

FOR SALE SUBJECT TO OFFER

Up to 1.5M Square Feet

Peace Road & Fairview Drive, Dekalb, IL 60115



**SITUATED
ALONG I-88**

For Immediate Access

UP TO 1.5M
Square Feet

**MIXED-USE
DEVELOPMENT**

Opportunity

**EXCELLENT
VISIBILITY**

**HIGHLY DENSE
WAREHOUSE**

Labor



JEFF FISCHER

+1 630 992 3108

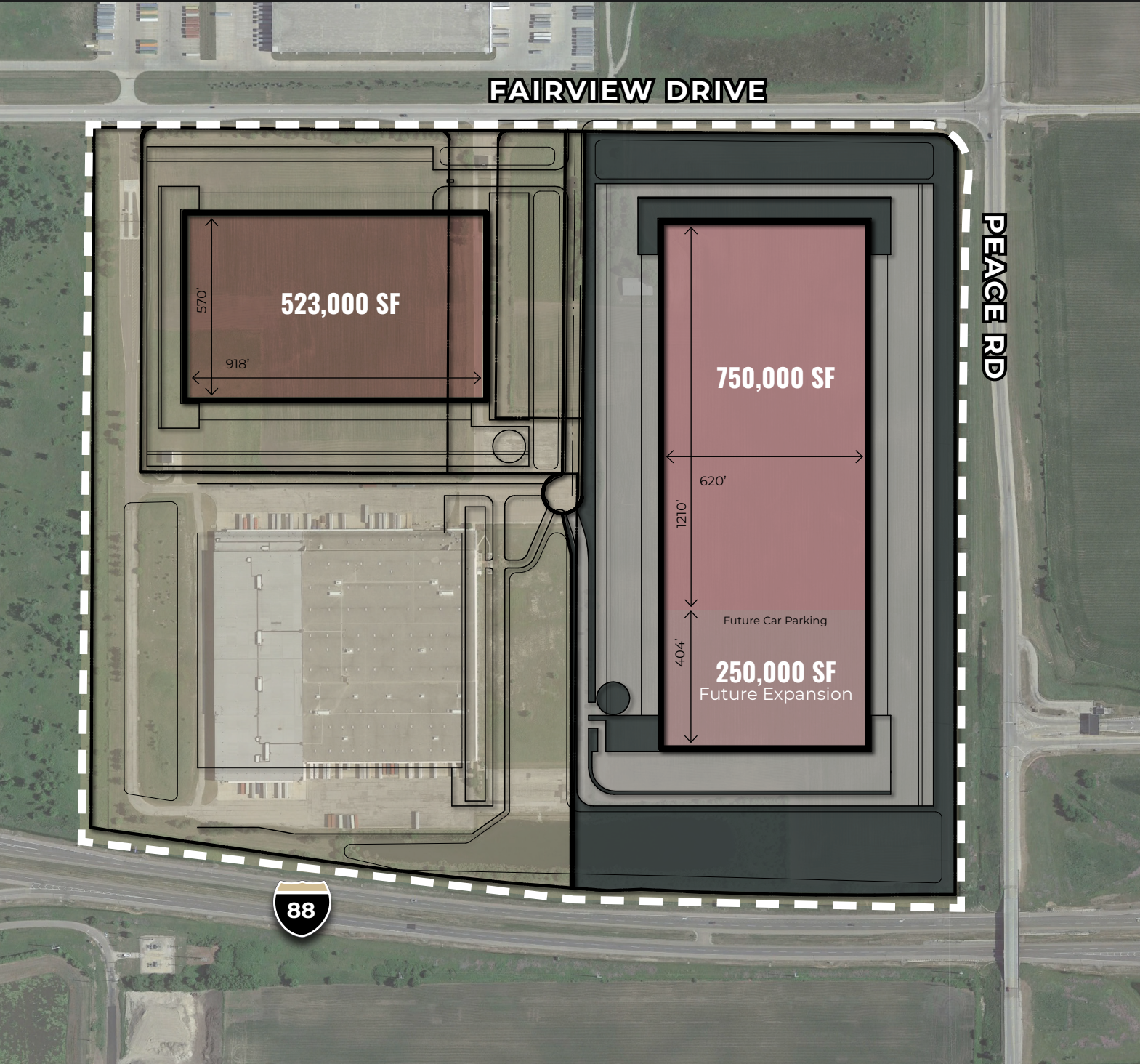
jeff.fischer@kbcadvisors.com

RYAN O'LEARY

+1 630 781 7908

ryan.oleary@kbcadvisors.com

Conceptual Site Plan

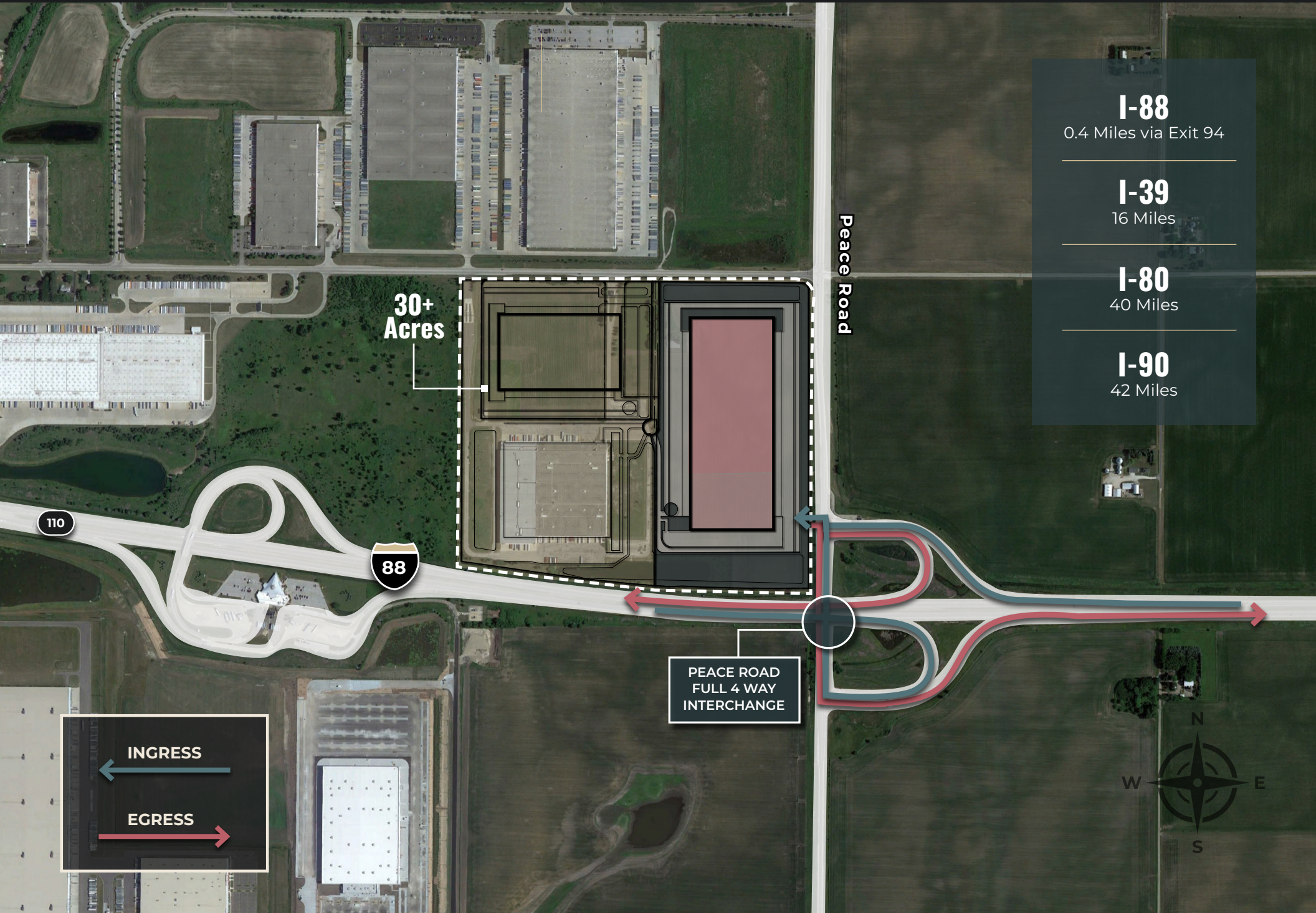


**Up to 1.5M SF of
New Development
Potential**

