

235 ACRE DEVELOPMENT SITE

PLAINFIELD, ILLINOIS

UNIQUE INDUSTRIAL OR MIXED-USE
DEVELOPMENT OPPORTUNITY

OFFERING MEMORANDUM

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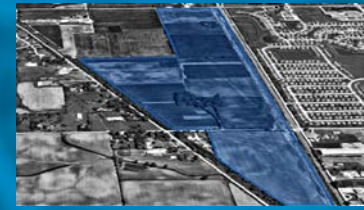
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SUMMARY



Colliers International is pleased to present an exceptional opportunity to purchase a large development site near **Interstate 55** in southwest-suburban **Plainfield, Illinois**.

The Property is approximately **±235 acres** in size, located primarily along Route 30 in the Village of Plainfield, Illinois. Plainfield is an established and rapidly-growing community in Chicago's Southwest Suburbs.

Current zoning is 'I-1' providing for Office, Research and Light Industrial uses. The zoning allows for Special Uses as a Planned Development or **Planned Unit Development (PUD)**.

This flexible PUD zoning will allow for a wide variety of development, including **Commercial & Office** uses, **Single-Family** housing, and **Multi-Family** complex construction.

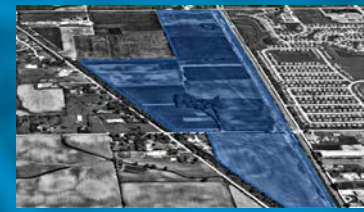
The **Canadian National Rail Line** runs down the eastern boundary of site, allowing for rail access if required.

OFFERING SUMMARY

235-ACRE DEVELOPMENT SITE | Plainfield, Illinois



235 ACRE DEVELOPMENT SITE PLAINFIELD, ILLINOIS



SUMMARY OF PROPERTY HIGHLIGHTS



SITE DESCRIPTION

+/- 235 Acres



ZONING

I-1 (Industrial 1 District)



UTILITIES

Delivered to Site



POSSIBLE USES

Warehouse & Distribution
Single or Multi Family Residential



ACCESS

I-55 Access via 111th Street to a
Full Interchange at Weber Rd



SALE PRICE

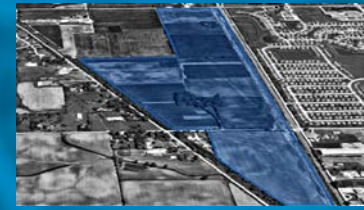
Subject to Offer

OFFERING SUMMARY

235-ACRE DEVELOPMENT SITE | Plainfield, Illinois



PROPERTY HIGHLIGHTS



- **LARGE SITE SIZE**

The Development Site is the largest land parcel currently available in Chicago's premier suburban industrial submarket, the I-55 Corridor. A zoned and entitled site of this size is increasingly rare and provides a very unique opportunity for a purchaser to control a significant amount of land in a very land constrained submarket.

- **ACCESS TO I-55 VIA NEARBY WEBER ROAD INTERCHANGE**

The Development has convenient access to the I-55 Expressway via 111th Street to the four-way Weber Road interchange, as well as the four-way Route 30 Interchange. This redundant access to the interstate system makes the Development conducive to local distribution as well as regional and national distribution.

- **FLEXIBLE ZONING ALLOWS FOR A VARIETY OF POSSIBLE USES**

Current zoning is 'I-1' providing for Office, Research, and Light Industrial uses. The zoning also allows for Special Use as a Planned Development or Planned Unit Development (PUD). The PUD allows for a wide variety of product types, including Commercial & Office developments, Single-Family housing, and Multi-Family complex construction.

- **ALL ROADS AND UTILITIES ARE IN PLACE**

The Development Site has all roads and utilities in place, which provides an immediate opportunity for a developer to begin construction. Furthermore, the site has over a mile of Canadian National Rail frontage, which is very rare, especially in a highly developed submarket.

