



Zoning:	Industrial, Industrial-Light, Planned Business Park, Industrial-Heavy
Within City Limits:	Yes
Specialty Features:	Enterprise Zone
Sale Price Note:	Contact Seller
Lease Rate Note:	Contact Seller
Last Updated:	Jun 6, 2025

Economic Development Contact

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Property and Area Description

Sycamore Prairie Business Park is a 235 acre commercial site dedicated to a diversified corporate use. Protective covenants are in place to ensure that the appearance of the park is always well maintained, the land values always preserved, and the investment of current and future occupants stringently protected. The park is fully serviced with water, sewer, natural gas, electric and high volume data communication services. I-88 is within five minutes, I-39 within 15 minutes, and I-90 less than 30 minutes away. Located close to transport facilities employing all modalities including highways, railroads and airports. Located in the DeKalb County Enterprise Zone. Notable occupants include: IDEAL Industries, Inc., The Suter Company, Tate & Lyle, DeKalb County Farm Bureau, and others.

Population

	81,317 10 Mile Radius	285,389 20 Mile Radius	1,515,072 30 Mile Radius
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Source: ESRI®, 2024

Households

	32,632 10 Mile Radius	111,151 20 Mile Radius	568,795 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: IL 23 (1.00 mi.)
Nearest Interstate: I-88 (5.00 mi.)
Nearest Airport: DeKalb Taylor Municipal Airport (3.00 mi.)
Rail Served: Unknown
Rail Served By: Other
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: ComEd
Natural Gas: Nicor
Water: City of Sycamore
Sewer: City of Sycamore