



Jones Lang LaSalle and IDEAL Industries are pleased to present Sycamore Prairie Business Park, a 200 acre site in Sycamore, Illinois at the intersection of Bethany Road and Peace Road. Located in DeKalb County, the Property is adjacent to the City of DeKalb along the I-88 Illinois Research and development corridor.



**Sycamore Prairie Business Park**  
**SYCAMORE, ILLINOIS**

**Dominic Carbonari**  
Executive Vice President  
+1 773 304 4102  
dominic.carbonari@am.jll.com

**Frank Griffin**  
Executive Vice President  
+1 773 304 4104  
frank.griffin@am.jll.com



*Real value in a changing world*



*Real value in a changing world*

## The Location

### PROXIMITY TO METRO AREAS

- 58 miles west of Chicago
- 30 miles southeast of Rockford
- 20 miles west of the Fox River

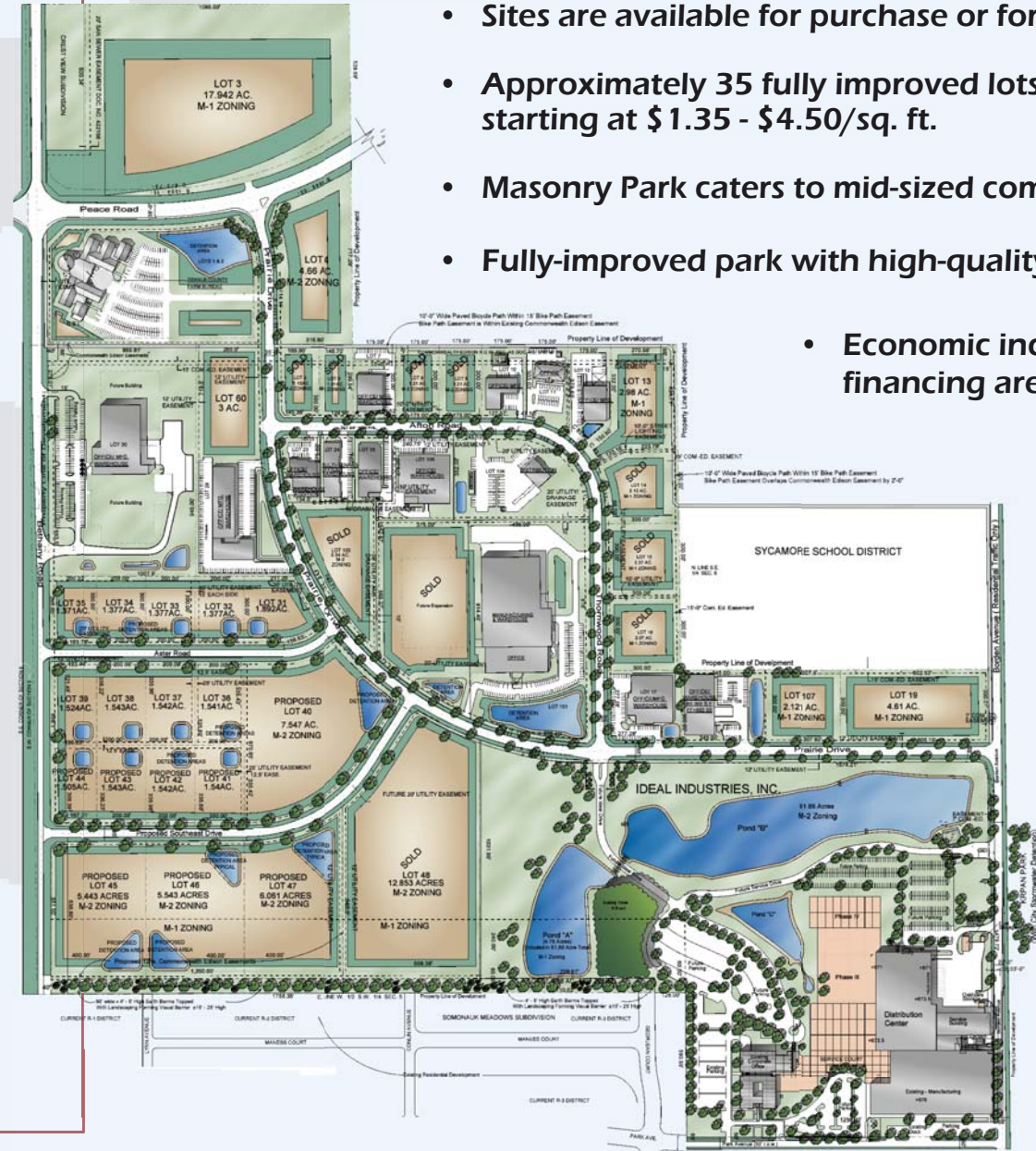
### INTERSTATE ACCESS

- 5 minutes to I-88 Tollway
- 15 minutes to I-39 Tollway
- 30 minutes to I-90 Tollway



## The Opportunity

- Sites are available for purchase or for Build-to-Suit
- Approximately 35 fully improved lots of 1 acre to 60 acres, starting at \$1.35 - \$4.50/sq. ft.
- Masonry Park caters to mid-sized companies
- Fully-improved park with high-quality occupants
- Economic incentives to IRB financing are available



- Zoning will accommodate office, flex-tech, manufacturing or distribution
- M-1 and M-2 zoning allows for heavier industrial use

### AIR TRAVEL

- 65 miles to Midway Airport
- 55 miles to O'Hare International Airport
- 25 miles to Rockford Airport
- 25 miles to DuPage County and Aurora Municipal Airports
- 2 miles to the DeKalb Taylor Municipal Airport



Real value in a changing world

**Dominic Carbonari**  
Executive Vice President  
+1 773 304 4102  
dominic.carbonari@am.jll.com

**Frank Griffin**  
Executive Vice President  
+1 773 304 4104  
frank.griffin@am.jll.com