

12800 Jim Dahmer Drive, Huntley, IL



NEW SPEC CONSTRUCTION

AVAILABLE FOR SALE OR LEASE



Lucas Denney

Vice President

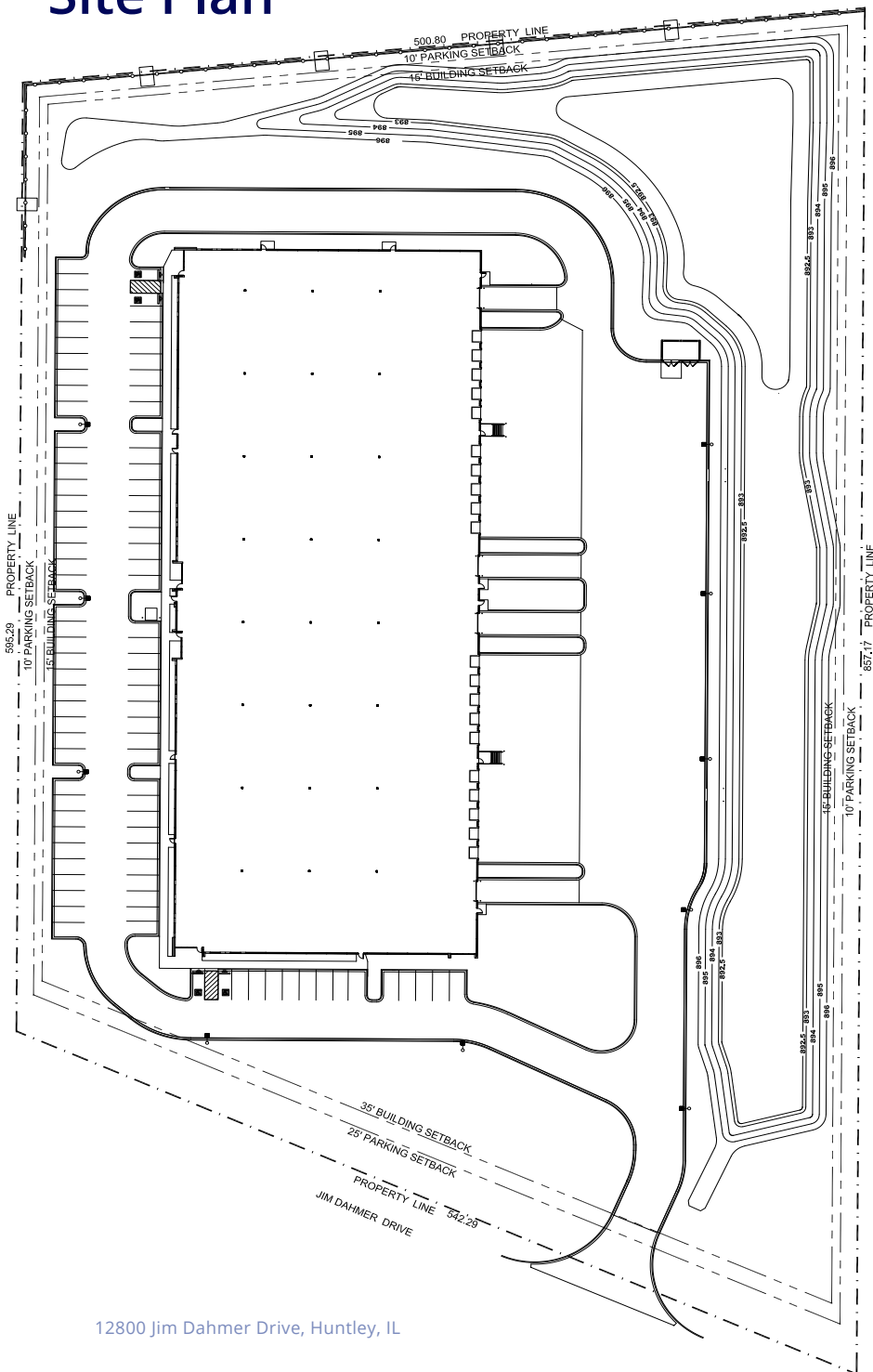
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79,500 SF Available

(Delivery Q4 2027)

