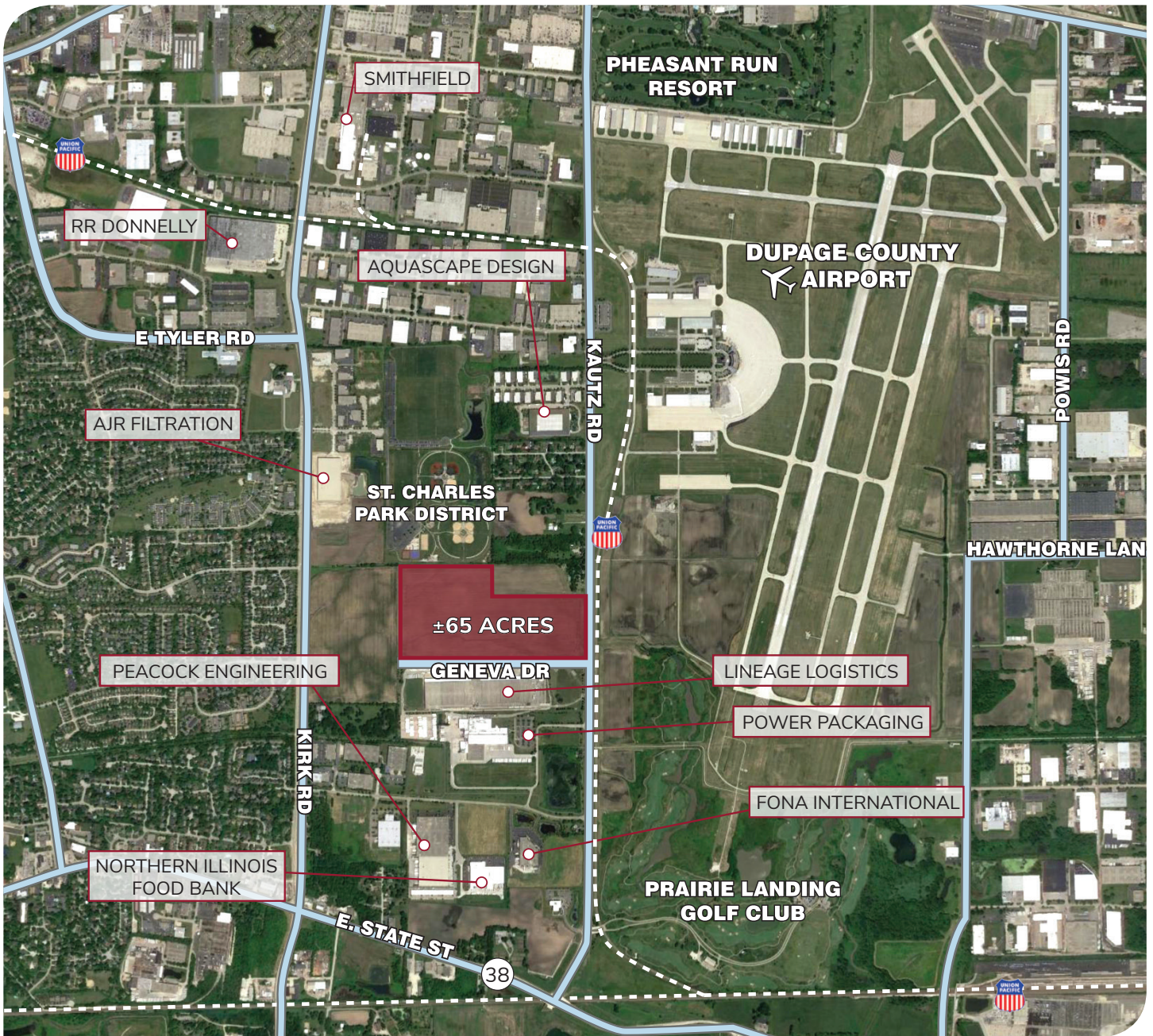


AVAILABLE FOR SALE  
THE WEBER PROPERTY

NWC KAUTZ ROAD & GENEVA DRIVE - KANE COUNTY



**Nick L. Eboli**  
Executive Vice President  
neboli@lee-associates.com  
D 630.567.7812

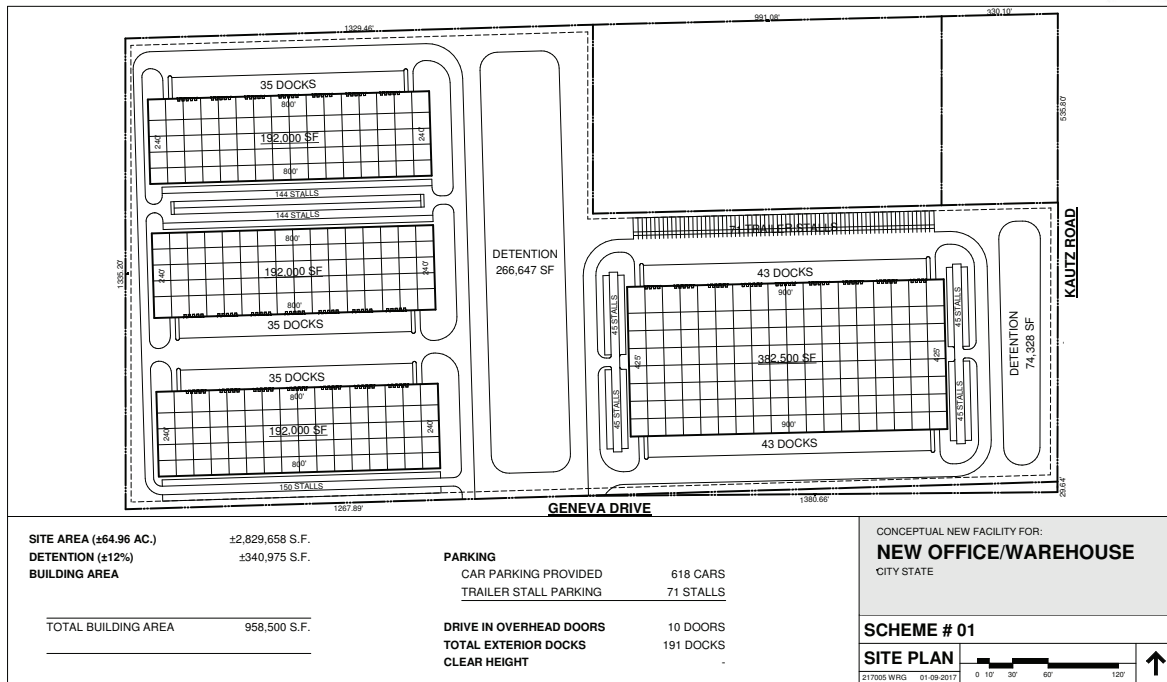
