



# Potential Site Plan

BTS Opportunity  
200,000 - 1,200,000 SF



## Site Data

North Site	
Site Area	97.61 Acres
Detention	
Compensatory Storage Req.	53.44 AC/FT
Detention Storage Req.	51.68 AC/FT
Total Storage Req. & Prov.	105.12 AC/FT
Building Area	1,200,000 SF
Parking	
Car Parking Provided	1,072 Cars
ADA Car Parking Provided	20 Cars
Total Future Cars	1,052 Cars
Drive in Overhead Doors	4 Doors
Total Exterior Docks	306 Docks
Total Trailer Stalls	340 Stalls
Clear Height	36'-0"

# Alternate Site Plan



## Highlights



Favorable  
M-2 zoning



Up to 1,200,000  
SF of big-box  
Industrial



High-capacity  
public utilities



Business-friendly  
municipality



Low Kendall  
County taxes



Flexible site plans/facility configurations  
with outdoor storage, trailer stalls and  
dedicated rail service available



Incentives in place



# Location and Access

## HIGHLIGHTS

- +~250,000 multi-level skilled labor pool in close proximity

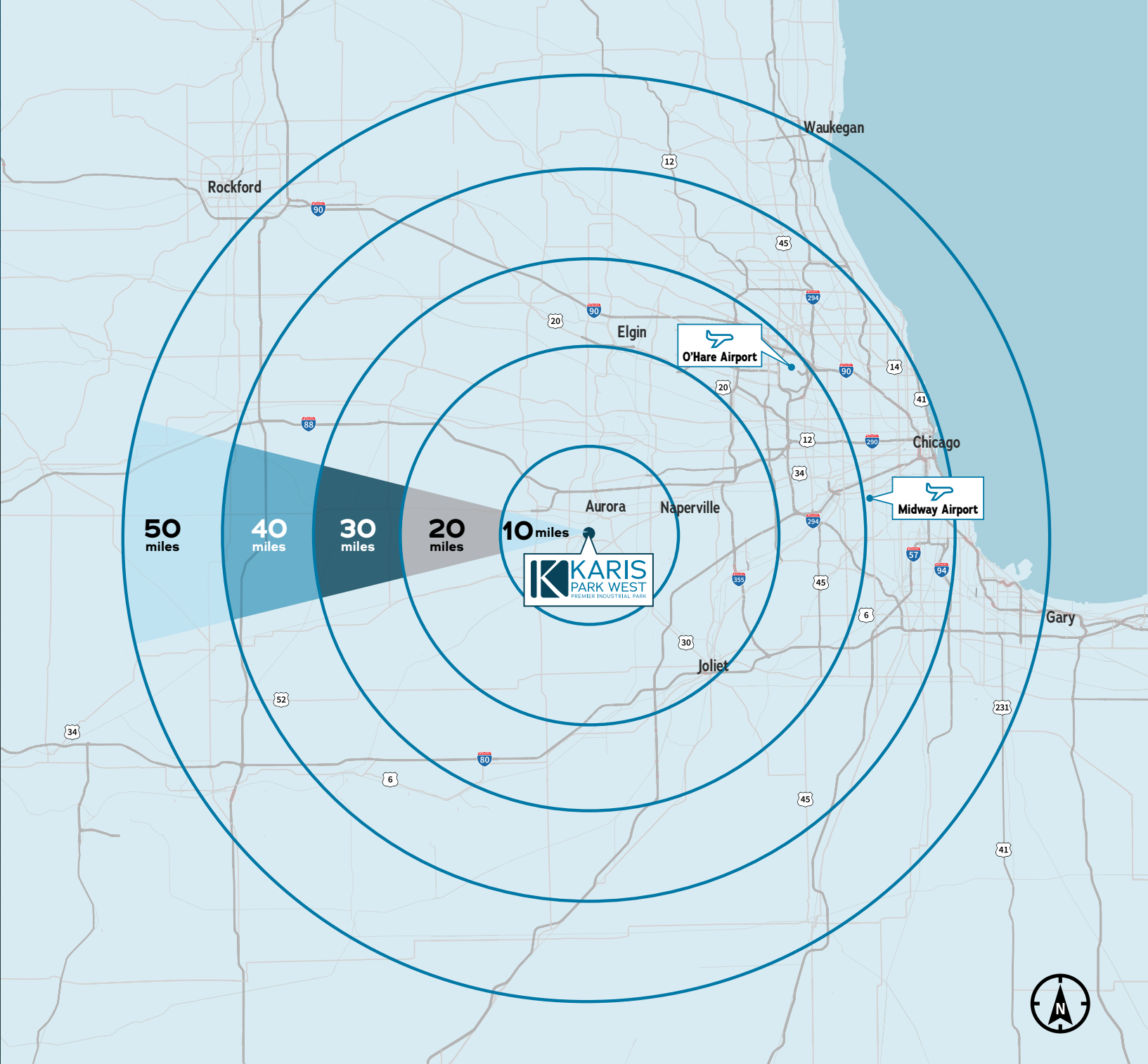
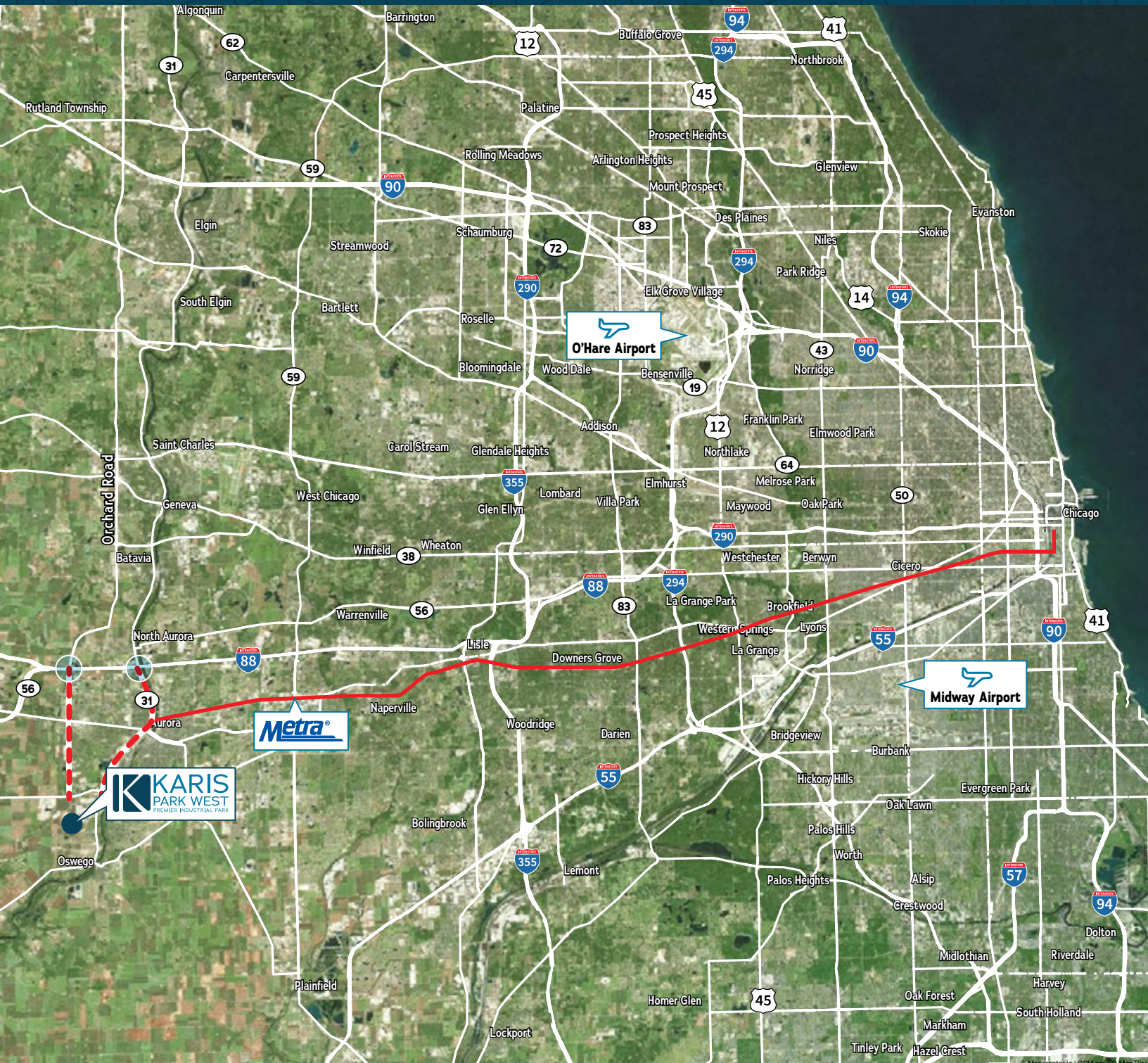
+~500,000 household population within 10 miles

Various points of ingress/egress available along Orchard Rd., Galena Rd., and Caterpillar Dr.

50,000+ vehicles along Orchard Rd./Rt. 30 per day
- 4M SF former Caterpillar plant located adjacent to site with significant new tenant activity

Close proximity to key transportation corridors, IL State Rts. 47 & 31

5.88 miles to I-80, full interchange at Orchard Rd., I-80 and I-55 via IL State Rt. 47/Rt. 30