**Situated on
±92 Acres**

**Zoned
ORI**

Access Map



30+ Acres

Peace Road

110

88

PEACE ROAD FULL 4 WAY INTERCHANGE

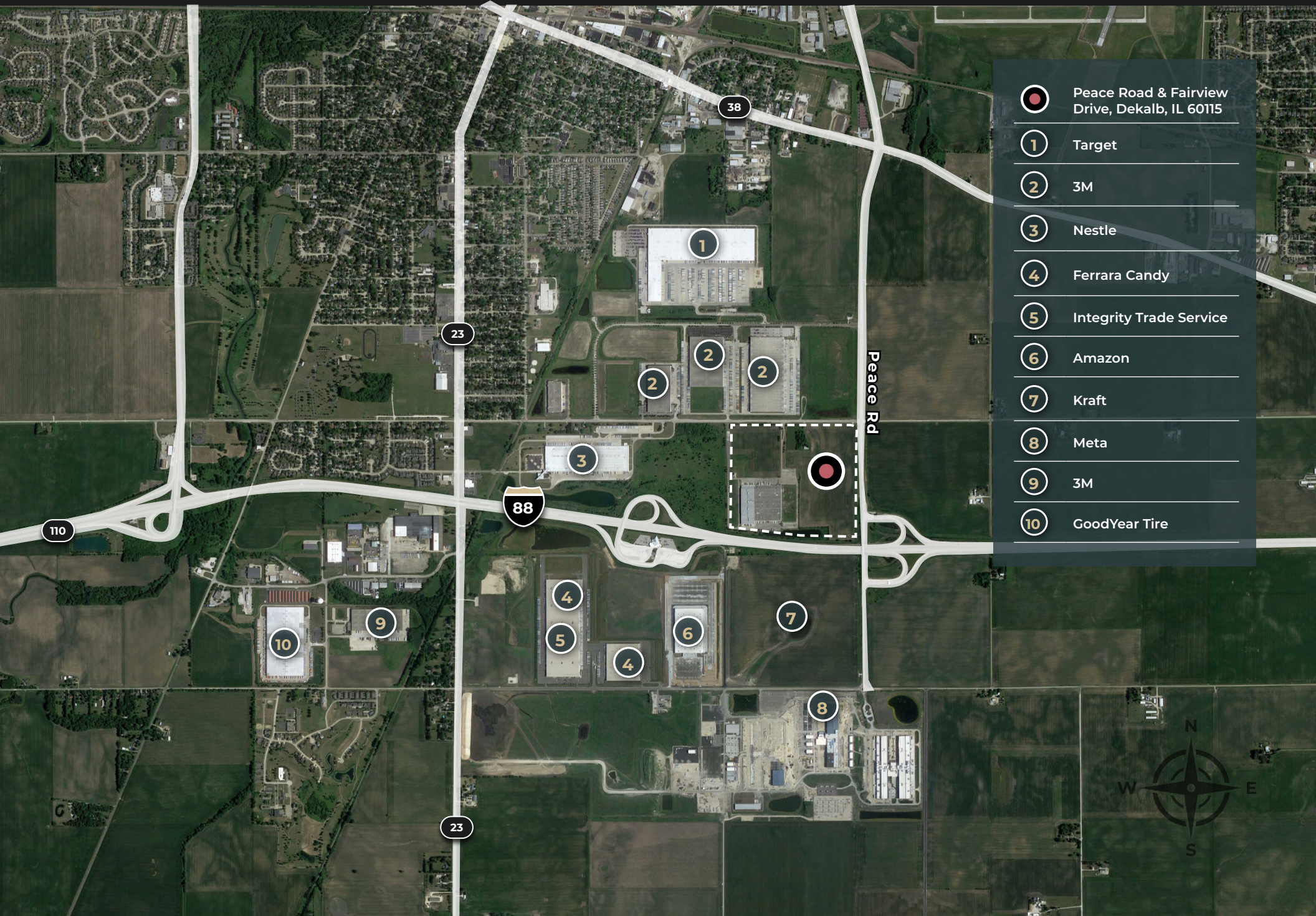
INGRESS ←












EGRESS →

- I-88**
0.4 Miles via Exit 94
- I-39**
16 Miles
- I-80**
40 Miles
- I-90**
42 Miles