**Moxley & Company**  
Tom Moxley  
D 630.258.0909

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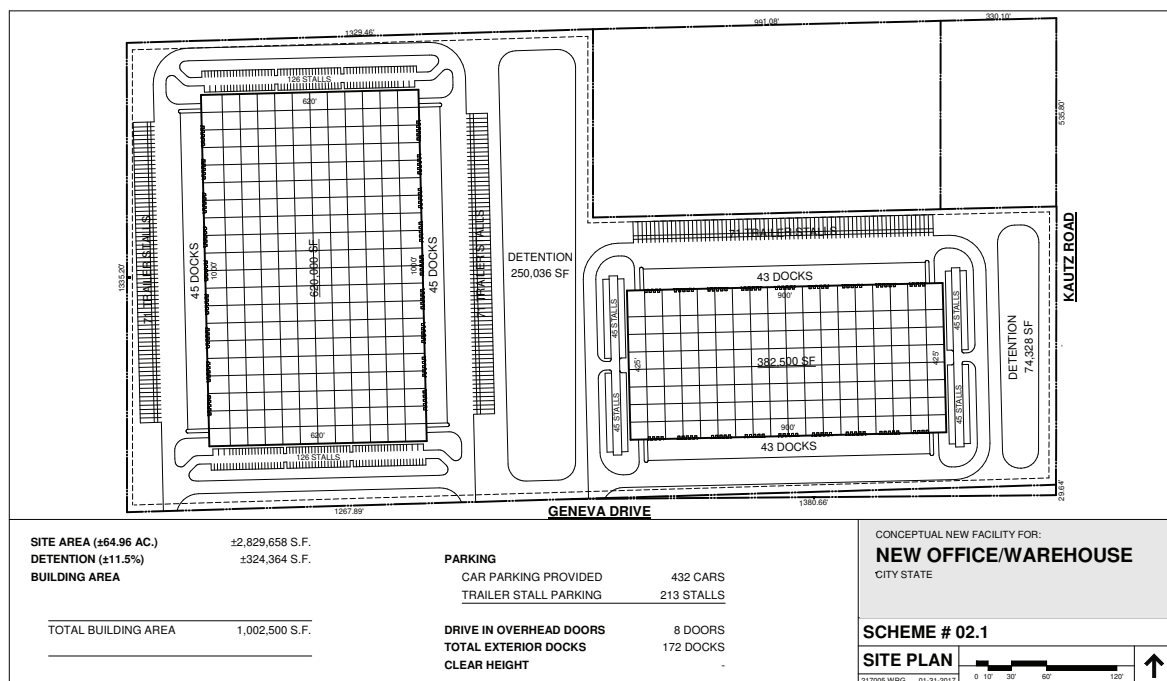
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**CONCEPTUAL PLAN A:**



