

FOX VALLEY

COMMERCE CENTER

97,462 SF AVAILABLE NOW

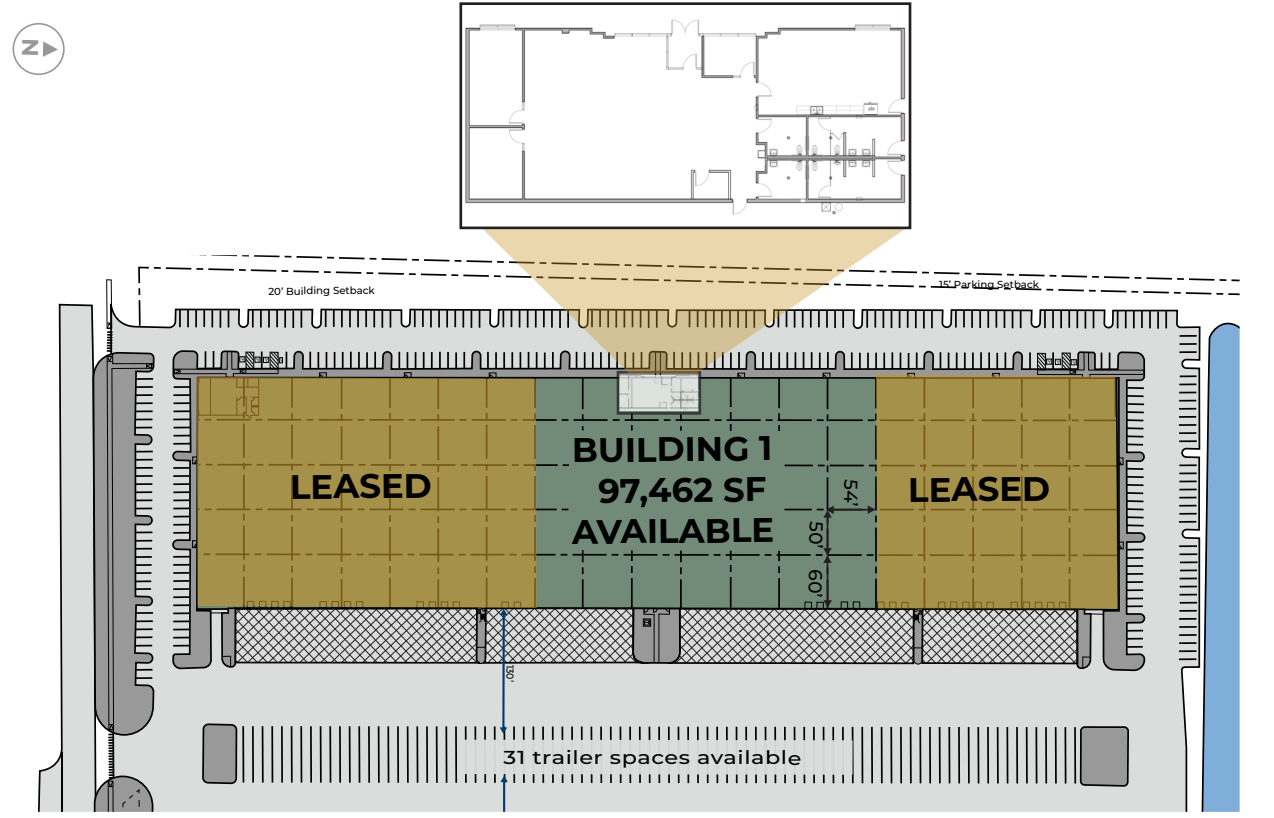


HILLWOOD
A PEROT COMPANY

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 is available for immediate occupancy with 97,462 SF available. 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.



97,462 SF available



Designated 800 amps of power
(expansion possible)



