



Unytite Dr

Plank Rd



Connects to

OmniTRAX



Virtual Tour

98-Acre Land Site
I-80 & Plank Rd
Peru, IL

PRESENTED BY

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Submitted subject to error, change in status or withdrawal without notice.
Officers of the firm have the an ownership interest in this property.

Project Details



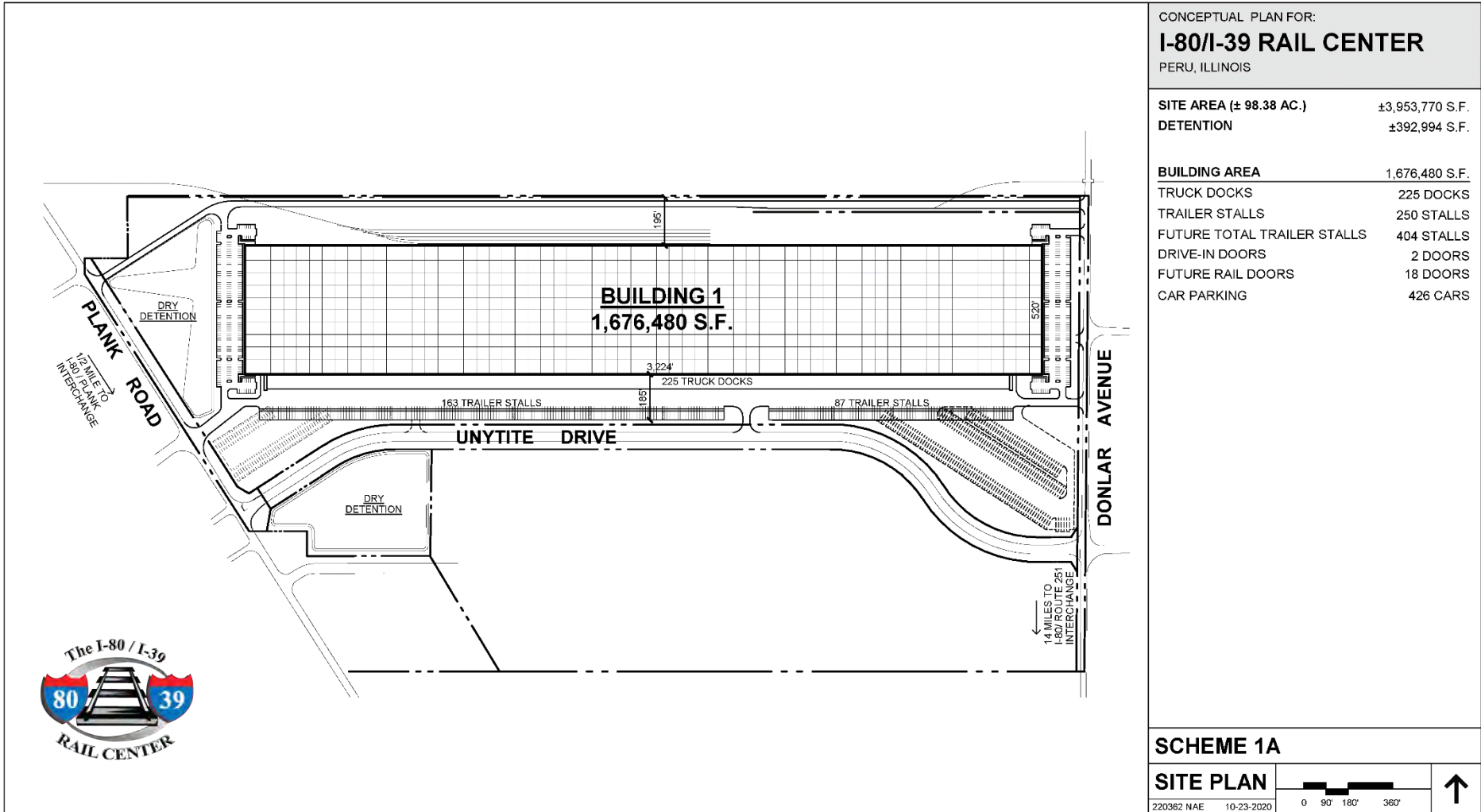
Specs

DETAILS

- Build-to-Suit For Lease or For Sale
- ±1,676,480 SF (divisible)
- ± 98 Acres with 3,800 lineal feet of rail siding
- I-80 & I-39 Crossroads
- Enterprise Zone
- Tax Increment Finance District (TIF)
- Foreign Trade Zone Qualifications
- Low-cost alternative to I-55 & I-80
- Affordable and qualified labor pool
- **Direct connection to BNSF, Norfolk Southern, Canadian Pacific, Canadian National and CSX Rail Lines**
- **Ship to 2/3rds of the US in two days or less**



Proposed Site Plan 1A



CONCEPTUAL PLAN FOR:
I-80/I-39 RAIL CENTER
PERU, ILLINOIS

SITE AREA (± 98.38 AC.)	±3,953,770 S.F.
DETENTION	±392,994 S.F.
BUILDING AREA	1,676,480 S.F.
TRUCK DOCKS	225 DOCKS
TRAILER STALLS	250 STALLS
FUTURE TOTAL TRAILER STALLS	404 STALLS
DRIVE-IN DOORS	2 DOORS
FUTURE RAIL DOORS	18 DOORS
CAR PARKING	426 CARS