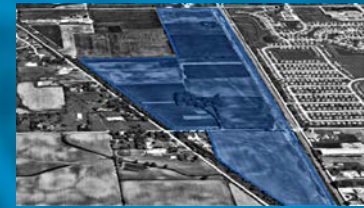


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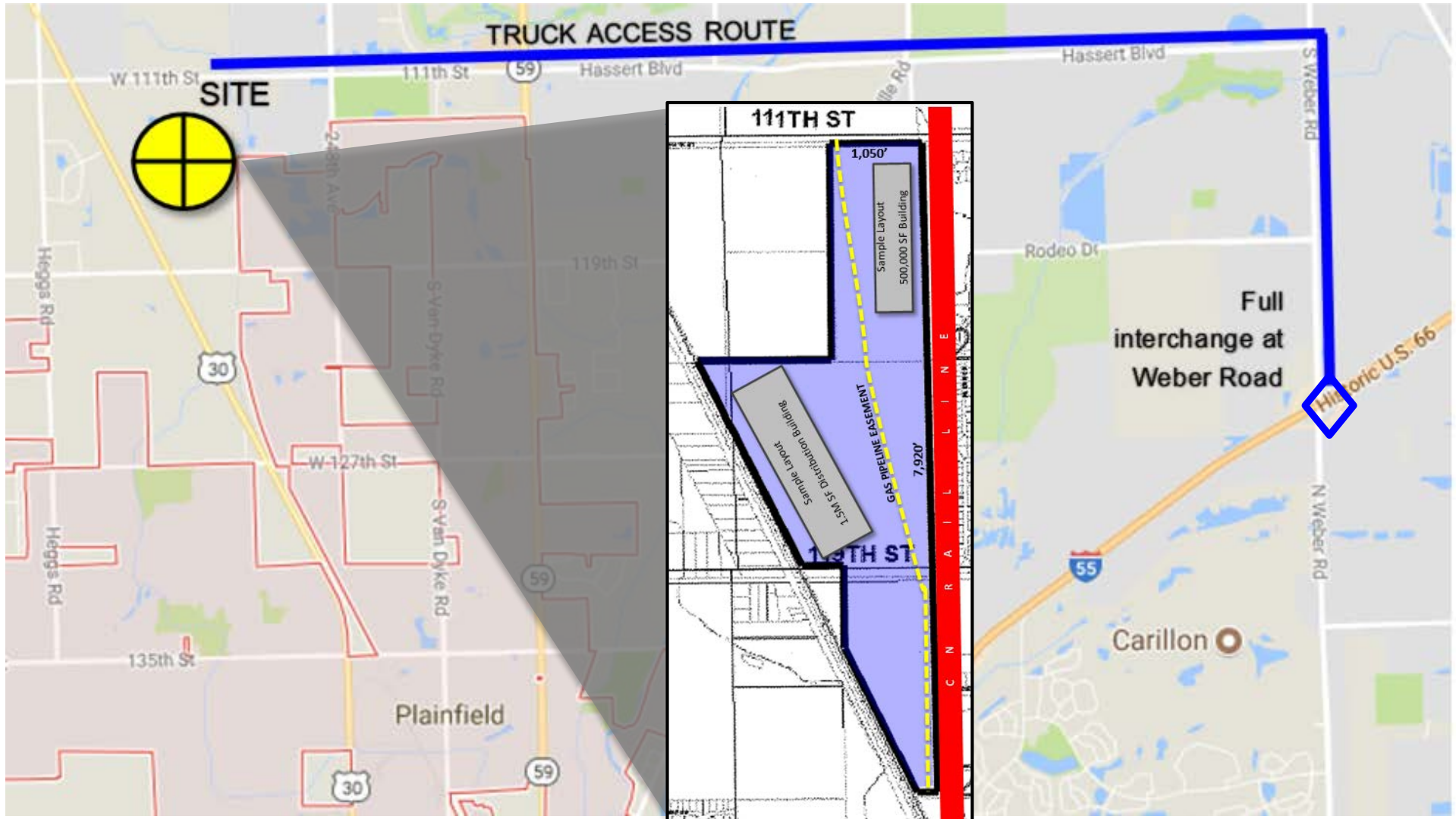


SITE PLAN AND TRUCK ACCESS MAP



ACCESS TO I-55 VIA NEARBY WEBER ROAD INTERCHANGE

The Property has convenient access to the I-55 Expressway via 111th Street to the four-way Weber Road interchange. See the map below.

