

# Available Industrial Land Site - 25.00-36.33 Acres

## 3100 South First Street, Dekalb, Dekalb County, IL



- Easy access to 4-way interchange at Peace Road
- Easy access to 4-way interchange at Annie Glidden Road
- Low DeKalb County Real Estate Taxes
- (Potential property tax abatement available)
- Utilities to Site / Off-site Detention
- Zoned Heavy Industrial—Annexed to City of Dekalb
- Asking Price: \$28,000 per acre!
- Home of Northern Illinois University

### Corporate Neighbors Include:

- Nestle
- 3M
- Panduit
- United Parcel Service
- Commonwealth Edison
- Del Monte
- Target
- Engineered Storage Products
- Goodyear Tire

The site will be served by DeKalb Sanitary District and city water. Electrical service is provided by Commonwealth Edison. Gas will be provided NICOR.



**Lee & Associates®**  
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# Available Industrial Land Site - 36.33 Acres

## 3100 South First Street, Dekalb, Dekalb County, IL



COMMERCIAL REAL ESTATE SERVICES

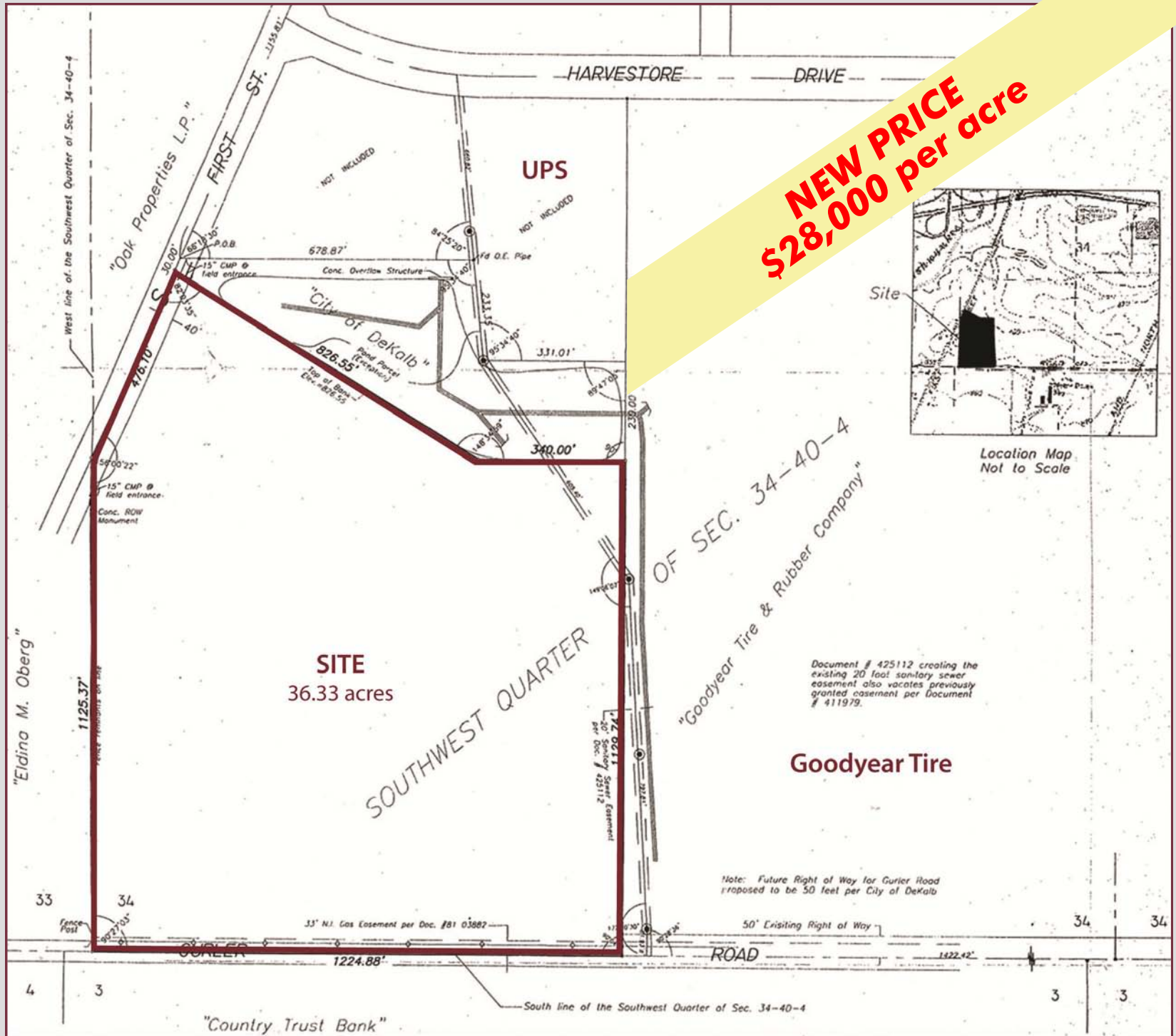
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**NEW PRICE**  
**\$28,000 per acre**



Location Map  
 Not to Scale

Document # 425112 creating the existing 20 foot sanitary sewer easement also vacates previously granted easement per Document # 411979.

Note: Future Right of Way for Gurlier Road proposed to be 50 feet per City of Dekalb

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

