

± 400 ACRES
 SITES AVAILABLE FOR
OUTRIGHT SALE
 OR
BUILD-TO-SUIT
 (DIVISIBLE)

- Prime e-commerce and distribution location to service 85.5 million people within the Chicago MSA and Midwest Region
- Ideally located with immediate access to major transportation routes to facilitate local, regional, national and international headquarters and business operations
- Zoned for warehouse/distribution, manufacturing, light industrial, office, R&D, data centers, medical facilities, retail and commercial
- Strong labor force demographics
- Fully improved sites with offsite detention
- Kane County property taxes
- Corporate neighbors include Toyota, Hyundai, Kraft, Dart Container, Office Max/Office Depot, Caterpillar, LTD Commodities and Midwest Warehouse



Crossroads CORPORATE CENTER

SUGAR GROVE, IL



PRELIMINARY
PHASE 1 SITE PLAN

**FLEXIBLE
SITE PLANS FOR
200K - 1M SF
INDUSTRIAL
BUILDINGS**

**215
TOTAL ACRES**

**4M+
TOTAL SF**



8750 W. Bryn Mawr, Suite 350, Chicago, IL 60631 | www.ngkf.com

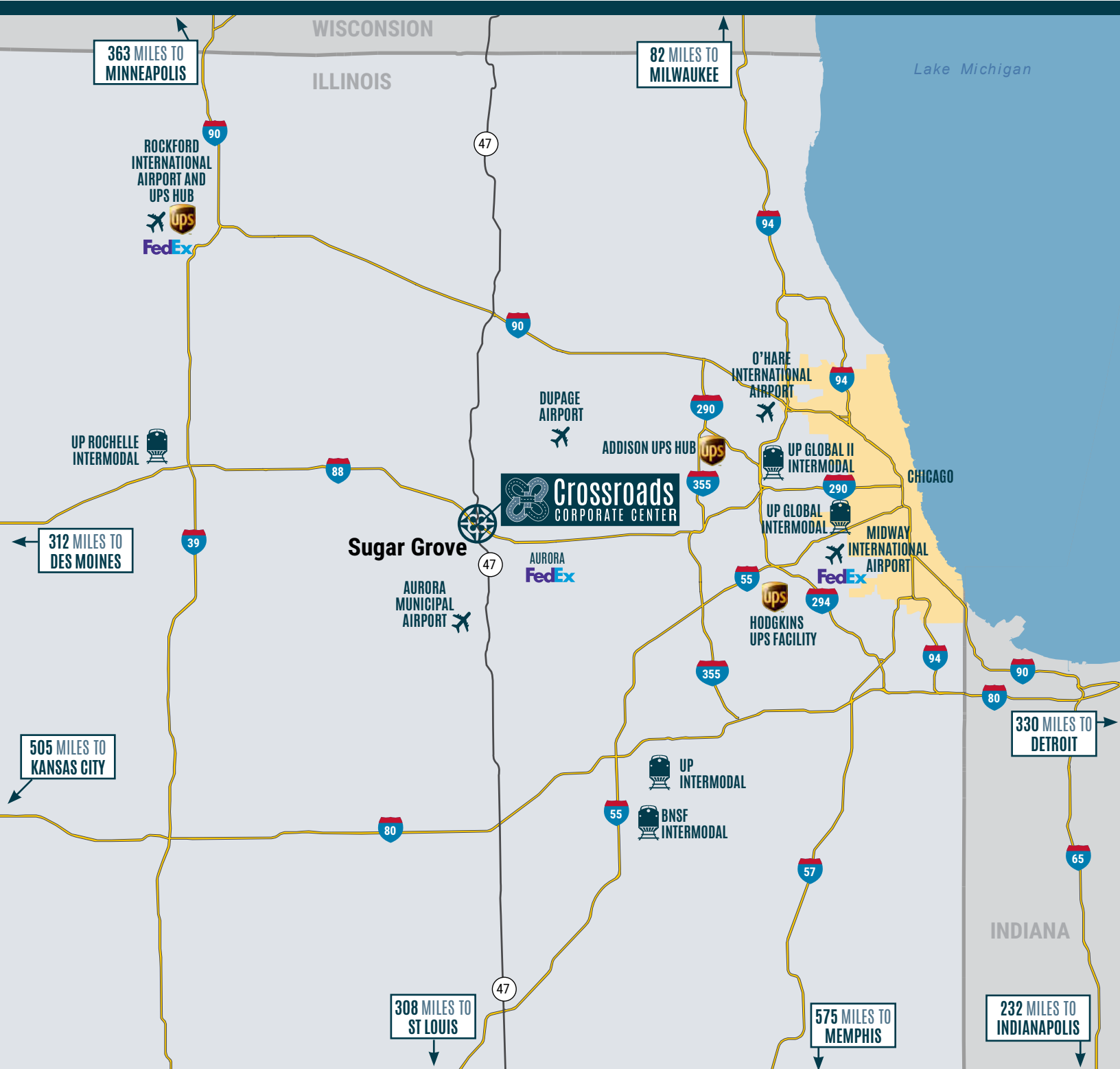
For more information, please contact the exclusive representatives:

