

FOX VALLEY

COMMERCE CENTER

196,259 SF AVAILABLE NOW
Divisible as low as 59,000 SF

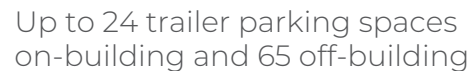
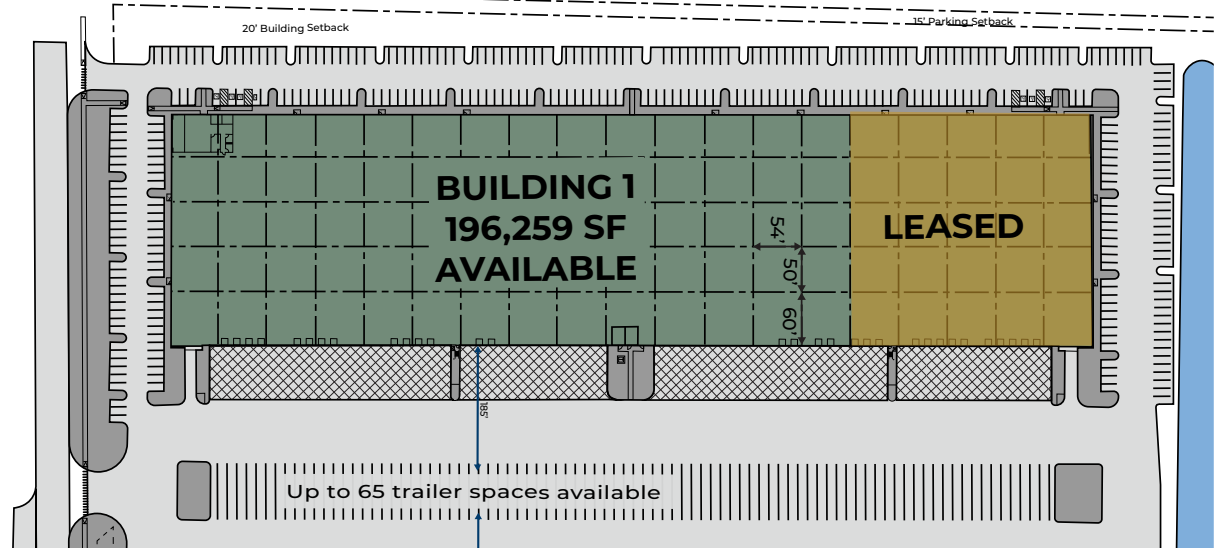


HILLWOOD
A PEROT COMPANY

BUILDING 1

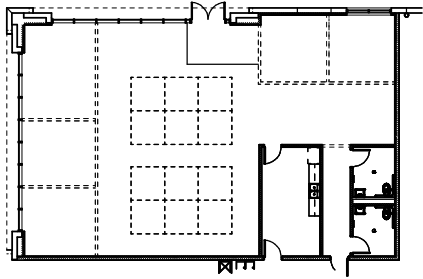
2031 GENEVA DRIVE
GENEVA, IL 60134

Fox Valley Commerce Center is a Class A, LEED Silver Certified industrial development located in Geneva, IL. Building 1 has immediate availability and can accommodate users from 59,000 SF to 196,259 SF. This site is ideally positioned between IL-38 and IL-64, less than 2 miles from DuPage Business Airport, 9 miles from I-88, and only 40 miles from Chicago, IL. Tenants can benefit greatly from this pro-business environment.





MAKE READY SPACE - 3,115 SF



20' Building Setback

15' Parking Setback

BUILDING 1
196,259 SF
AVAILABLE

LEASED

54'
50'
60'

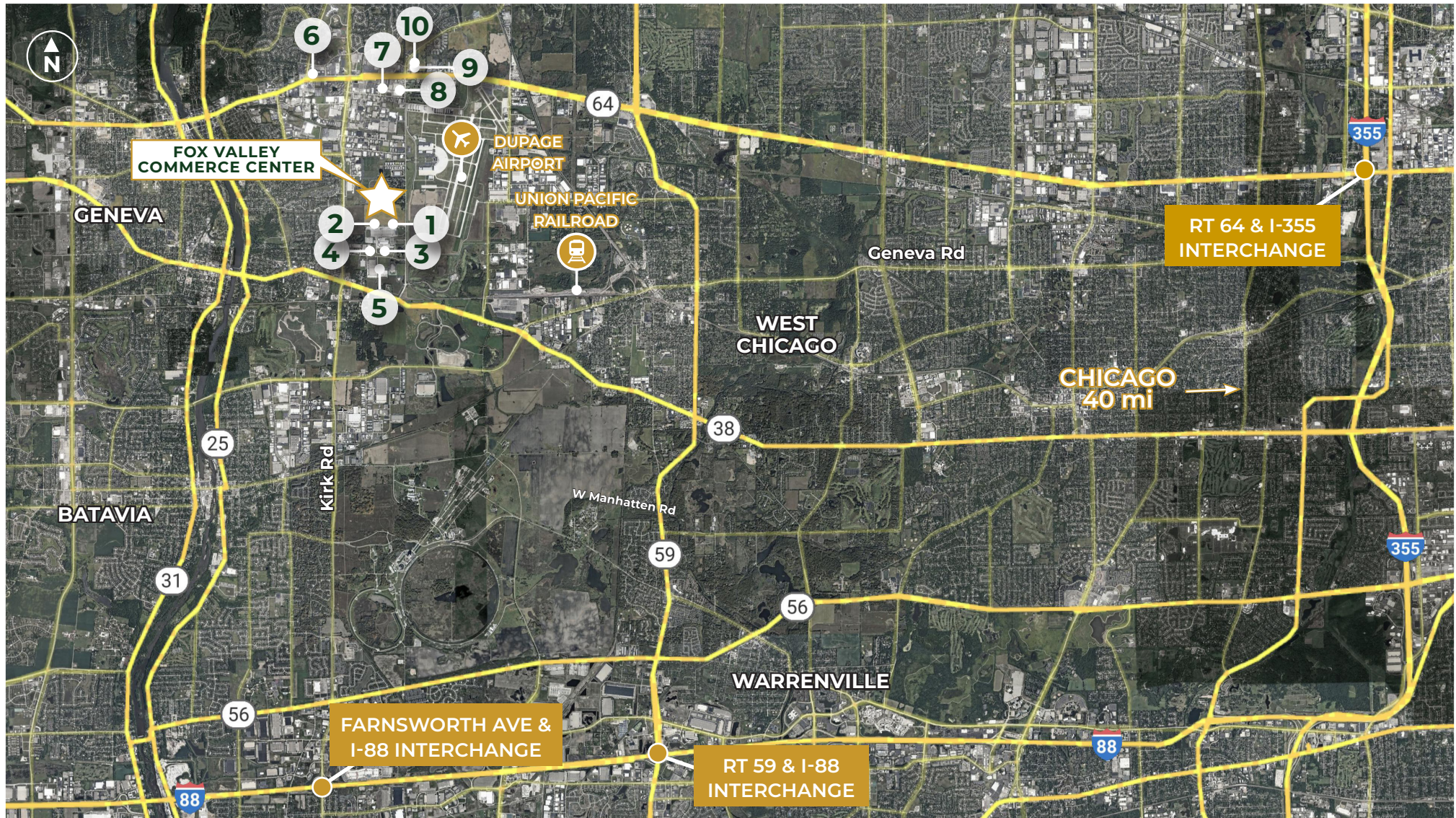
185'