SCHEME 1A

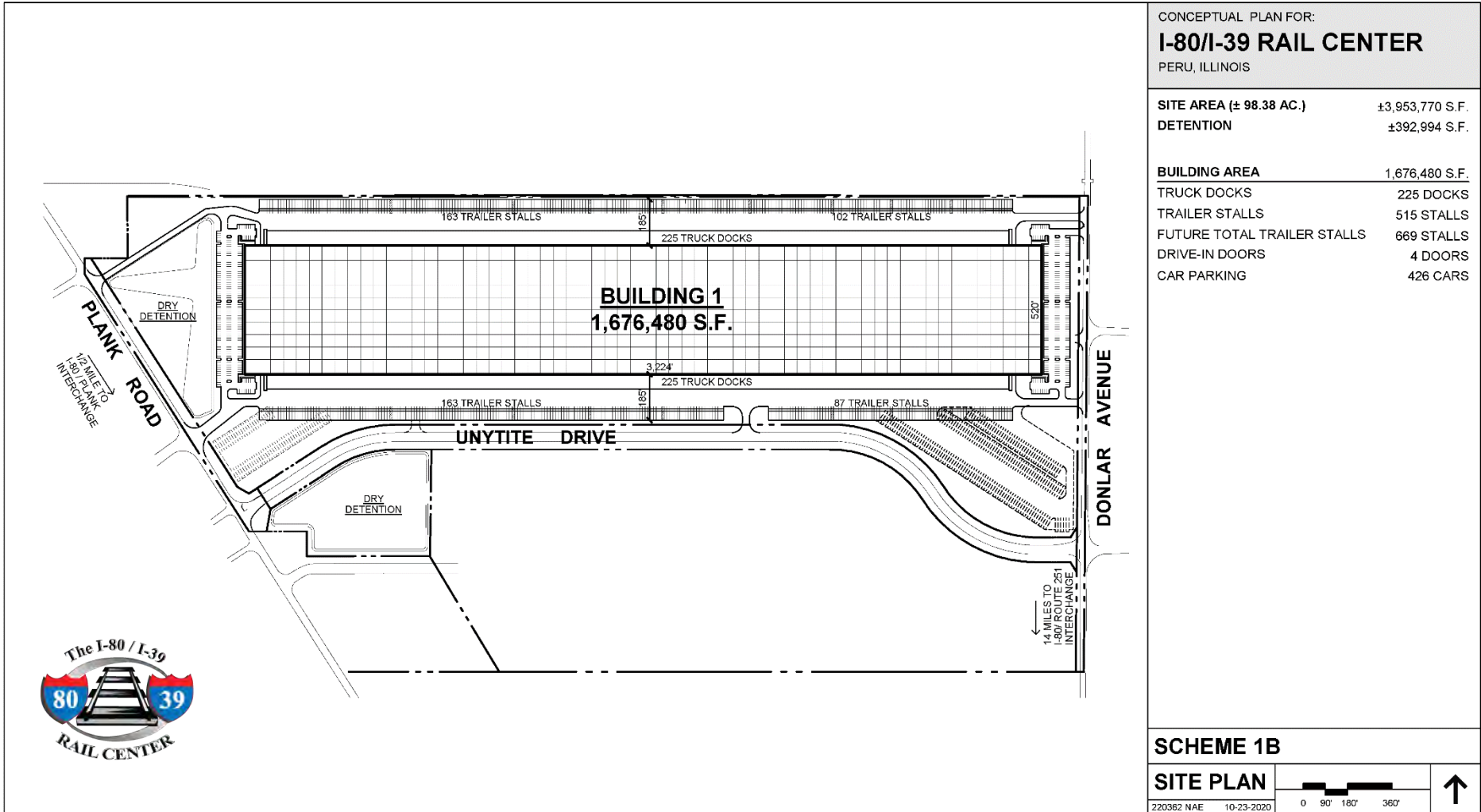
SITE PLAN

220362 NAE 10-23-2020

0 90' 180' 360'

↑

Proposed Site Plan 1B



CONCEPTUAL PLAN FOR:
I-80/I-39 RAIL CENTER
PERU, ILLINOIS

SITE AREA (± 98.38 AC.)	±3,953,770 S.F.
DETENTION	±392,994 S.F.
BUILDING AREA	1,676,480 S.F.
TRUCK DOCKS	225 DOCKS
TRAILER STALLS	515 STALLS
FUTURE TOTAL TRAILER STALLS	669 STALLS
DRIVE-IN DOORS	4 DOORS
CAR PARKING	426 CARS

