

Up to 1,500,000
Square Feet

Five Star Business Park

Route 6 & Brisbin Road
Morris, Illinois



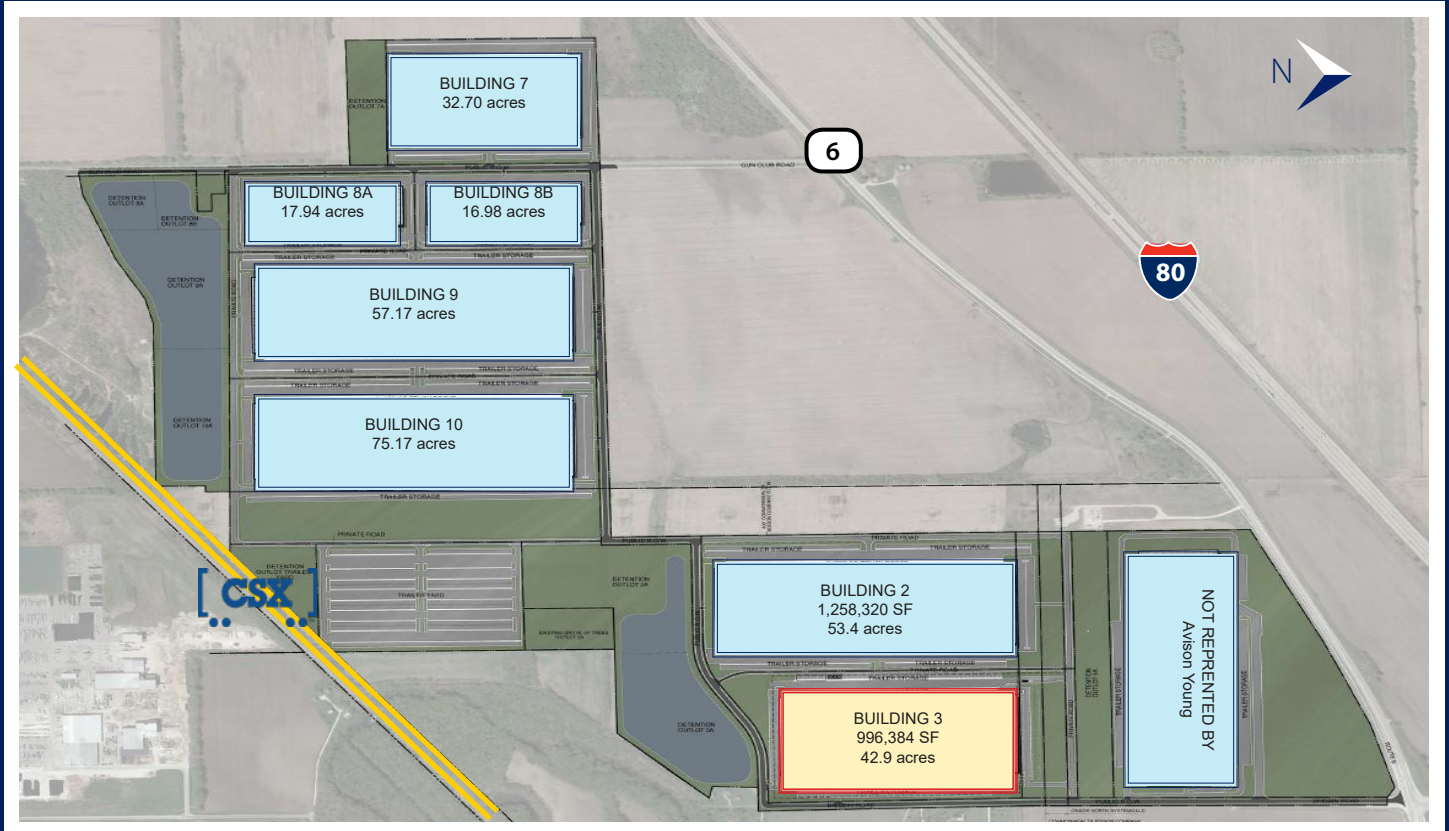
PARK OVERVIEW

- Master-planned state-of-the-art business park
- Multiple build-to-suit concepts up to 1.5M SF
- Immediate access to I-80 via Brisbin Road
- Rail served by CSX and CN
- Significant local power generation
- Robust supply of natural gas via Alliance Pipeline
- Competitive Economic tools