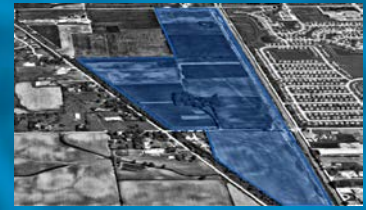


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MIXED-USE DEVELOPMENT POTENTIAL



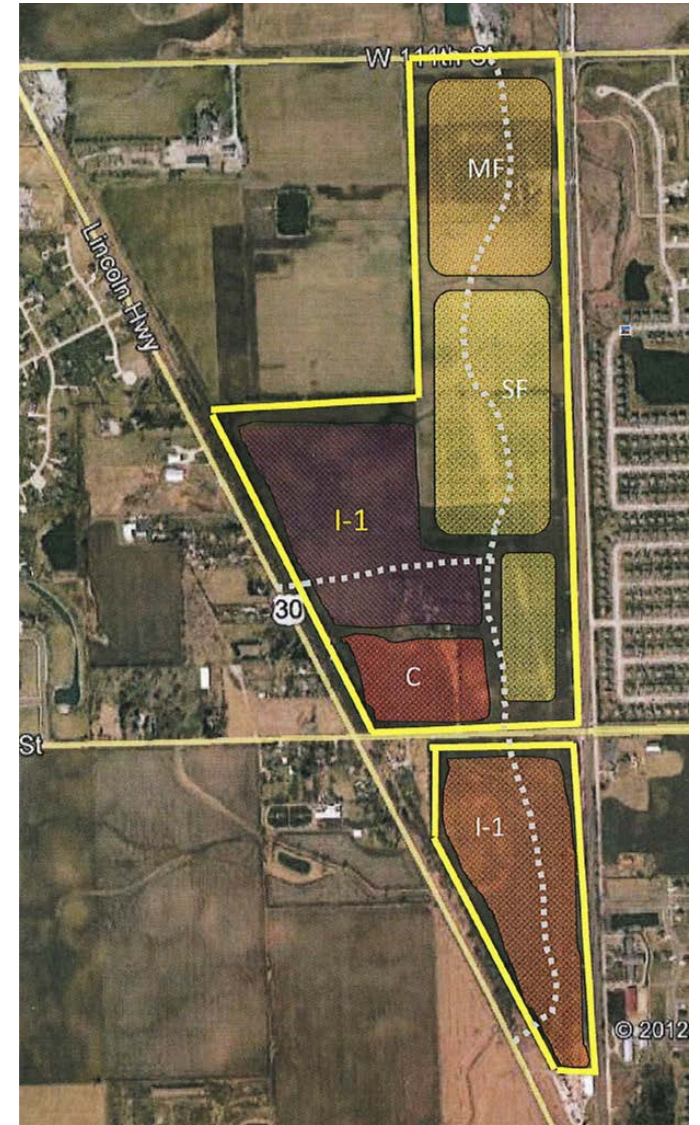
EXCELLENT OPPORTUNITY FOR MIXED-USE DEVELOPMENT

- Residential Single Family (Attached, Detached, Cluster, and Active Adult)
- Residential Multi Family (Attached, Detached, Cluster, and Active Adult)
- Retail, Industrial, and Commercial Uses

Due to the flexible zoning in place on the property, a wide variety of uses are possible including a true 'Mixed-Use' development combining residential, commercial, retail, and industrial components.



