

711 Ogden Ave.



Data Center Development Opportunity

Executive Summary

The 18-acre Lisle Land Development site is well positioned for near term data center development for the following compelling reasons:

Utility Speed to Market

- Significant power deliver in a tight market - 50 MW's from ComEd

Lisle Land Site Specifications

- Speed to market, with delivery of 50 megawatts
- 18 contiguous total acres of land
- Located within 1,000 feet of the Lisle Substation
- Substation is expandable up to 50 MW's

Illinois Data Center Incentives

Below is an example of the Illinois Data Center Incentives impact to a data center end user on the site:

- 50 MW data center at \$8,000,000 per MW = \$400,000,000 capital investment
- \$400,000,000 x 10.25% tax avoidance = \$41,000,000 savings
- Ongoing investments over the life of the property would also receive the tax avoidance
- Future tenants within the property can also benefit from the tax avoidance on their capital investments, including some software licenses

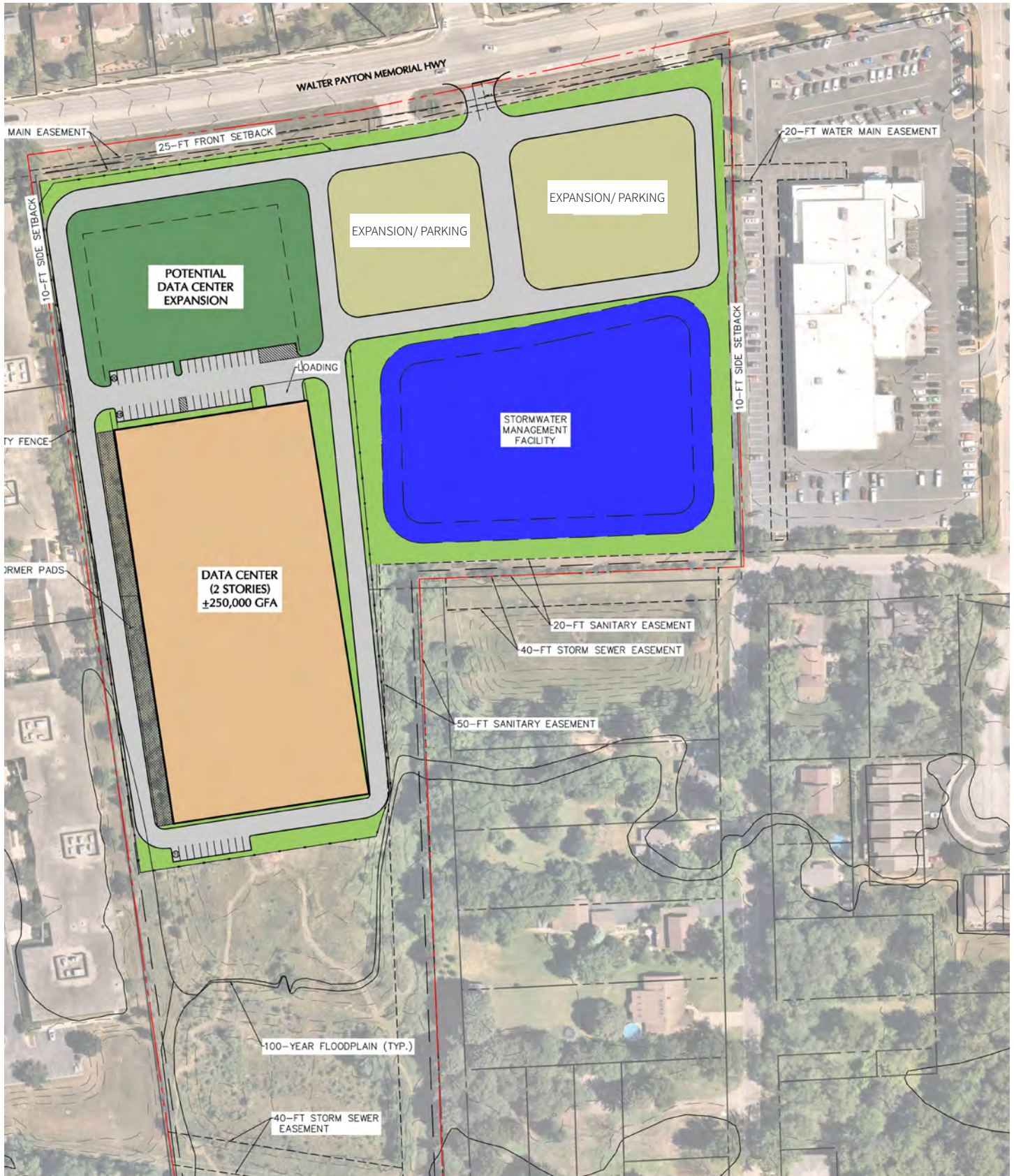
Immediate Fiber Connectivity

- Metro Networks - Astound, Crown Castle, Everstream, G4S, Level3, Metro Stratus Network, ViraKom, WOW!, Windstream,
 - Dark Long Haul Networks - Level 3, Telia Carrier
- *Please see attached fiber maps for more detail

