



# Sugar Grove

CORPORATE CENTER

US-30 & ROUTE 47, SUGAR GROVE, ILLINOIS 60554



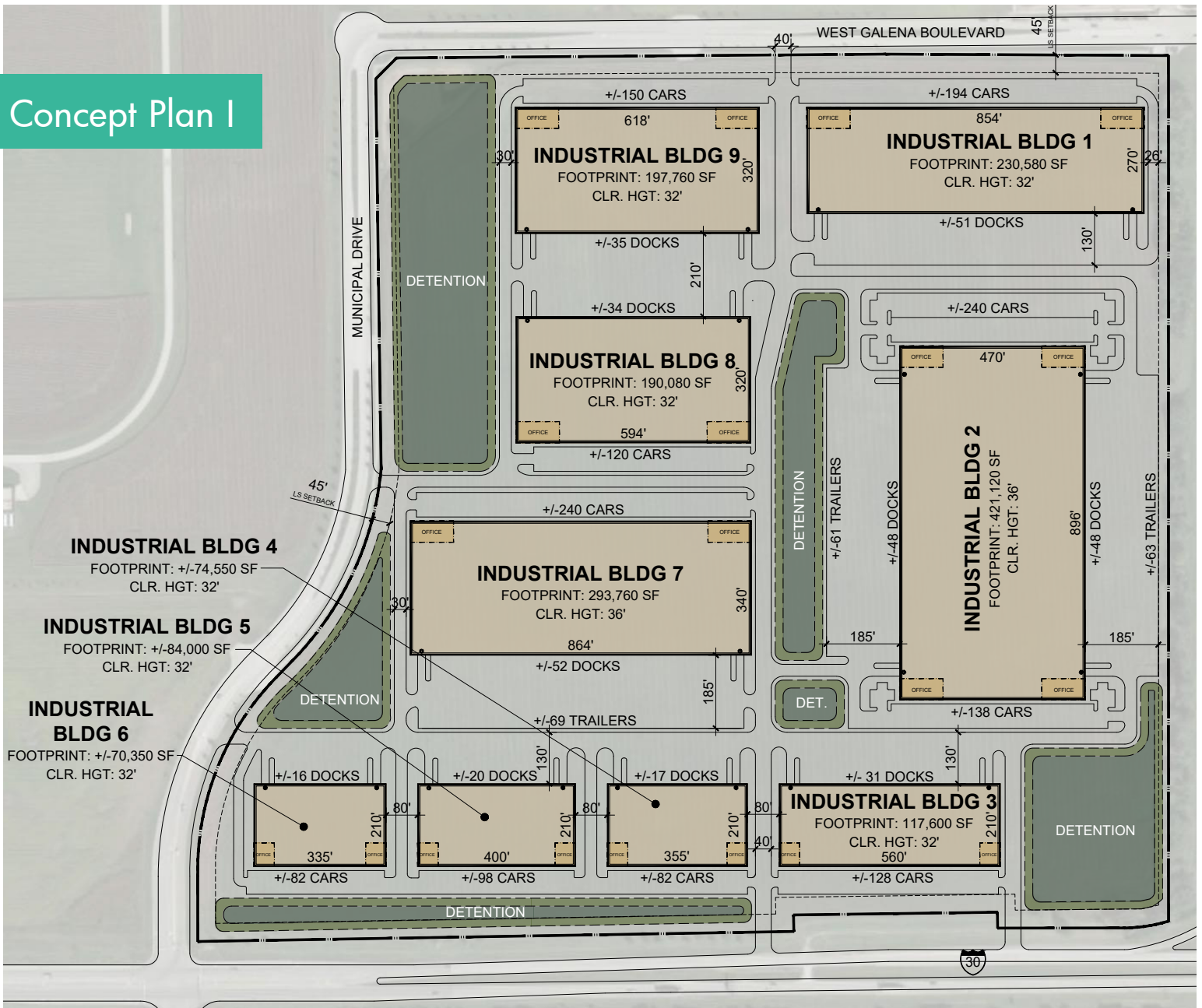
**BUILD-TO-SUIT SITES FOR SALE OR LEASE**  
112 ACRES DIVISIBLE TO 3 ACRES

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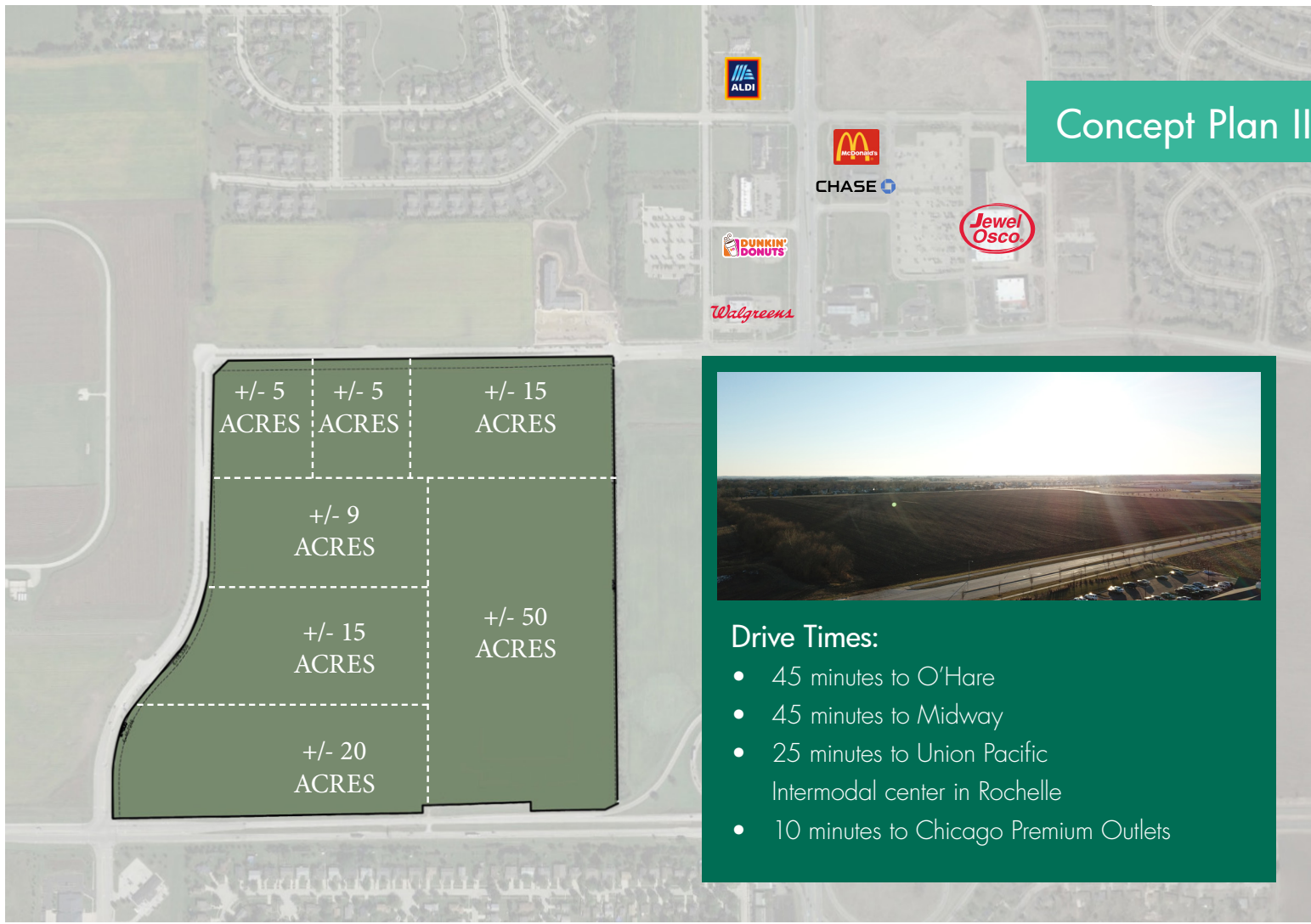
# Concept Plan I



## Sugar Grove CORPORATE CENTER

Welcome to Sugar Grove Corporate Center, a 112-acre park with sites available for sale or build-to-suit for sale or lease. Located at the NWC of US-30 and IL-Route 47, Sugar Grove Corporate Center offers easy access to I-88 via a new full-access interchange at Illinois Route 47. SGCC is ideal for local, regional, national, and international companies and headquarters. Sugar Grove offers strong labor demographics and approved TIF incentives. Corporate users, light industrial manufacturers and distributors will thrive and share great access to the markets they serve in the SGCC, whether they be regional, national, or international.