Sample Mixed-Use Development Plan

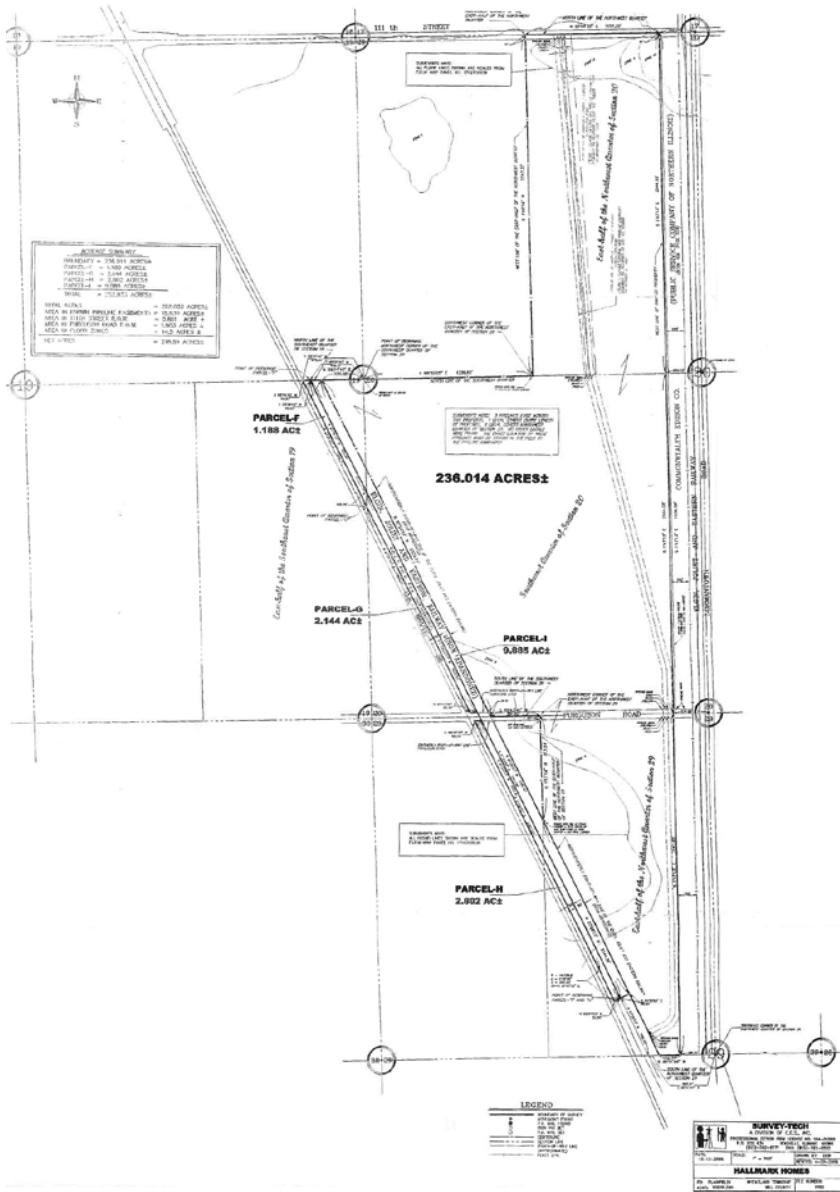
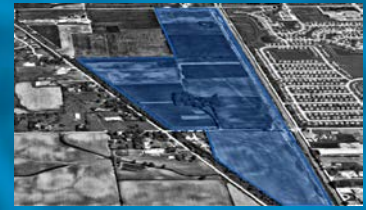


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PROPERTY SURVEY

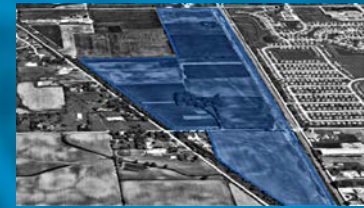


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I-55 INDUSTRIAL SUBMARKET



The **I-55 Corridor Industrial Submarket** is an industrial region located 25 miles southwest of downtown Chicago. At just over 85 million square feet, I-55 is one of the most active industrial submarkets in the world. The corridor is home to a large number of modern distribution centers that service the population of Chicago and surrounding Midwest destinations.