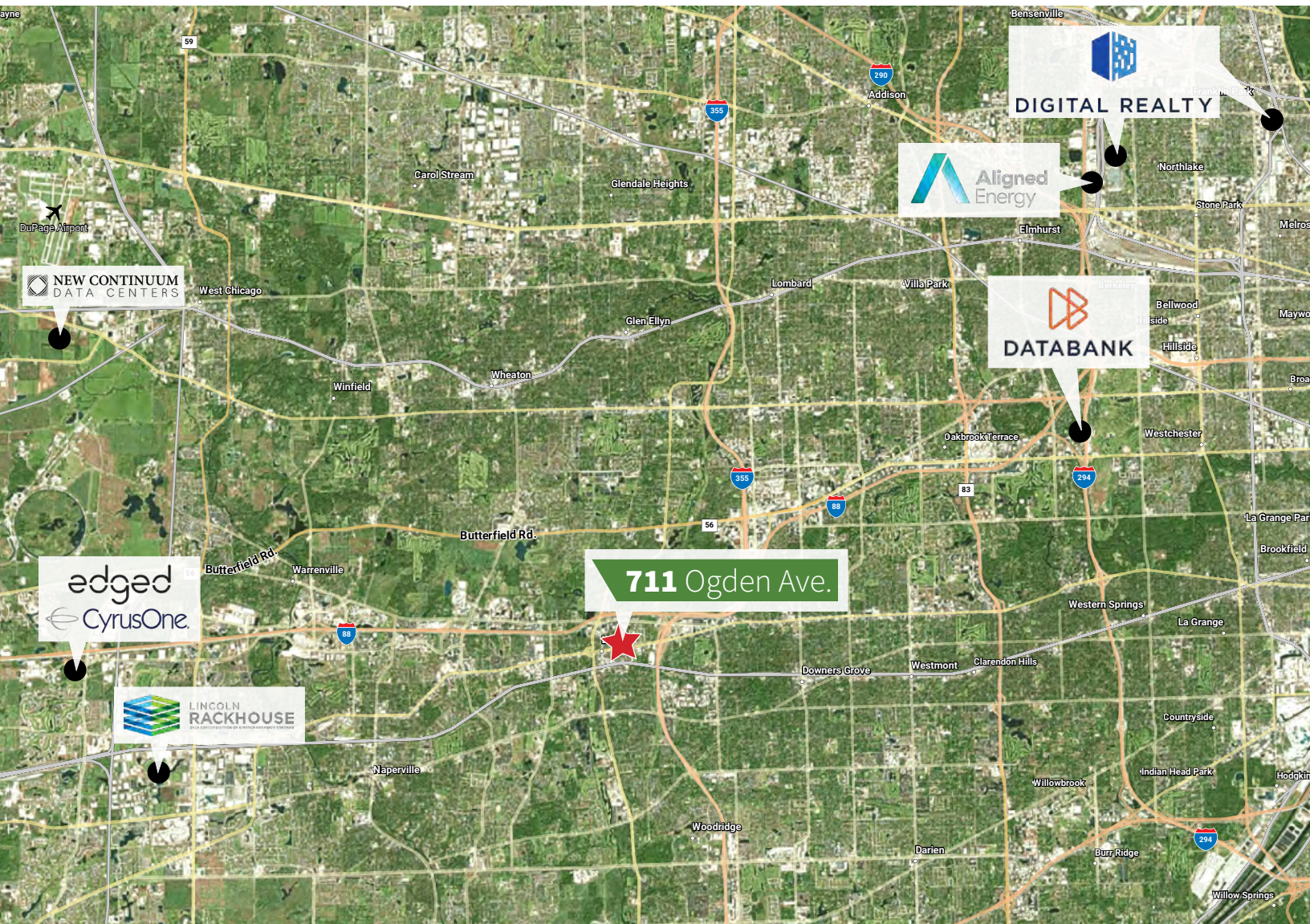
Development Capacity

- The City of Lisle has been cooperative in discussions surrounding use and density on the site. Generally, you can build approximately 250,000 SF of data center on the site with +/- 125,000 Sf of expansion on the 18-acre site. The site lends itself to data center development due to close proximity to the ComEd substation, fiber via Ogden and the BNSF rail, as well as a water retention strategy. A more specific breakdown of each parcel is listed below. Renderings are included in the deck that demonstrate some preliminary designs and layouts.