**CONCEPTUAL PLAN B:**



## FOX VALLEY MARKET STATS:

<b>Industrial Base:</b>	37,712,634 SF
<b>Vacancy Rate:</b>	5.35%
<b>YTD New SF Delivered:</b>	10,000
<b>SF Under Construction:</b>	1,698,242 SF
<b>2018 Q4 Net Absorption:</b>	318,544 SF
<b>YTD Net Absorption:</b>	868,352 SF

## COMMENTS:

- City of Geneva comprehensive plan includes site zoned as light industrial. Contiguous annexation and zoning into City of Geneva.
- Located across from DuPage County Airport
- City of Geneva utilities run along Geneva Drive including water, storm and sanitary sewer and electric
- Union Pacific adjacent lead track creates distinct potential for rail to serve site

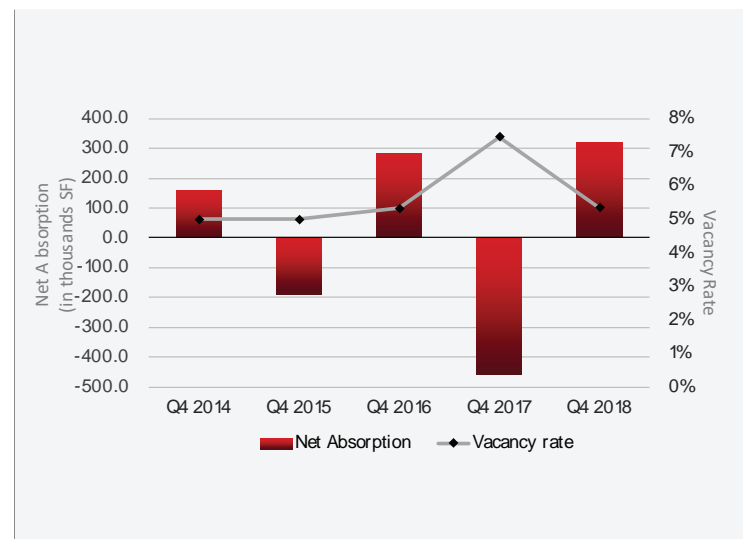
## SITE INFORMATION:

<b>Land Area:</b>	±65 Acres
<b>Zoning:</b>	Existing - Farming District Future - Light Industrial by City of Geneva
<b>Rail:</b>	Union Pacific (adjacent)
<b>Utilities:</b>	To Site
<b>Taxes:</b>	\$7,750 (2017, payable 2018)
<b>PIN:</b>	12-01-200-001 (Kane County)
<b>Sale Price:</b>	\$3.25 PSF

## RECENT AREA DEVELOPMENTS:

<b>Venture One/AJR Filtration:</b>	180,000 SF
<b>CenterPoint/DS Containers:</b>	300,000 SF
<b>HSA Speculative Development:</b>	140,000 SF
<b>Suncast (expansion)</b>	300,000 SF