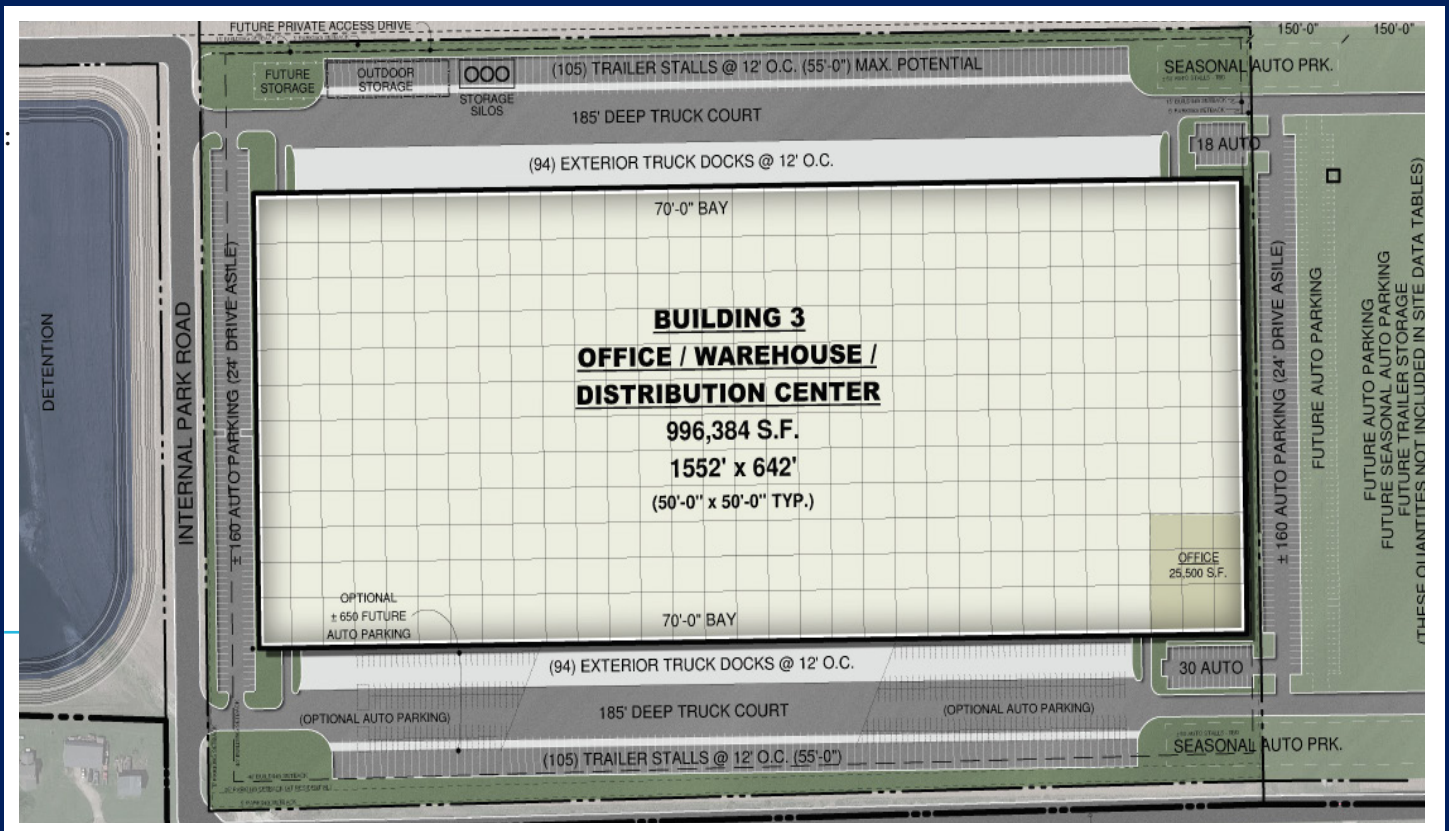
CORPORATE NEIGHBORS

- 1 Aux Sable
- 2 Lyondell Basel
- 3 A & R Logistics
- 4 Akzo Nobel
- 5 Costco Distribution
- 6 Kraft
- 7 Morris Municipal Airport

PARK PLAN | MULTIPLE BUILD -TO -SUIT CONCEPTS UP TO 1.5M SF



996,384 SF | PROPOSED BUILD TO SUIT FOR SALE OR LEASE



Grundy County Benefits

- Energy resources to power business
- Heavy concentration of utility/energy sector jobs
- Top 10% of all Illinois counties for average wage per job and median household income.

