

# BOURBONNAIS PARKWAY

# bourbonnais

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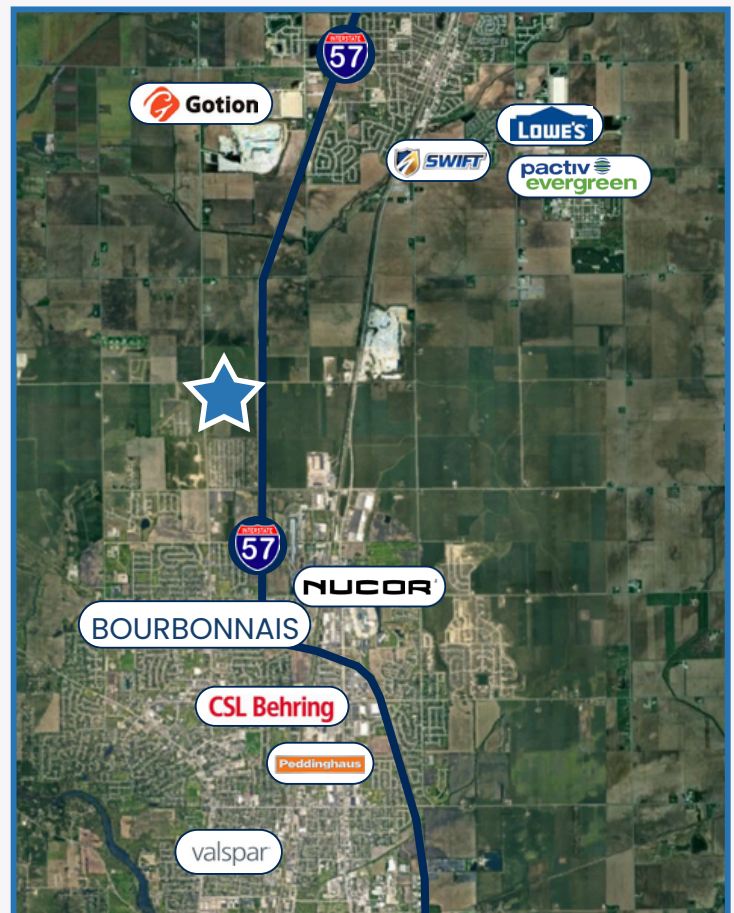


## building specifications

-  4-Way Interchange
-  Up to 400,000 SF Divisible
-  32' Clear
-  Exterior Dock Ratio: 2/10,000 SF
-  Additional Trailer Parking
-  Power: 800AMP, 3 Phase
-  Office: 5% to Suit

## corporate neighbors

- CSL Behring
- Gotion
- Lowes Distribution
- Nucor Steel Pactiv
- Evergreen
- Peddinghaus Valspar
- Sherwin Williams
- Van Drunen Farms Warehouse



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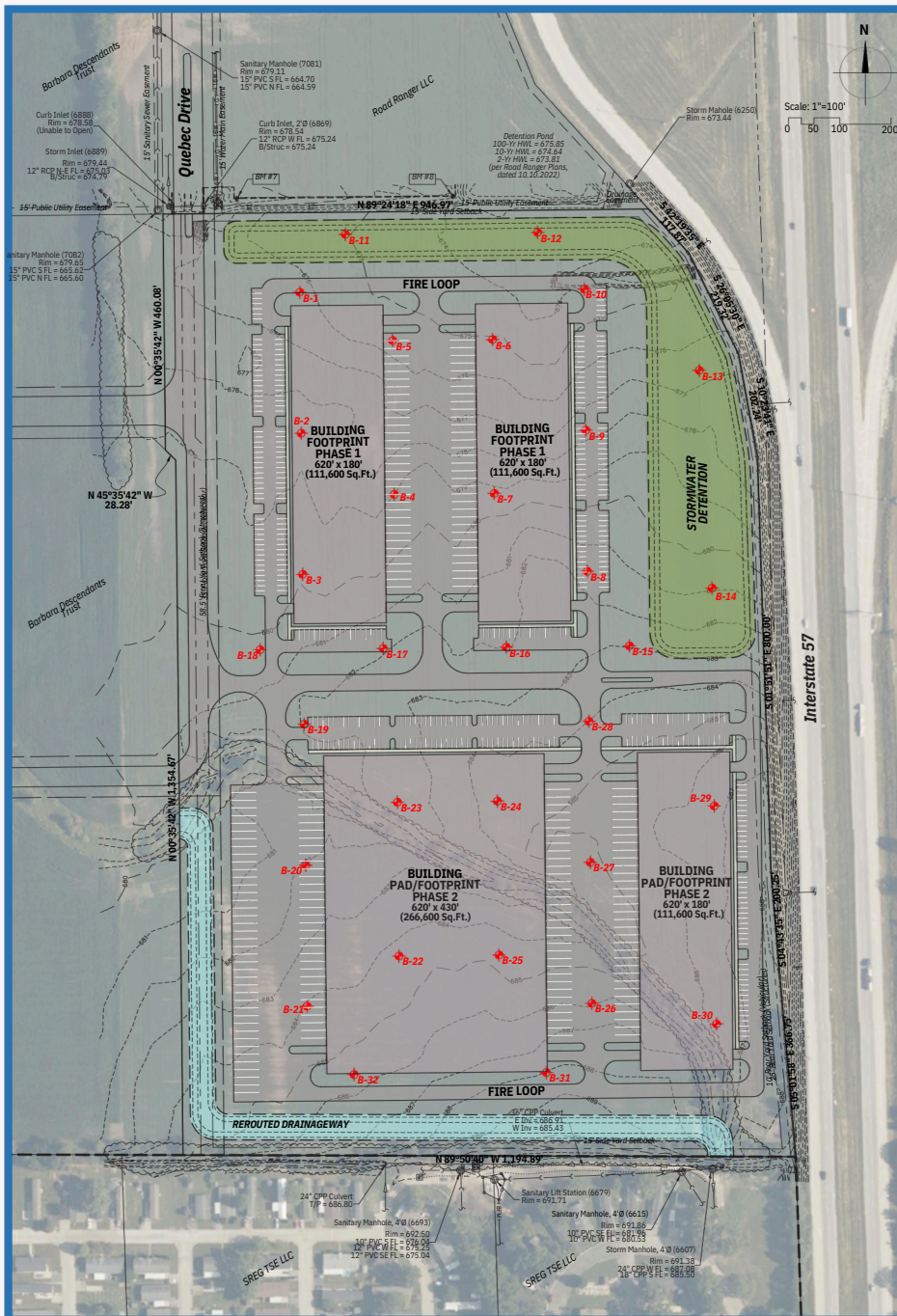
site plan

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## location incentives

- ✓ fully improved
- ✓ real estate tax abatement, TIF, enterprise zone
- ✓ enclosed labor market  
(400,000 in 30 mile radius)
- ✓ fast track permitting
- ✓ Road Ranger:  
(a full travel center with on - site truck parking)

## additional information

Kanakee County  
 2024 Market Profile:  
<https://simplebooklet.com/2024marketprofile>

Site Selection:  
<https://www.intersectillinois.org/news/illinois-ranks-2-in-nation-for-corporate-expansions-and-relocations-for-second-year/>