From its roots 25 years ago, the I-55 Corridor industrial submarket has evolved and expanded as distribution users began to require large, modern facilities with easy access to the interstate and expressway infrastructure. I-55 fit their requirements, providing easy access to the Chicago CBD, as well as allowing truck flows to and from Interstate 80 (I-80) and Interstate 355 (I-355) servicing the western suburbs. Additionally, the I-55 Corridor has close proximity to the BNSF and Union Pacific Intermodal Facilities in Elwood/Joliet, approximately 20 minutes to the south. Convenient access to the intermodal facilities allows companies with a large volume of imported (containerized) products to take advantage of the low cost of intermodal transportation.

The **Interstate 55 Corridor** runs through one of the fastest growing areas in the nation, Will County Illinois. The Will County area has seen significant population growth over the past decade, the majority of it close to I-55. This growth has led to the establishment of a significant labor pool of executive, skilled, and unskilled labor. Over the past decade, this submarket has experienced more space absorption than any other Chicago submarket. These factors distinguish the I-55 Corridor as one of the nest distribution locations in both the Chicago area and the Midwestern United States.

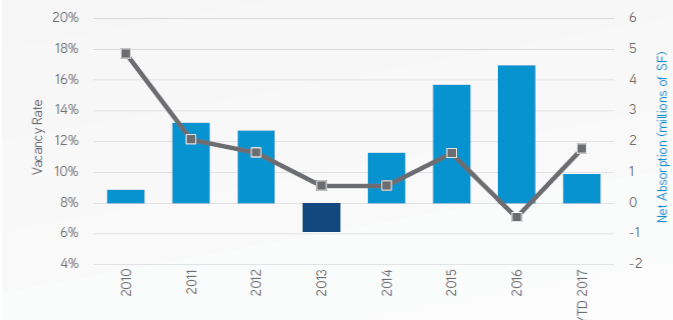
I-55 Corridor – Third Quarter 2017 In Review

- The I-55 vacancy rate jumped by 250 basis points during the third quarter to 11.50 percent, the highest rate recorded since the second quarter of 2012. This significant increase was due to 2.9 million square feet of vacant space being introduced between July and September.
- Five speculative construction projects totaling 1.4 million square feet were delivered during the third quarter of 2017, which were 92.5 percent vacant when completed. This, combined with several significant new vacancies caused by tenants moving out of second generation space resulted in the significant increase in vacancy.
- Large new vacancies included Wrigley moving out of 500,160 square feet in Romeoville, Best Buy moving out of 356,541 square feet in Woodridge, and Innotrac moving out of 354,000 square feet in Bolingbrook, among others.
- Net absorption turned strongly negative during the third quarter of 2017 due to these new vacancies, totaling negative 1,043,829 square feet. Despite this negative tally, year-to-date net absorption remains positive, totaling 949,281 square feet.
- Ten projects totaling 1.9 million square feet are currently under construction. Eight of these, or 89.2 percent of ongoing construction activity, are being built on spec with no tenant commitments in place. The remaining two projects are additions to existing facilities.

