


# AVAILABLE INDUSTRIAL LAND SITE - 36 ACRES

## 3100 SOUTH FIRST STREET, DEKALB, DEKALB COUNTY, IL



- Easy access to 4 - way interchange at Peace Road
- Easy access to 4 - way interchange at Annie Glidden Road
- Low DeKalb County Real Estate Taxes (Potential property tax abatement available)
- Utilities to Site
- Zoned Heavy Industrial - Annexed to City of DeKalb
- Home of Northern Illinois University 
- Principals of Lee & Associates of Illinois, LLC are owners of offering
- Asking \$1.25 PSF, \$54,450 per acre and \$1,960,200 for 36 acres

### CORPORATE NEIGHBORS INCLUDE:

- Nestle
- Del Monte
- 3M
- Target
- Panduit
- Goodyear Tire
- Commonwealth Edison
- Engineered Storage Products
- United Parcel Service

The site will be served by DeKalb Sanitary District and city water. Electrical service is provided by Commonwealth Edison. Gas will be provided NICOR.



**James B. Planey**

Principal

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Disclosure: The 36 Acre Parcel is Owned by the Family of a Broker at Lee & Associates of Illinois.

AVAILABLE FOR SALE

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