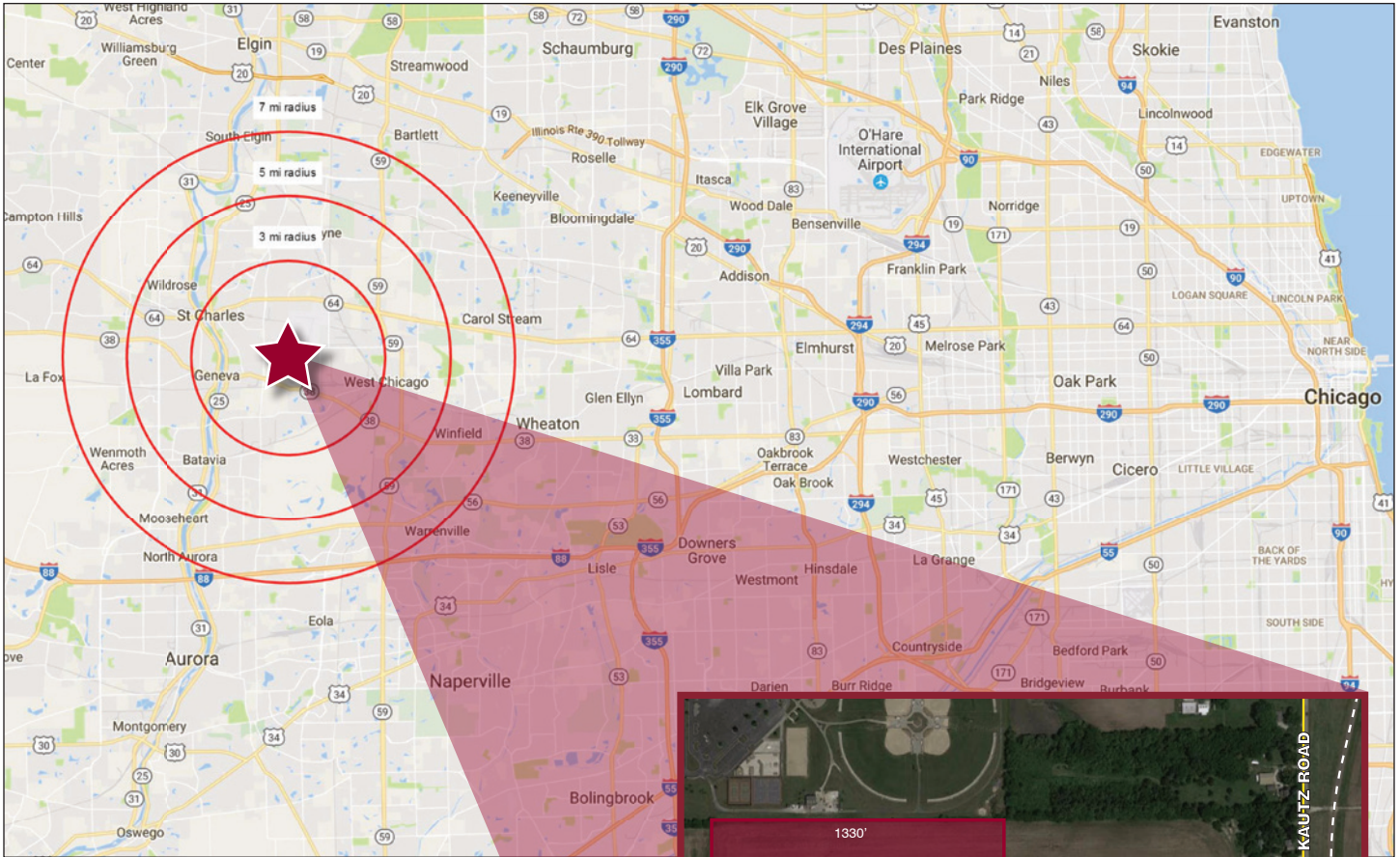
## VACANCY & ABSORPTION:



AVAILABLE FOR SALE

# THE WEBER PROPERTY

NWC KAUTZ ROAD & GENEVA DRIVE - KANE COUNTY



## DEMOGRAPHICS BRIEF:

	3 Mile	5 Miles	7 Miles
Population	37,353	117,987	248,136
Households	13,774	42,017	86,337
Avg. HHI	\$131,442	\$128,767	\$130,721
Daytime Employees	58,041	113,904	194,874



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