Illinois Enterprize Zone

- Investment Tax Credit
- Sales Tax Deduction
- Machinery and Equipment Sales Tax Exemption
- Utility and Gas Use Exemption

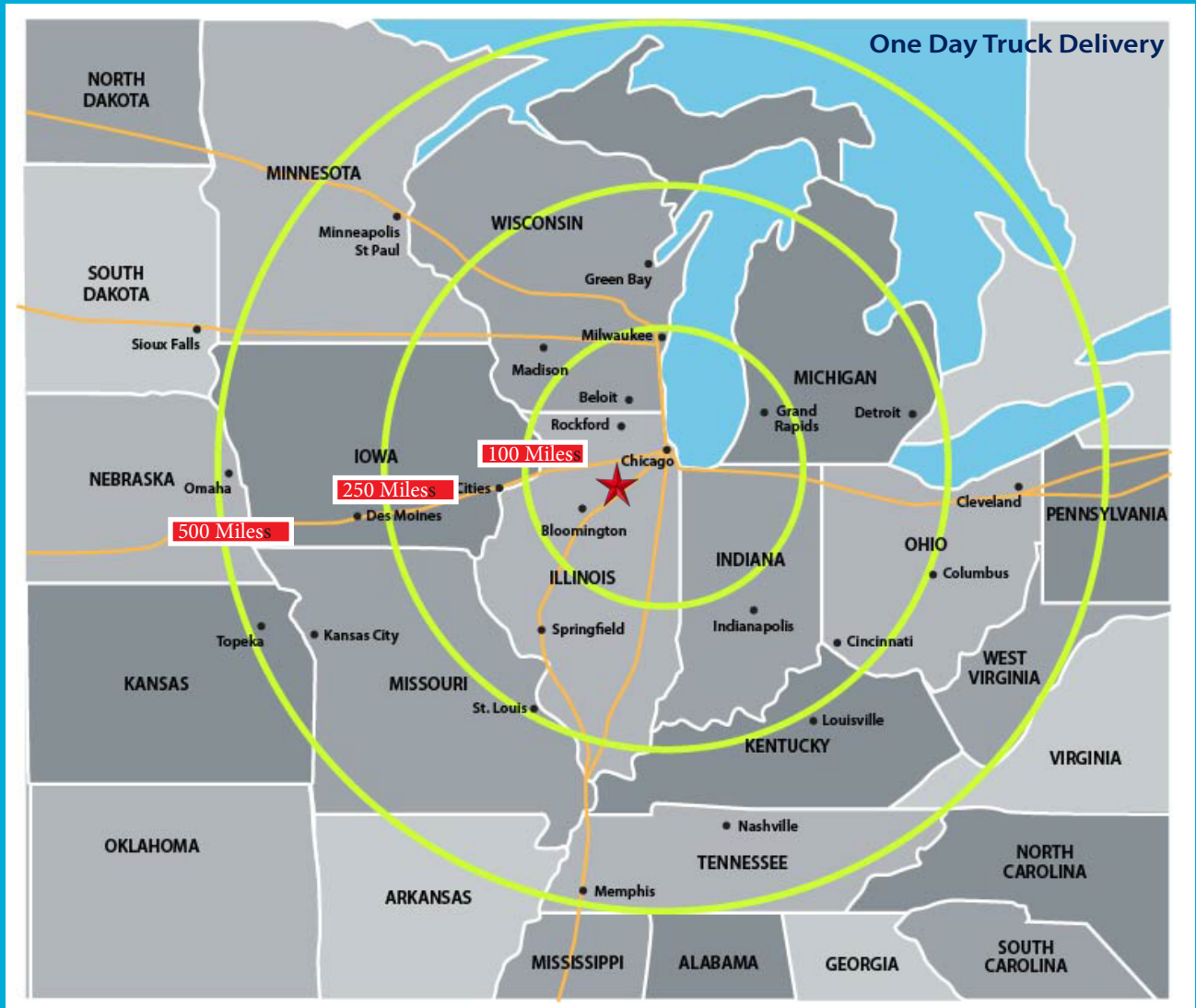
EDPA Advantages

- Reimbursement of eligible costs for tax advantages such as:
 - Property acquisition and assembly costs
 - Site preparation and infrastructure improvement costs
 - Relocation costs



Five Star Business Park is strategically located providing easy access to major expressway systems

- .5 miles to Brisbin Road
- 2.5 miles to I-80 & IL Route 47
- 11 miles to I-55 via I-80
- 15 miles to BNSF Intermodal



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