

PERU LOGISTICS PARK

Peru, Illinois

(Property "K" on Illinois Valley Area Map)



Build-to-suits available up to 1,800,000 SF

A Development of:



Janko Realty & Development

PERU LOGISTICS PARK

FEATURES

- Designated Enterprise Zone
- Low LaSalle County taxes
- Immediate access to I-80
- Four miles to I-39
- Access to exceptional labor force.
- Decreased local/surface traffic and congestion than other distribution areas.

FACTS

- 50% of North American Industry is within one day's trucking. 75% is within 2 days.
- One third of nation's GDP is created and consumed within 500 miles.
- Metro Chicago is the top distribution hub in the country:
 - #1 in TRUCKING
 - #1 in INTERMODAL
 - #1 in RAIL
 - #1 in AIRFREIGHT

Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller and landlord make no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Prime Location

Strategically located at the intersection of I-80 and I-39, the Peru Logistics Park provides outstanding north/south and east/west access to a multi-state region as well as metro Chicago. Ideally suited for regional and super regional distribution users, the Park allows users to service upper Midwest population centers from only a short distance beyond the perimeter of Chicago's urban sprawl. The site also provides access to a quality, low cost labor pool.

Economic Incentives

Economic benefits are plentiful as the Enterprise Zone provides property tax abatement, sales tax exemption, income tax credit and job training assistance to qualified users. Peru generated municipal electricity provides approximately 20% discount over Illinois Power or ComEd rates.



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CONCEPTUAL BUILDING SPECIFICATIONS

- 1,650,000 SF building
- 500 car parking
- 444 trailer parking
- 368 exterior docks
- 4 drive-in doors
- 32' clear height
- 96.93 acre site

SITE DETAILS

- Interstate visibility
- Municipal sewer and water
- Enterprise zone
- Tax abatement to qualified users
- Municipal electricity
- North/South building orientation

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CONTACT

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- 4 miles to I-39
- 40 miles to I-55
- 45 miles to BNSF Elwood Intermodal
- 35 miles to UP Rochelle Intermodal

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