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Crossroads

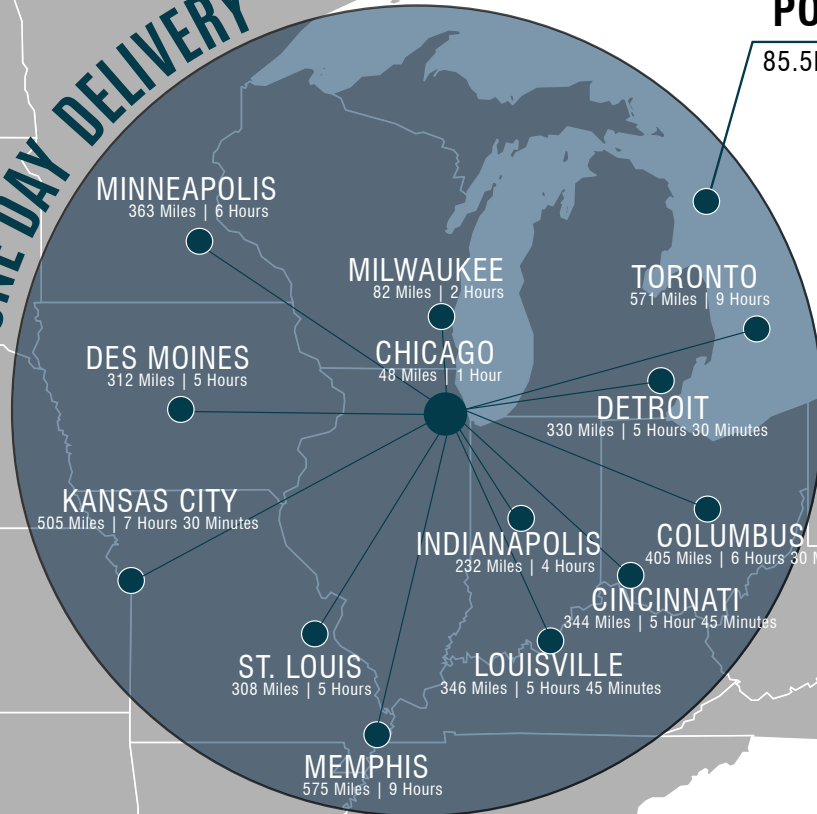
CORPORATE CENTER

SUGAR GROVE, IL

ONE DAY DELIVERY

POPULATION

85.5M People | 27% US Population



CRITICAL TRANSPORTATION INFRASTRUCTURE



- Three (3) international airports for next day shipping
- Rockford UPS Air Hub: 2nd largest in the U.S.
- Easy access to O'Hare, Midway and DuPage county airports



- All Class VI Railroads intersect in Chicago
- Access to Rochelle UPS Intermodal, Joliet BNSF and UP Intermodals, UP Global Intermodal in Hodgkins and UPS Hub in Addison



- Expressway infrastructure to service 27% of U.S. population within one (1) day's drive
- Immediate access to full interchange at Route 47
- Easy access to I-294, I-355, I-55, I-80, and I-39



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