124 - auto parking spaces



ESFR sprinkler system



8 - dock doors (expandable)
with 45,000 lb levelers



1 - drive-in door



Up to 31 trailer parking spaces



50' deep x 54' wide
Staging Bay: 60' deep x 54' wide



130' truck court
Ability to secure truck court



LED lighting



32' clear height

Development



RACHEL AGBA-NOVAK

847 720 8982 (o)
rachel.agba-novak@hillwood.com

Leasing



DOMINIC CARBONARI

630 248 9354 (c)
dominic.carbonari@jll.com

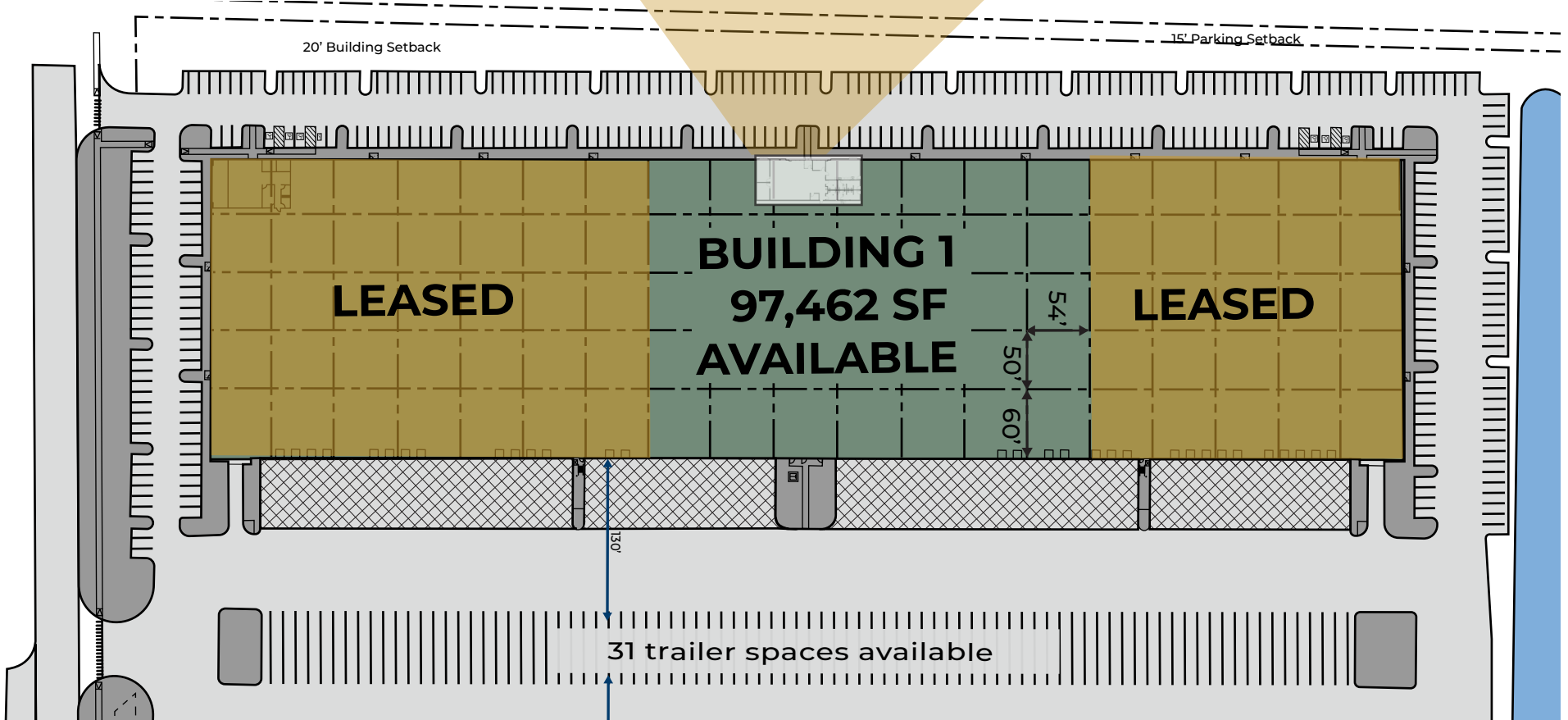
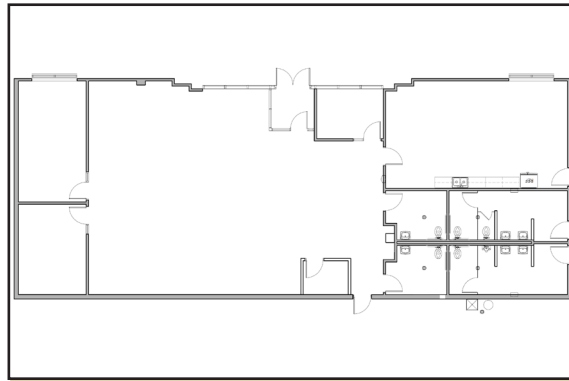
KATE COXWORTH