SCHEME 1B

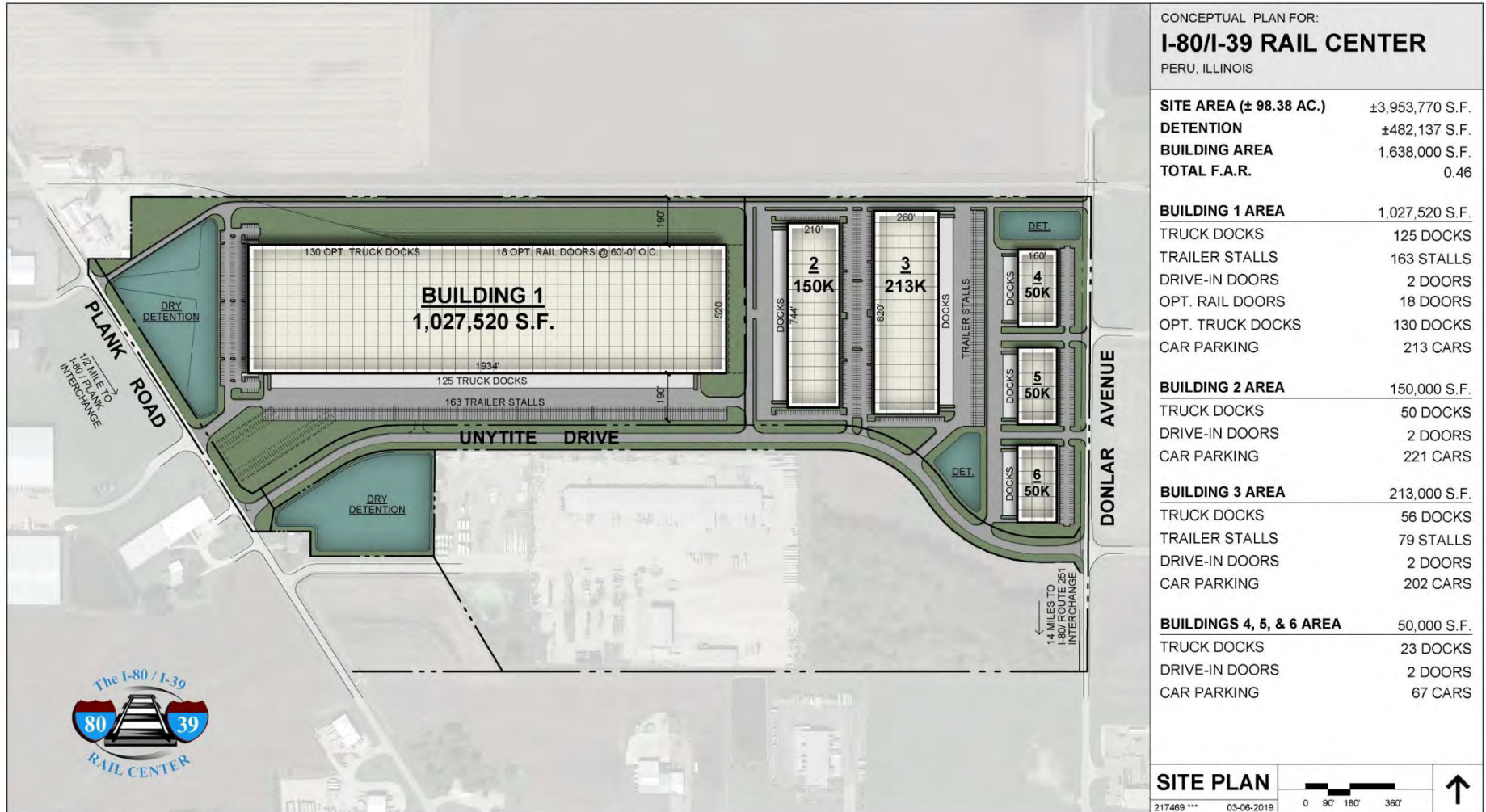
SITE PLAN

220362 NAE 10-23-2020

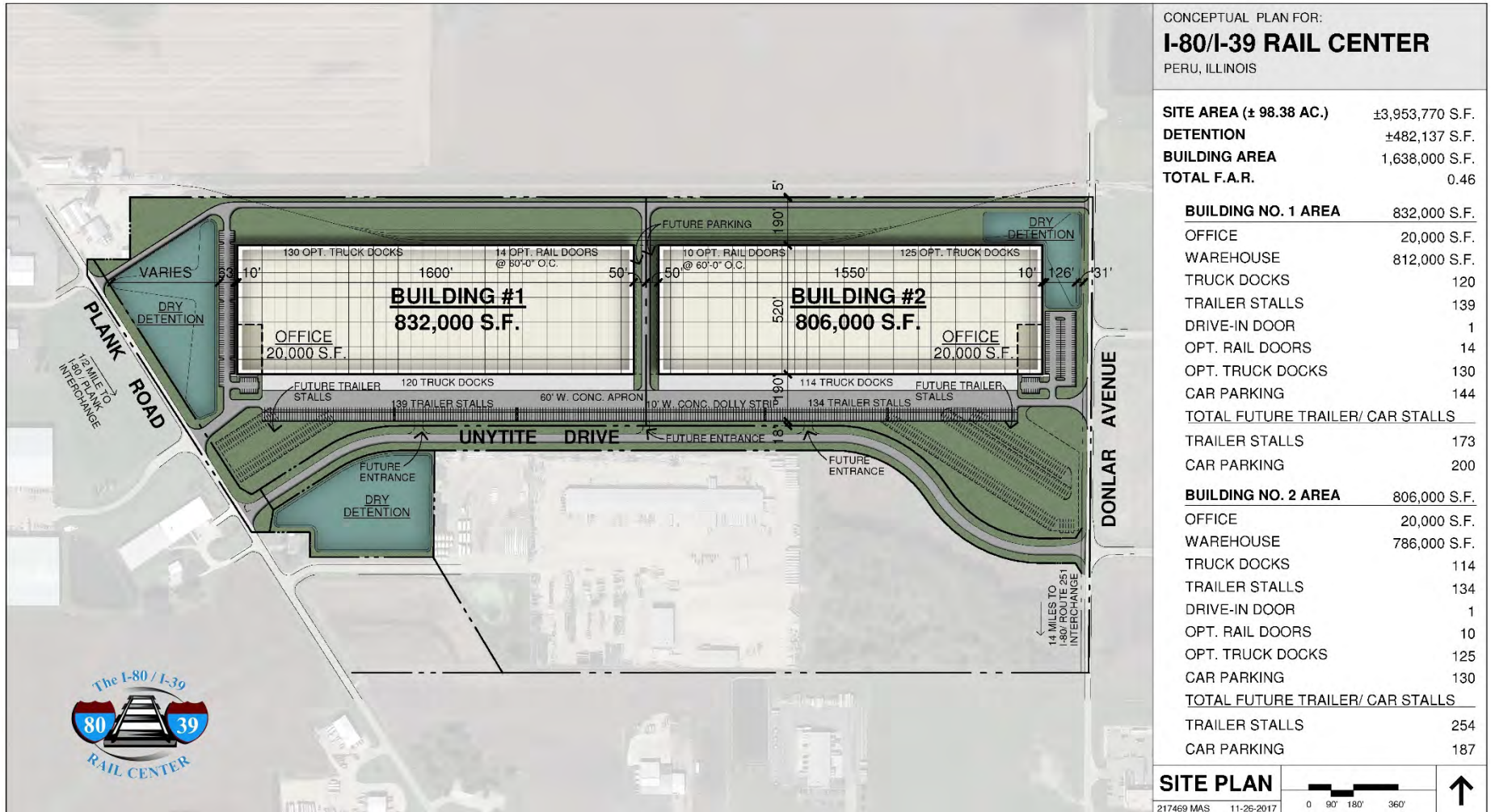
0 90' 180' 360'

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Proposed Site Plan 2



Proposed Site Plan 3



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Proposed Rendering



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Location Summary

PERU, Illinois | Logistically Ideal



139/LASALLE SUBMARKET



13.3 MILLION SF
Industrial Inventory



5.4%
VACANCY RATE



\$1.00 psf Net <
Surrounding Market



2 Intermodal Yards

Less than 60 Miles
to Union Pacific's
Rochelle Global
Intermodal & BNSF's
Intermodal Logistics Park
in Elwood, IL.
Served by BNSF



63,000 +
College Workforce

6 Colleges within 60 Miles
Illinois State 21,309
Illinois Wesleyan 2,090
Parkland College 9,715
Northern Illinois 20,030
Illinois Valley CC 4,507
DeKalb County CC 4,475



Proximity to Airports
Illinois Valley (<10 Minutes)
DeKalb Airport (> 1 Hour)
Bloomington Regional (>1 Hour)
O'hare (<1.5 Hours)
Chicago Executive (<2 Hours)
Midway (<2 Hours)
Milwaukee (>2 Hours)



Distance to Chicago (65 Miles)
Bloomington (58 Miles)
DeKalb (59 Miles)
Davenport (89 Miles)
Milwaukee (161 Miles)
St. Louis (220 Miles)