Up to 65 trailer spaces available

PHASE 2







BUSINESSES

1. Lineage Logistics
2. MSI Express, Inc.
3. FONA International Inc.
4. Greencorp Group PLC
5. Northern Illinois Food Bank

LOCAL AMENITIES

6. Thornton's
7. Chick-fil-A
8. Target
9. McDonald's
10. Walmart

DRIVE TIMES

DuPage Airport

<1 mi. 1 min.

North Avenue (Route 64)

1.7 mi. 4 min.

O'Hare Int'l Airport

36 mi. 40 min.

Midway Int'l Airport

43 mi. 54 min.



10 MILE RADIUS DEMOGRAPHICS



647,770
POPULATION



67,894
BLUE COLLAR
LABOR FORCE



4.5%
UNEMPLOYMENT



\$105,610
MEDIAN
HOUSEHOLD INCOME



20.6%
HIGH
SCHOOL GRADUATE



45.6%
BACHELOR'S /
GRAD / PROF DEGREE

Source: ESRI 2024

Chicago is ranked as the third largest Metropolitan Statistical Area (MSA) in the United States with one of the largest and most diversified economies. With the second largest corporate headquarter cluster, it has been ranked as the number one metro for corporate relocations and expansions, as well as Foreign Direct Investment for 7 years running. Chicago's thriving economy, large corporate presence, and vast labor force make it an ideal destination for business.

9.4M

POPULATION

4.7M

EMPLOYEE
POPULATION

\$698B

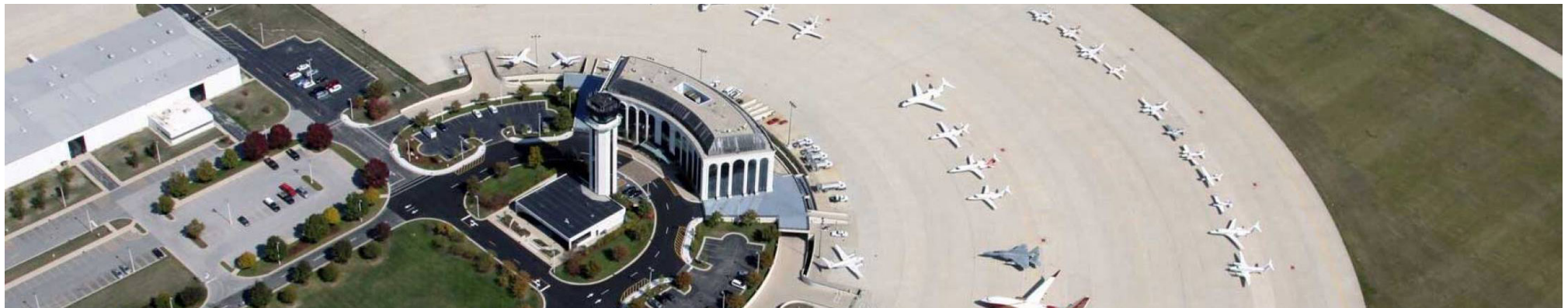
ANNUAL GROSS
REGIONAL PRODUCT



- Internationally recognized airport and premier General Aviation Airport (GAA)
- Largest GAA in Illinois
- \$279 million total economic impact (2018)
- More than 1,200 employees (2018) with anticipation growth beyond 1,800
- On-site U.S. Customs office, 24/7 FAA Air Control Tower operation
- 24/7 operations in the DuPage Flight Center (including fueling, car rental, restaurants, crew lounge, exercise facility, and concierge services)



- Busiest airport in the world for aircraft operations
- Sixth in cargo processing by volume (1.8M metric tonnes in 2019)
- More than \$200 billion in imports and exports are processed annually
- Projected growth to \$78B in annual economic activity by 2026
- Provides connection to nearly 2,000 foreign businesses operating in Chicago



FOX VALLEY

COMMERCE CENTER

A DEVELOPMENT OF



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LEASING



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