312 450 5655 (c)
kate.coxworth@jll.com

TARA TORBIK

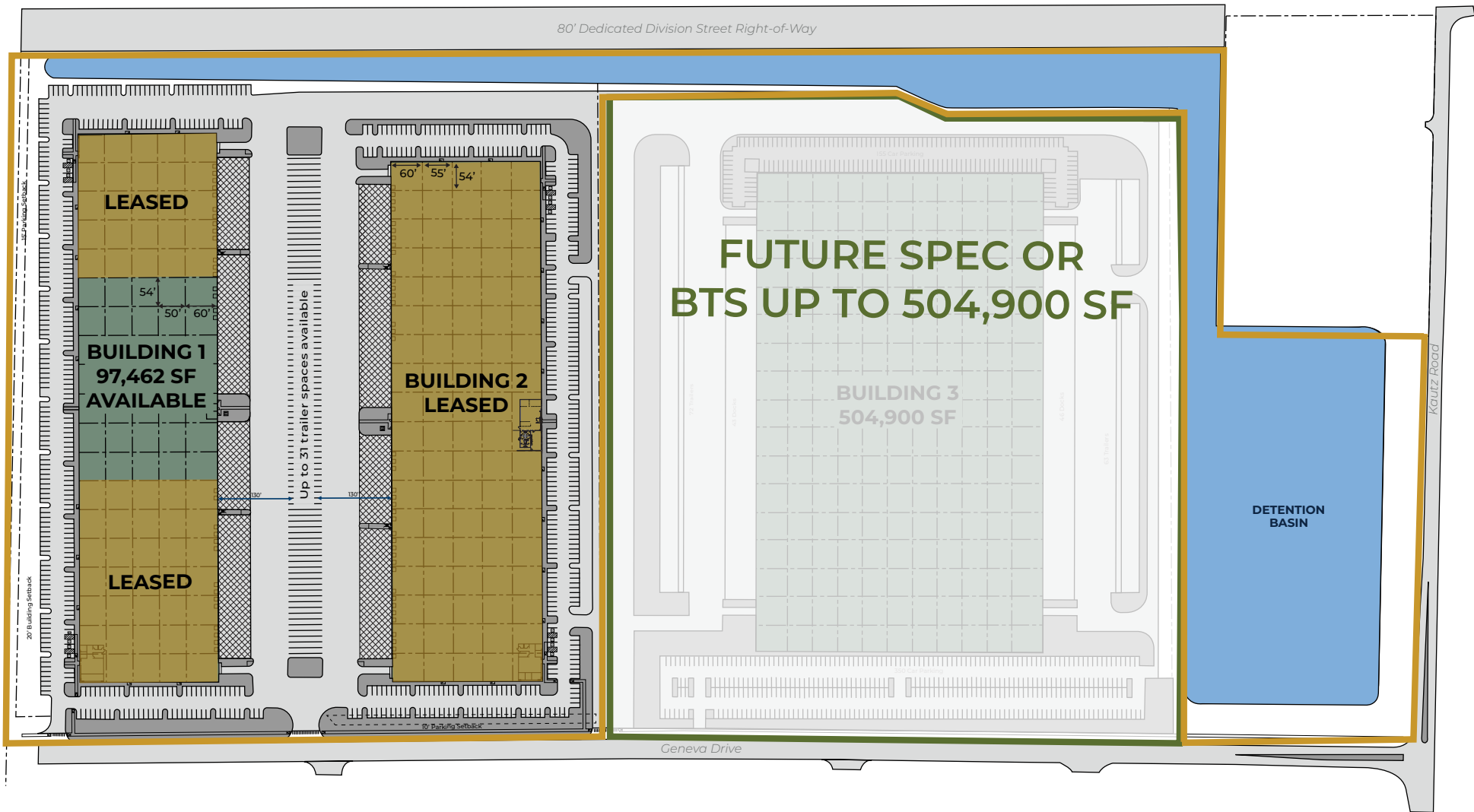
630 234 2868 (c)
tara.torbik@jll.com

MAKE READY SPACE - ±3,826 SF

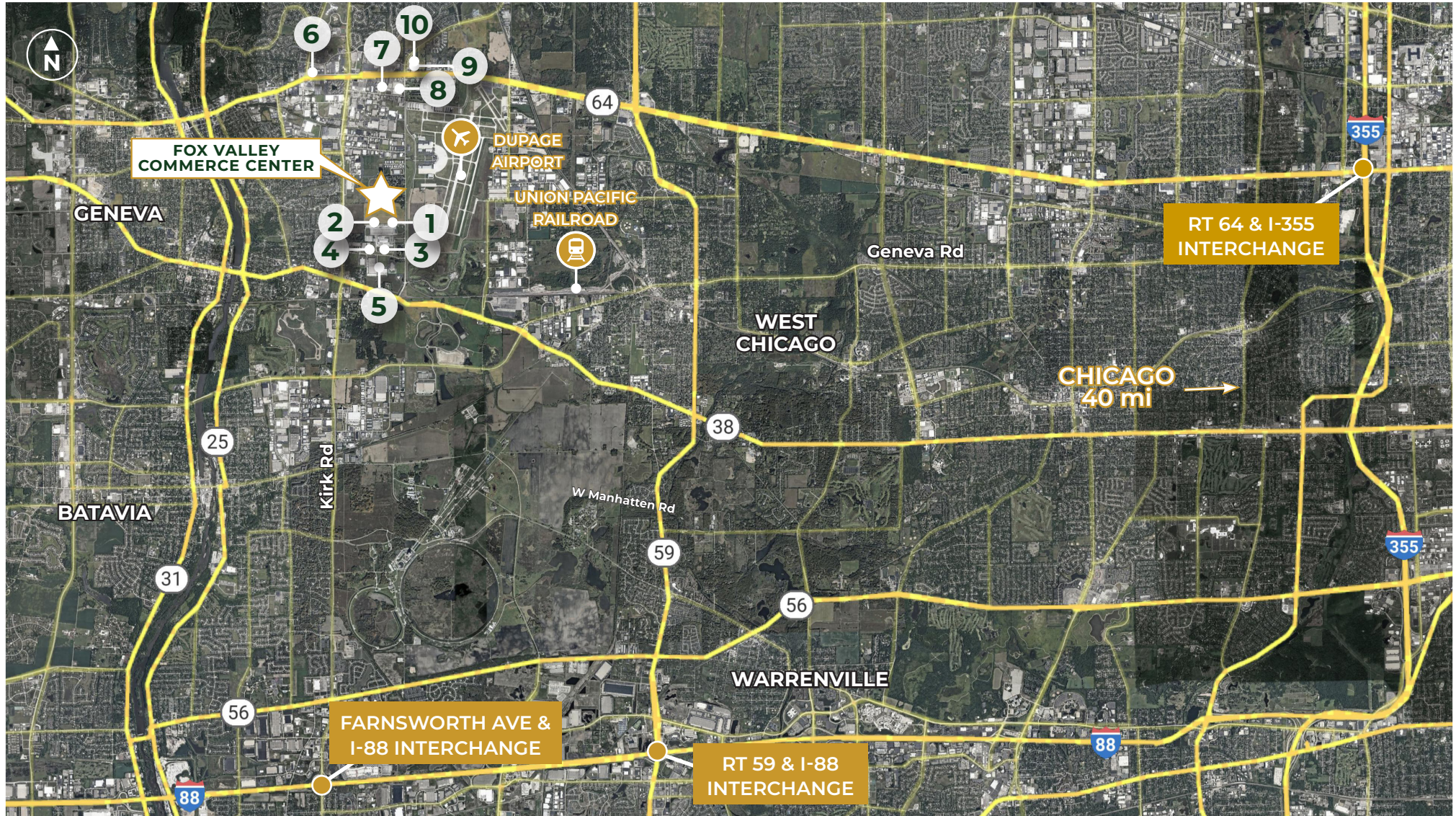


PHASE 1

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

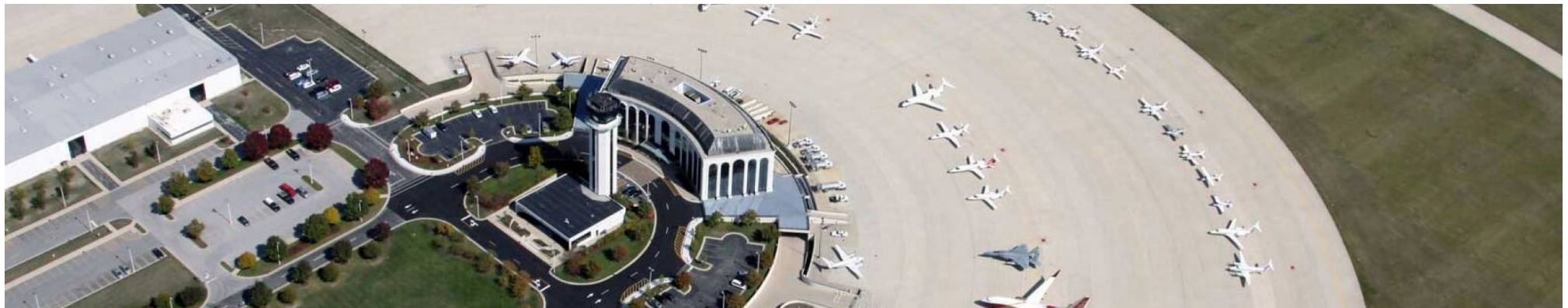
ANNUAL GROSS
REGIONAL PRODUCT



- 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



9550 W. Higgins Rd | Ste 200
Rosemont, IL 60018
hillwood.com

RACHEL AGBA-NOVAK
847 720 8982 (o) | 815 341 8158 (c)
rachel.agba-novak@hillwood.com

LEASING



8755 W. Higgins Rd | Floor 7
Chicago, IL 60631
jll.com

DOMINIC CARBONARI
630 248 9354 (c)
dominic.carbonari@jll.com

KATE COXWORTH
312 450 5655 (c)
kate.coxworth@jll.com

TARA TORBIK
630 234 2868 (c)
tara.torbik@jll.com



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Hillwood and the Hillwood logo are service marks of Hillwood. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Hillwood. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.