



Zoning:	Industrial-Heavy, Industrial-Light, Industrial, Planned Business Park
Setting:	Industrial Park
Within City Limits:	Yes
Specialty Features:	Enterprise Zone
Sale Price Note:	Contact for info
Lease Rate Note:	Contact for info
Last Updated:	Nov 6, 2024

Site Certification Information

Certified Site Status: Yes
Certified Site: [Site is shovel ready as is proven by experience.](#)

Economic Development Contact

Mark Goode
Venture One Real Estate
(847) 243-4300

Melissa Amedeo
DeKalb County Economic Development Corporation (DCEDC)
2179 Sycamore Road; Unit 102
DeKalb, IL 60115
(815) 895-2711 | amedeo@dcedc.org

Property and Area Description

Sites available from 5 to 120 acres. Buildings from 50,000 to 2,000,000 sf. Union Pacific rail available. Immediate interchange access to I-88 at Peace Road. Links to I-88, I-80, I-90, I-55, I-57, I-74. Corporate and cargo jet service at DeKalb Taylor Municipal Airport. Cooperative and business-friendly community. 60 miles from Chicago. Current key tenant: 3M. Located in the DeKalb County Enterprise Zone. FTZ #176 benefits. Home to Northern Illinois University and Kishwaukee College. Neighboring firms include 3M, Meta DeKalb Data Center, Ferrara Candy Company, and Target Distribution Center.

Population

	74,779 10 Mile Radius	231,006 20 Mile Radius	1,317,100 30 Mile Radius
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Source: ESRI®, 2024

Households

	29,264 10 Mile Radius	87,067 20 Mile Radius	480,279 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: IL 23 (0.5 mi.)
Nearest Interstate: I-88 (1.00 mi.)
Nearest Airport: DeKalb Taylor Municipal Airport (1.0 mi.)
Nearest Commercial Airport: Chicago O'Hare International Airport (60.00 mi.)
Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: No
Rail Contact: Ryan Wee
Rail Contact Phone: 262-277-8725
Rail Contact Email: rww@up.com

Utilities

Electric: ComEd
Natural Gas: Nicor
Water: City of DeKalb
Sewer: Kishwaukee Water Reclamation District
Telecommunications: Comcast