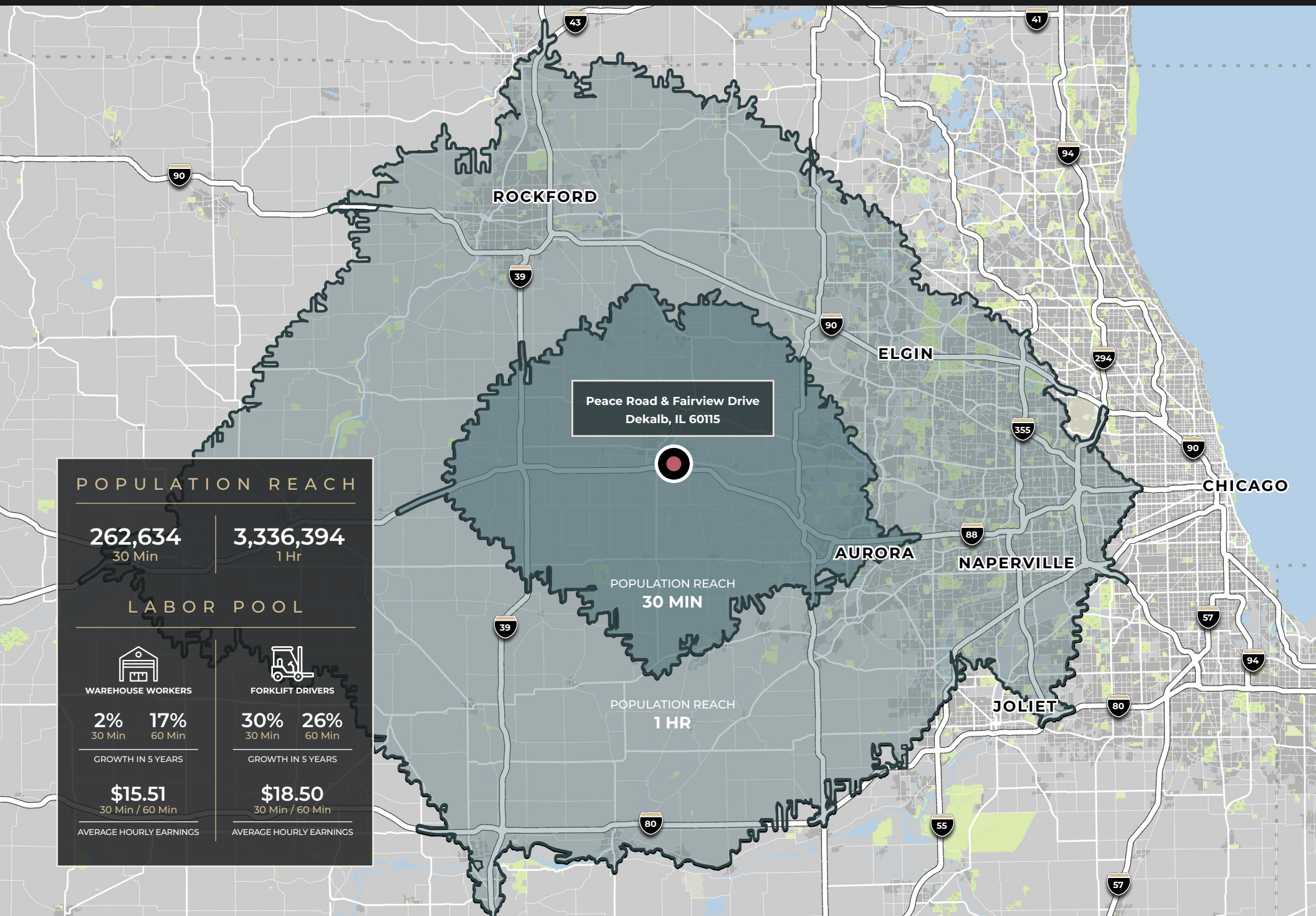


Corporate Neighbors



-  Peace Road & Fairview Drive, Dekalb, IL 60115
-  Target
-  3M
-  Nestle
-  Ferrara Candy
-  Integrity Trade Service
-  Amazon
-  Kraft
-  Meta
-  3M
-  GoodYear Tire