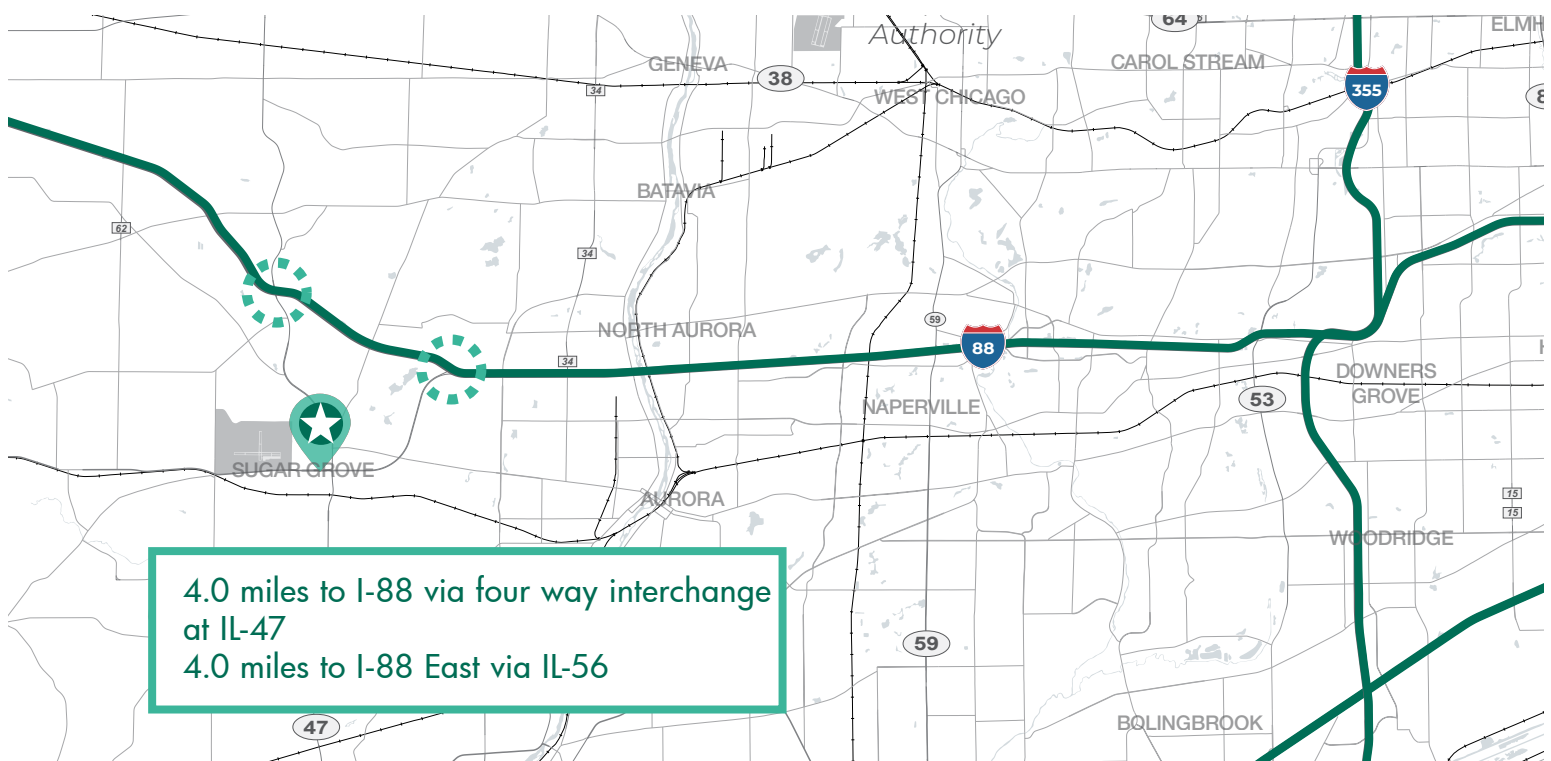
# Concept Plan II



### Drive Times:

- 45 minutes to O'Hare
- 45 minutes to Midway
- 25 minutes to Union Pacific Intermodal center in Rochelle
- 10 minutes to Chicago Premium Outlets

## Area Amenities



4.0 miles to I-88 via four way interchange at IL-47  
 4.0 miles to I-88 East via IL-56



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