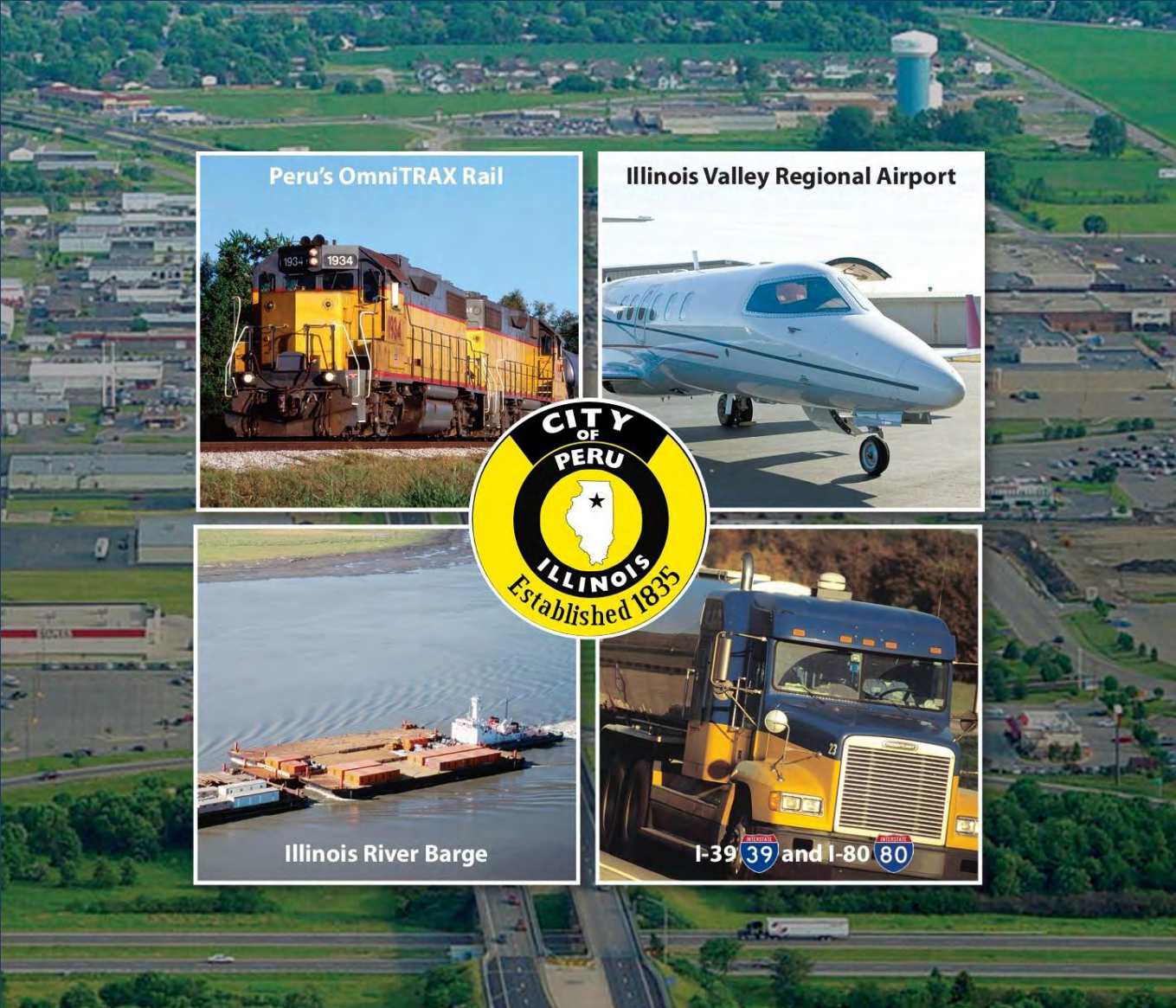


Utility Benefits
15% Utility Savings
averaging \$0.10 /SF
for Industrial
Warehouses

KEY DEMOGRAPHICS

- 10.6 Million Population within 50 Miles
- 1.4 Million Apartments within 50 Miles
- 4 Million Households within 50 Miles
- 4.5 Million Employees within 50 Miles

