAD, PERU, IL



GEORGE J. CIBULA, SIOR
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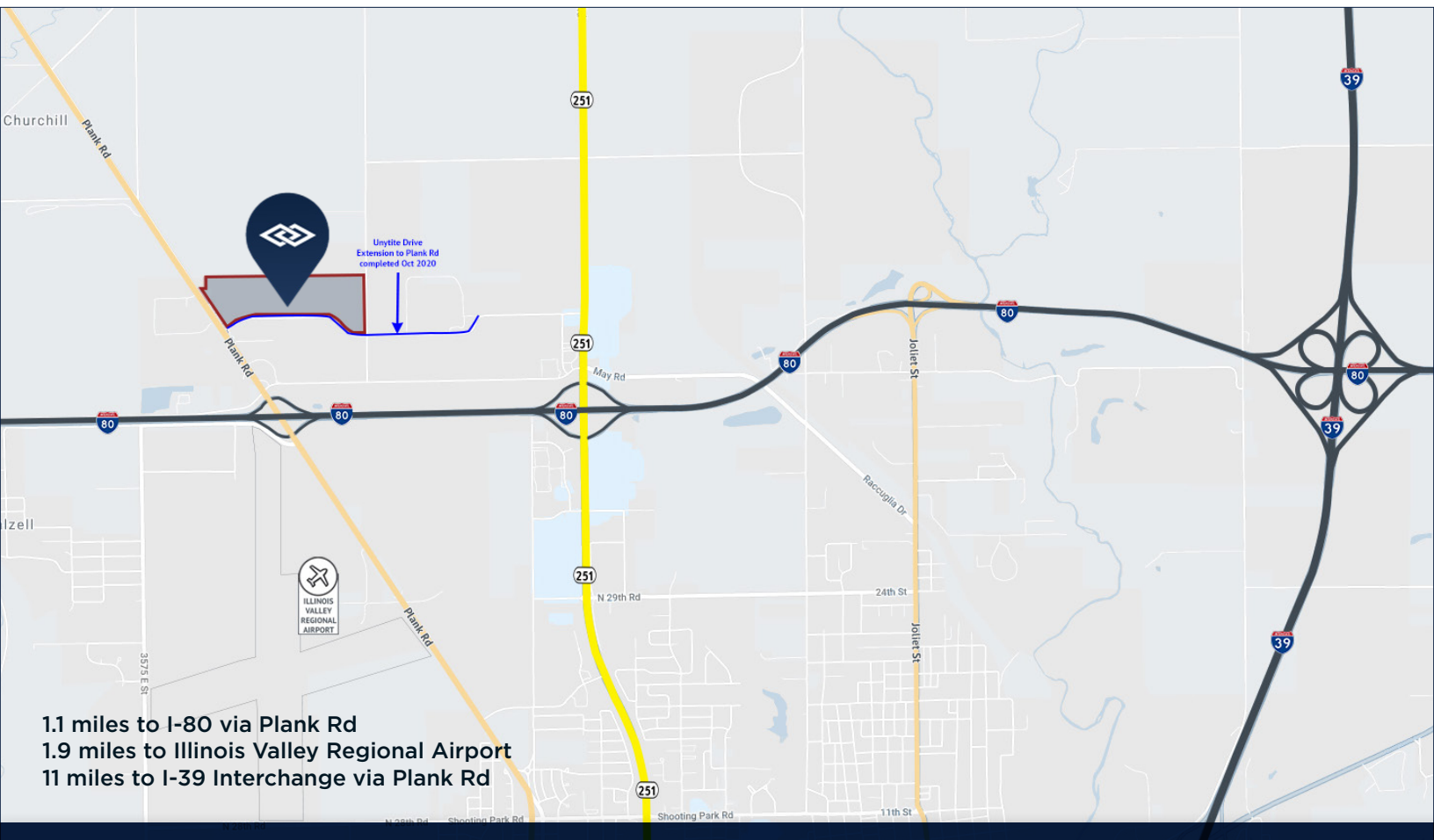
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MARK JANKO, CCIM & SIOR
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815-223-3875 x 13

970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | DarwinPW.com

Submitted subject to error, change in status, or withdrawal without notice. Officers of the firm have an ownership interest in this property.



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SITE SPECIFICATIONS

± 98 acres | 1,676,480 SF

Build-to-Suit | 50,000 SF / 100,000 SF / 500,000 SF / 1,000,000 SF up to 1,600,000 SF

COMMENTS

- Fully improved site zoned and annexed
- Industrial used permitted
- Zoning: M-2 Heavy Manufacturing district
- All utilities in place
- 3,880 linier feet of rail frontage
- Tax Increment Finance district (TIF)
- Enterprise Zone
- Qualifies for Foreign Trade Zone status
- Affordable and qualified labor



★ *Direct connection to BNSF, Norfolk Southern, Canadian Pacific, Canadian National, & CSX Rail lines*

★ *Ship 2/3rds of the U.S. in two days or less*

PERU, IL DEMOGRAPHICS

2023 POPULATION

9,863

2023 MEDIAN AGE

45.4

2023 POVERTY RATE

9.17%

2023 MEDIAN HOUSEHOLD INCOME

\$68,147

2023 MEDIAN PROPERTY VALUE

\$155,600

2023 EMPLOYED POPULATION

4,979

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