Site Overview





Major Data Centers in the Area



Fiber Map



Metro Networks

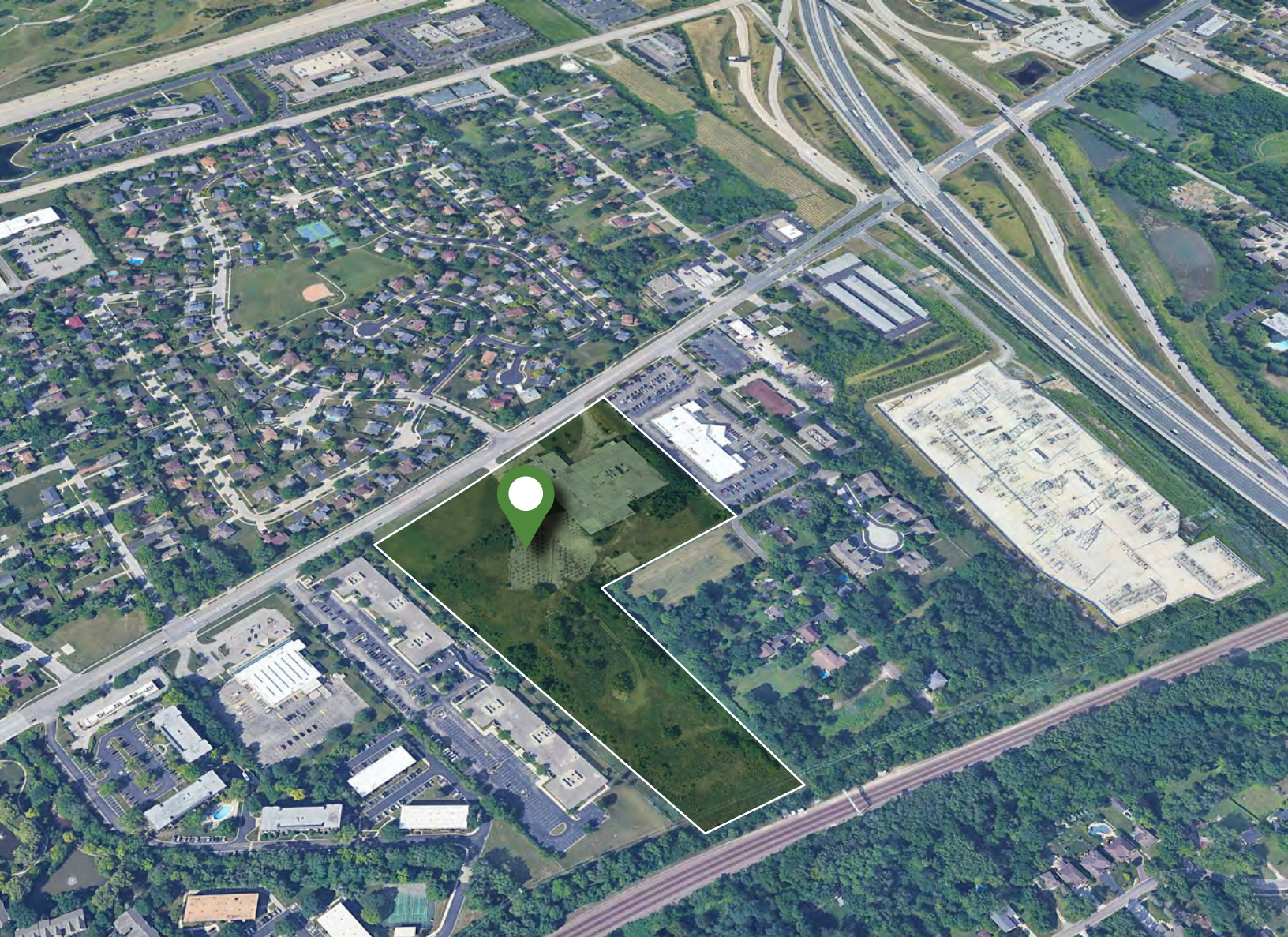
-  Astound
-  Crown Castle
-  Everstream
-  G4S
-  Level3 Metro
-  Stratus Networks
-  VinaKom
-  WOW!
-  Windstream
-  Windstream-Dark

Long Haul Networks

-  Level 3
-  Telia Carrier

Substation **Power**





Matt Carolan

Managing Director
matt.carolan@jll.com

Sean Reynolds

Managing Director
sean.reynolds@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.