Submarket Indicators

I-55 CORRIDOR		Q3 2017	Q2 2017	Q3 2016
VACANCY RATE	↑	11.50%	9.00%	7.06%
NET ABSORPTION (SF)	↓	-1,043,829	1,878,703	1,328,910
NEW SUPPLY (SF)	↓	1,349,349	1,780,890	1,178,331
UNDER CONSTRUCTION (SF)	↓	1,936,957	2,868,258	3,215,115
NEW LEASING ACTIVITY (SF)	↓	415,951	1,670,933	953,430
AVG ASKING RENTAL RATE	↑	\$5.74	\$5.64	\$4.72

Vacancy Rate & Net Absorption

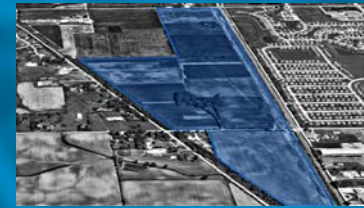


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PLAINFIELD, ILLINOIS



The Property is located in the Village of Plainfield, an established and stable community in Chicago's Southwest Suburbs.

Plainfield is well-known for being one of the fastest growing communities in Illinois, with a population increase from 4,500 in 1990, to 28,000 in 2000, and to more than 40,000 in 2015. It is expected that the community will have more than 60,000 residents by 2030.

Plainfield has many features that make it a highly-attractive place for development:

- Growing, full-service community with an excellent education system
- Abundance of recreation opportunities and open spaces
- Wide and varied retail and commercial/industrial base
- Convenient interstate expressway access to Interstate 55, with Interstate 80 only a few minutes away
- Prime location with access to two (2) major state highways, Route 30 and Route 59 as well as Interstates 55 & 80



METRO CHICAGO, ILLINOIS



DIVERSE WORKFORCE

- > Culturally diverse private-sector labor force of over 4 million people
- > At least 35 ethnic groups with a population greater than 10,000
- > 1,500 foreign-owned firms in Chicago area



STRONG LINKS TO GLOBAL ECONOMY

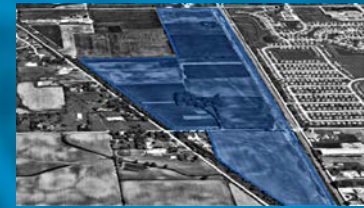
- > 400+ Major Corporate Headquarters
- > 28 Fortune 500 companies
- > 29 Fortune 500 HQs, including 7 in the city
- > 10 Fortune Global 500 HQs

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OFFERING TERMS

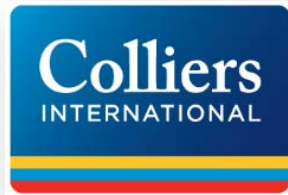


EXCLUSIVE AGENTS

Colliers International has been retained by ownership ("Seller") as exclusive agent to market the subject property, a 235 Acre Development Site in Plainfield, IL ("Property"). If you have any questions please feel free to contact us.

CONTACTS

The designated agents for the Seller are:



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OFFERING SUMMARY

235-ACRE DEVELOPMENT SITE | Plainfield, Illinois

FOR SALE | ±235-Acre Development Site
CN Rail Served – Easy access to I-55
Industrial, Commercial, or Residential Possible
119TH ST. & IL ROUTE 30 | PLAINFIELD, ILLINOIS



Property Size: ± 235 acres

Zoning: Current zoning is 'I-1' providing for Office, Research, and Light Industrial uses. The zoning also allows for Special Use as a Planned Development or Planned Unit Development (PUD).

The PUD allows for a wide variety of product types, including Commercial & Office developments, Single-Family housing, and Multi-Family complex construction.

Utilities:

- Municipal water in the street adjacent to the site
- Sewer lines are adjacent to the site

Municipality: The property is in the Village of Plainfield, Illinois

Access: Easy access to Interstate 55 via 111th Street to nearby Weber Road interchange.