I-88  
5.8 miles

ROUTE 30/RT. 47  
3.9 miles

ROUTE 59  
11 miles

I-55  
16.5 miles

I-80  
22.3 miles

I-355  
24 miles

I-294  
30.8 miles

O'HARE INTERNATIONAL  
AIRPORT  
41 miles

MIDWAY INTERNATIONAL  
AIRPORT  
43 miles

CHICAGO  
46 miles

### INTERMODAL AND RAIL

UP AUTOMOTIVE FACILITY  
16.8 miles

CN JOLIET  
28 miles

UP GLOBAL II  
32 miles

BNSF LPC ELWOOD  
36 miles

UP GLOBAL IV JOLIET  
39 miles

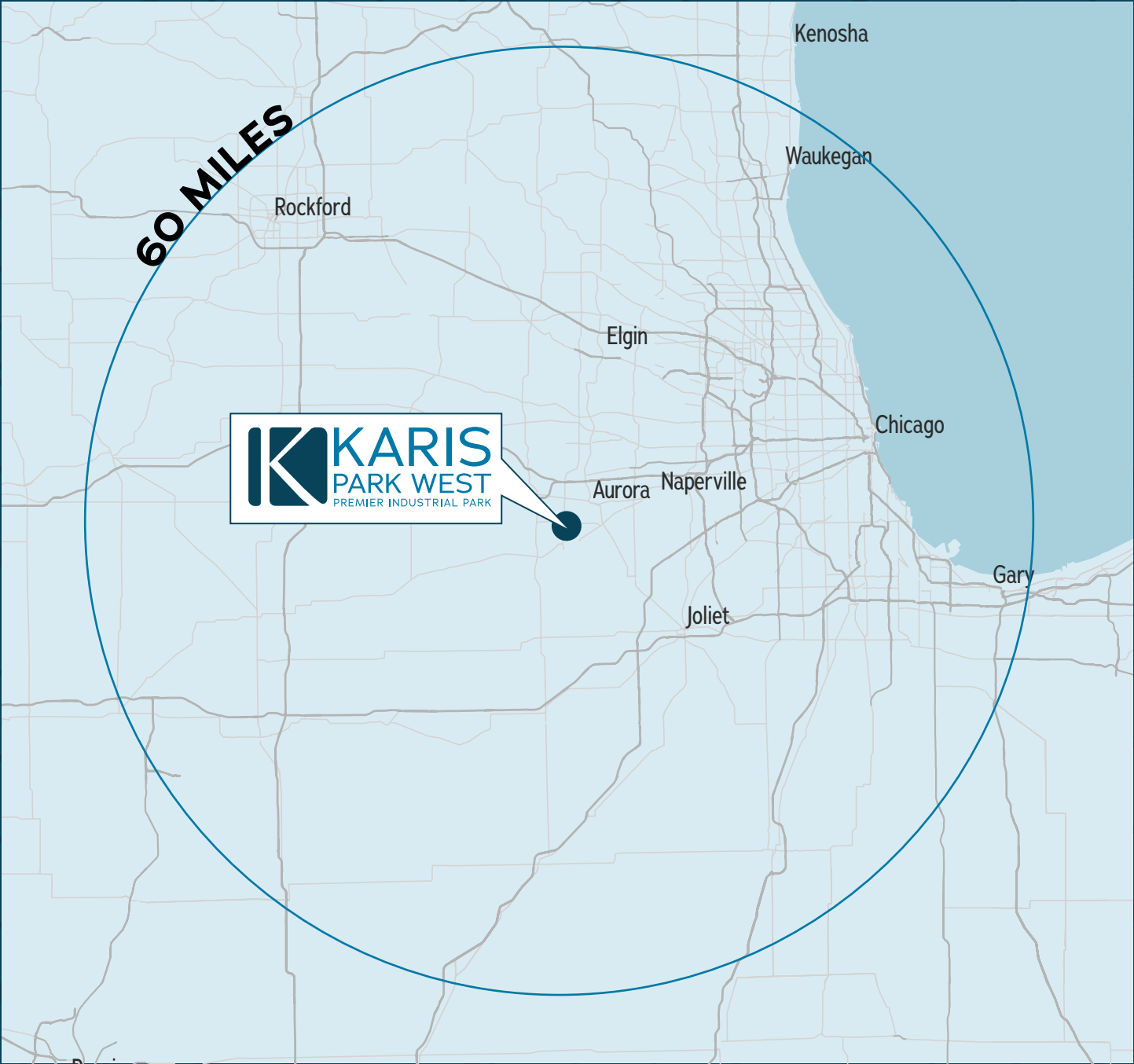
BNSF - CICERO  
41 miles

CSX BEDFORD PARK  
41 miles

IASIS BLUE ISLAND  
45 miles



# Local Demographics



## KEY FACTS



9,869,427  
Total population



5,357,208  
Total labor force



\$82,120  
Median household income



38.0  
Median age

## EDUCATION

9%

No high school diploma



24%

High school graduate



26%

Some College



41%

Bachelor's/Grad/  
Prof degree

## INDUSTRY CONCENTRATION



7,752

Transportaion/  
warehouse firms



13,929

Manufacturing firms



383,889

Transportaion/warehouse  
employees



574,791

Manufacturing  
employees

## EMPLOYMENT

White Collar



67%

Blue Collar



22%

Services



12%

4.9%

Unemployment  
rate



# KARIS

## PARK WEST

PREMIER INDUSTRIAL PARK

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