Location Summary



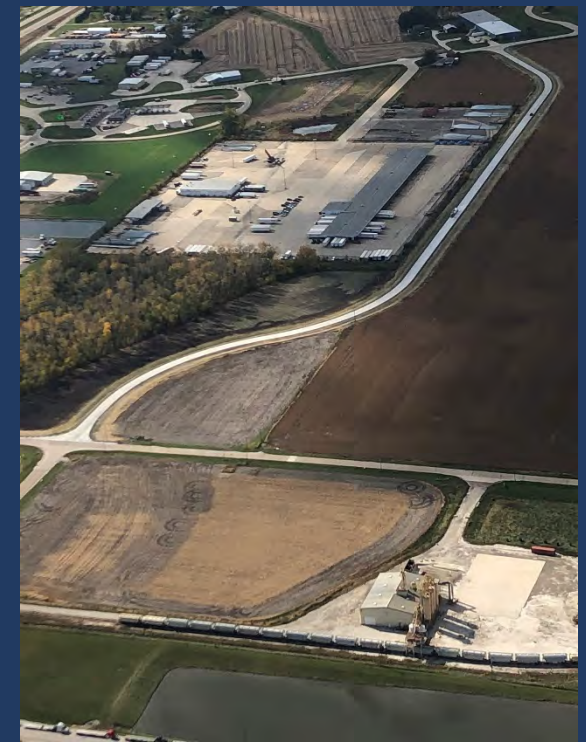
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Location Summary



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Aerial Photos of Site



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About Darwin Realty



Darwin's Agents Are Specialists in Industrial & Commercial Real Estate

Darwin Realty/Corfac International is a privately held real estate brokerage, asset management, investment, and development firm based in suburban Chicago. Since 1975, our specialized agents and staff have commanded a dominant position in Chicago's dynamic industrial and commercial real estate market.

Darwin Realty/Corfac International integrates its comprehensive services in order to provide our clients with the finest real estate negotiating tools. Our professionals possess not only knowledge and experience, but the insight and creativity to guide you toward the most sound real estate decisions for the future of your business.

Whether you are an institutional owner, small business, or international corporation, we provide you with individual attention and professional market expertise. Darwin Realty/Corfac International prides itself on being an entrepreneurial company that is well established in the Chicago and Midwest markets. We provide a personalized level of service that stems from 40 years of brokerage, management, development, and ownership experience. The bottom line is that our clients are our business and we deliver premium service.

Our superior market insight gives us a competitive advantage over other firms. Daily contact with the region's business leaders enable us to spot important trends, interpret them correctly, and provide our clients with informed and responsible real estate decisions.

Darwin Realty/Corfac International's brokerage services include tenant representation, leasing, acquisition, disposition, sale-leasebacks, build-to-suits and investments



About Janko Realty



Janko Realty is Dedicated to Providing Clients with Excellence and Professionalism

Janko Realty is dedicated to providing clients with personal attention, excellence and professionalism along with the marketing tools necessary for a successful real estate experience. With our wide variety of services and affiliations we can take care of all your real estate needs.

We at Janko Realty are very proud of the communities we service. Our associates supply their time and effort to support numerous local charities and organizations to help keep our area strong and growing. We are located in the heart of the Illinois Valley area and just minutes away from Starved Rock State Park, I-80 and I-39.

Janko Realty & Development, operating since 1980, is extensively involved throughout central Illinois in the acquisitions, management and brokerage of commercial/industrial property.

Janko Realty and its affiliated companies are developing three industrial parks with over 400 acres in the Illinois Valley. Janko Realty is a member of the Commercial/Industrial Multiple Listing Service, which covers all of Northern Illinois, and the Northern Illinois Commercial Association of Realtors. In 1995, Janko purchased four commercial/industrial buildings in the suburbs of Schaumburg, Elk Grove Village, Lake Forest and Bedford Park. The Janko Company plans to continue progressive purchases of industrial buildings as investments.