Peace Road & Fairview Drive
Dekalb, IL 60115

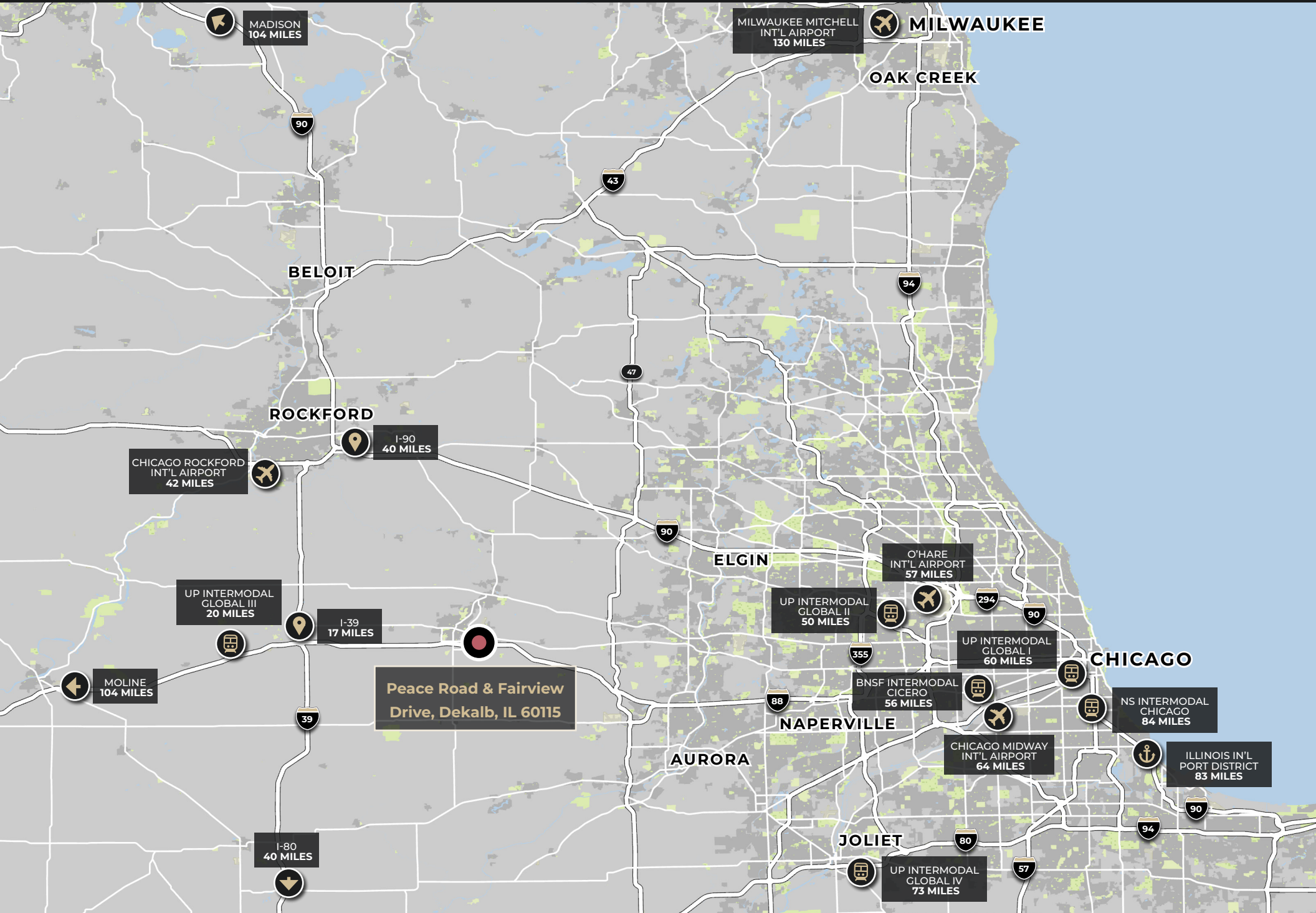


POPULATION REACH
30 MIN

POPULATION REACH
1 HR

POPULATION REACH	
262,634 30 Min	3,336,394 1 Hr
LABOR POOL	
WAREHOUSE WORKERS	FORKLIFT DRIVERS
2% 30 Min	17% 60 Min
30% 30 Min	26% 60 Min
GROWTH IN 5 YEARS	
\$15.51 30 Min / 60 Min	\$18.50 30 Min / 60 Min
AVERAGE HOURLY EARNINGS	

Regional Map





JEFF FISCHER

+1 630 992 3108

jeff.fischer@kbcadvisors.com

RYAN O'LEARY

+1 630 781 7908

ryan.oleary@kbcadvisors.com



©2023 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.



KBCADVISORS.COM