Rail: CN Rail Line along entire eastern site border

Current Use: Agricultural

Asking Price: Subject to Offer

Comments:

- Property is fully zoned and entitled
- All roads and utilities are currently in place

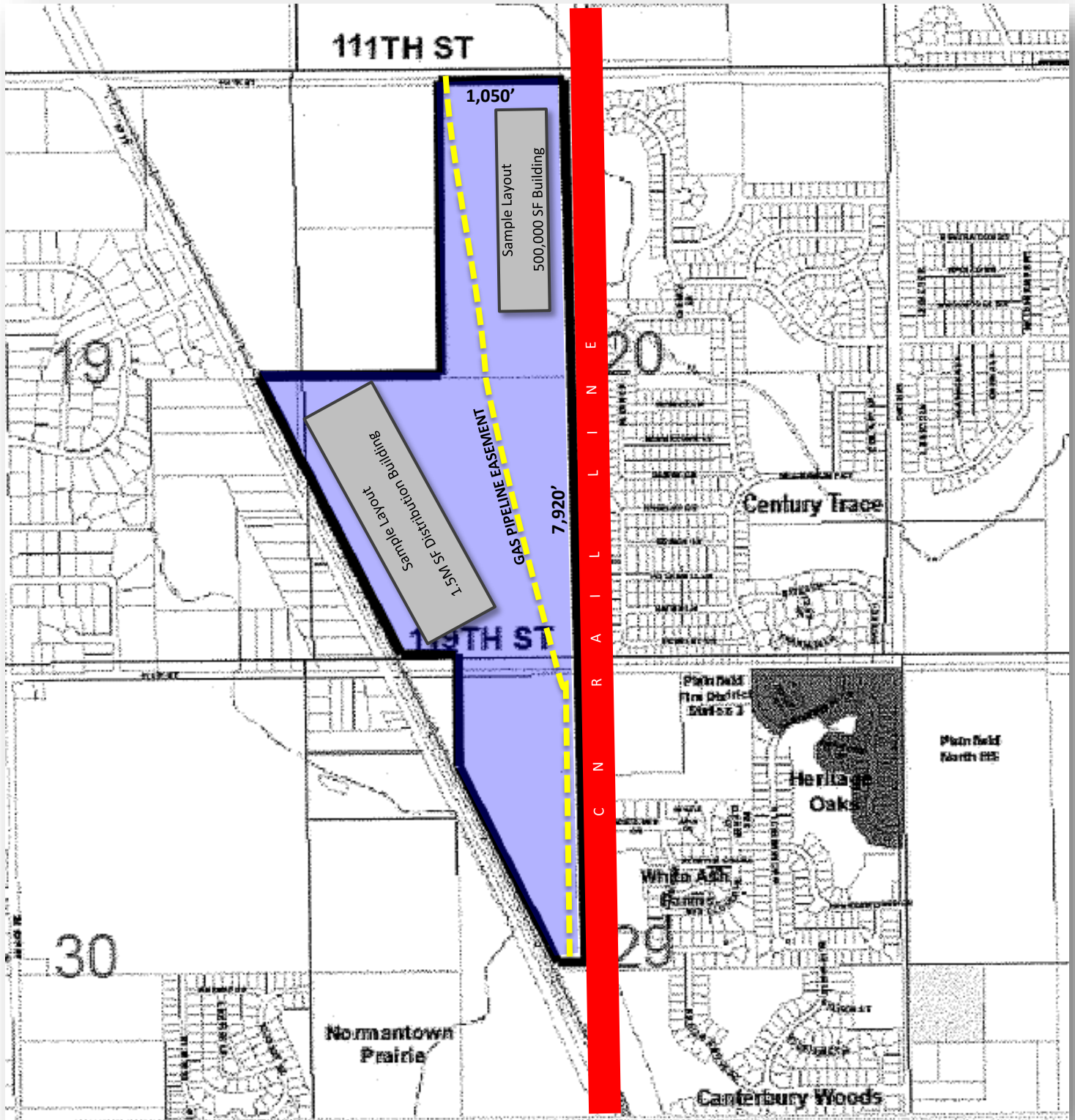