Site Plan



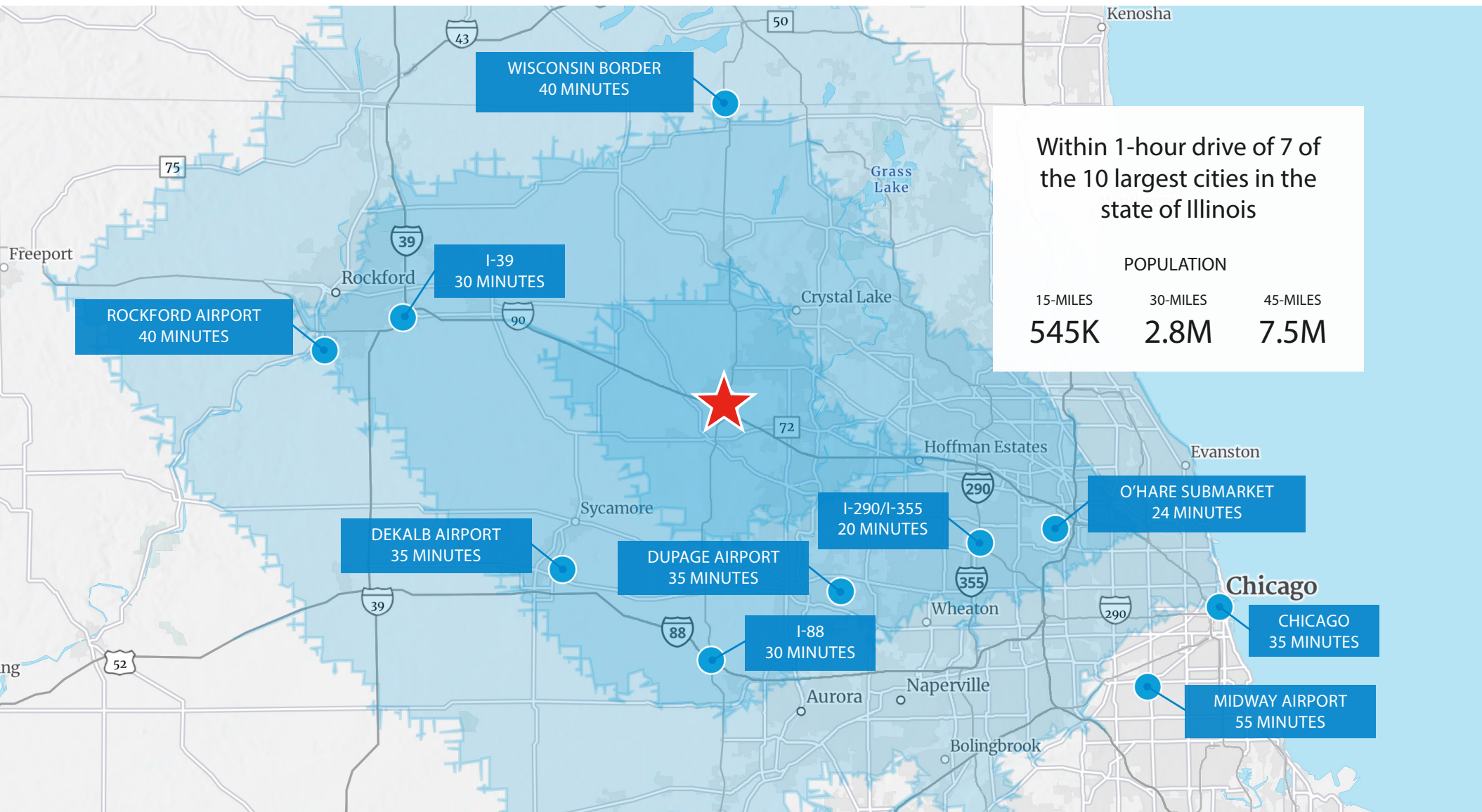
Property Highlights

Site Area:	8.43 acres
Building Size:	79,500 SF (divisible)
Office:	To Suit
Clear Height:	32'
Docks:	20
Drive-ins:	4
Auto Parking:	93 spaces
Sprinkler System:	ESFR
Lighting:	LED with motion sensors
Zoning:	ORI
Electric Service:	4,000 amps / 480 volts
Building Dimensions:	442' x 180'
Bay Size:	52' x 40'
Speed Bay:	52' x 60'

Property Aerial



Drive Time Map



Location has Enterprise Zone status offering Users:

- Sales tax exemption on purchase of building materials to be used within Enterprise Zone
- Investment tax credit on machinery & equipment
- Utility and consumables tax exemption

Benefits of using a FTZ

Cash Flow	Tariff Elimination	Supply Chain Timeline
• Defer customs entry process • Defer payments of Tariffs until products leave your facility • If you are passing the tariff cost on to your customer, you can time your tariff payment to better align with your revenue to cover the tariff cost • Pay the tariffs as you sell the product	• Eliminate U.S. import tariffs on all imported products that you re-export to customers located outside of U.S., Mexico and Canada • Eliminate U.S. import tariffs on imported products that you re-export to customers in Canada and Mexico if the product has not been manufactured in your FTZ; i.e warehouse/distribution sales only	• Product is not held at the port of entry for customs clearance, often resulting in a one to three day reduction in the supply chain • With prior approval by customs, FTZ operators can facilitate the movement of foreign product. Custom officers do not need to be present to break seals or ship products

For more information, contact:

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