Janko Realty became an independent in 1995 as the company evolved into more commercial/industrial sales and leasing. The strategy has worked well as many companies are looking to move into rural areas.

<https://jankorealty.com/>



About Peak Construction Corporation



Peak is highly regarded for their dynamic problem-solving abilities

Peak Construction Corporation is a privately held, well-capitalized design-build firm, based in Chicago with a national reach. The services we provide are more than a commodity. For over 20 years, Peak has been answering the questions you didn't know to ask, mitigating the risks you didn't know were there and resolving issues before they become problems.

As a full-service Design-Build General Contractor spanning multiple market segments - industrial, office, healthcare, hospitality, construction management, land entitlement/development and specialty construction - we help our clients navigate the big and small decisions that turn their businesses' needs and goals into solutions that provide immediate results with long term value. By delivering property solutions designed and constructed to deliver maximum future flexibility of use along with a network of alliances that allows Peak to bring in experts and partners from a wide

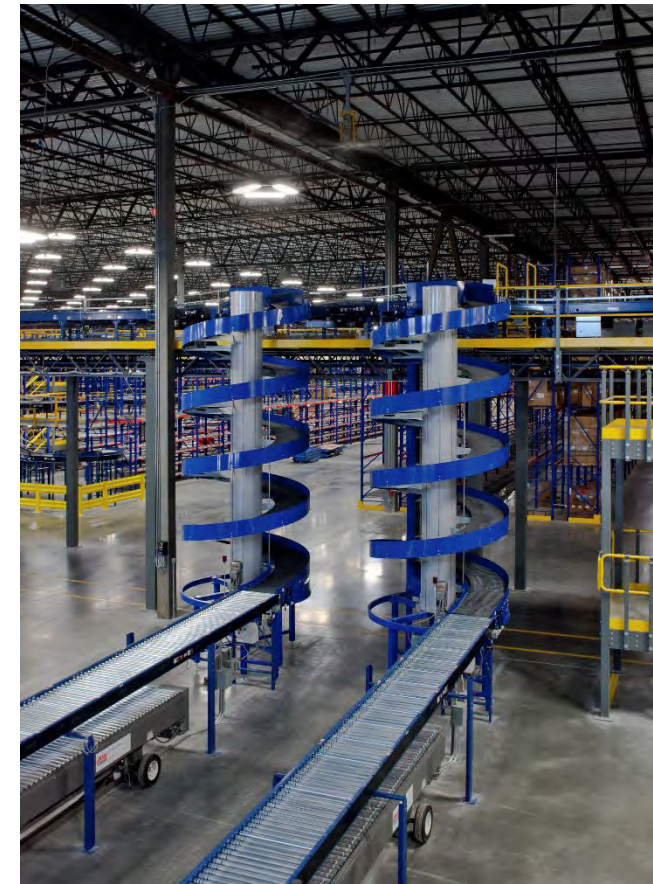
spectrum of fields and roles, we are able to provide our clients with award-winning projects.

Some our clients include Coca-Cola, Kraft Foods, Sunstar, DHL, IHG, Hyatt, Marriott, Tennant Coatings, Inc., Deluxe Corporation, Chipotle Mexican Grill, Hilton and O'Reilly Auto Parts. Peak is currently capable of bonding projects in excess of \$50 million. Simply, our approach is based on building – building quality facilities that meet and exceed your needs as well as building your confidence as a trusted partner.

Additionally, Peak has strategically developed a culture of teamwork. By prioritizing inclusion and communication, problem solving, relationship building and encouraging creativity, we lay the foundation for a productive work environment and successful projects. Practiced from the top down, Peak excels with infusing our “do the right thing” mantra into every facet of our work resulting in cohesive project teams whose ultimate goal is to provide our clients with a transparent and efficacious process.

Watch our video to learn more about Peak and our 20+ year evolution.

<http://www.peakconstruction.com/about/>



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