Contact: **COLLIERS INTERNATIONAL**

Greg Pacelli 847-698-8204

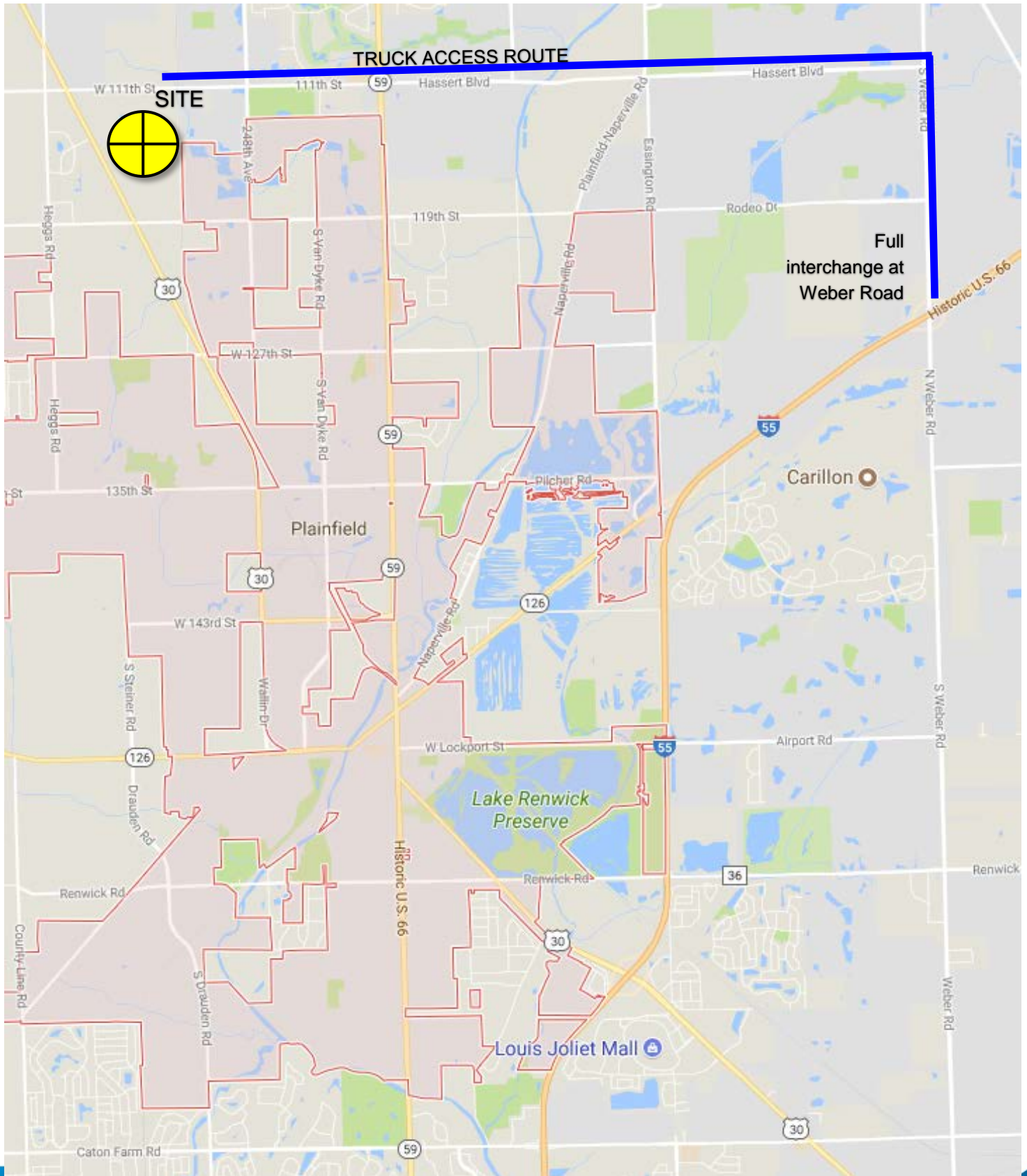
Charles Canale 847-698-8211

Dominic DeRose 847-698-8251

DIMENSIONS



REGIONAL LOCATOR MAP



SITE LAYOUT



SURVEY

