



# GATEWAY BUSINESS CENTER

## GENEVA, IL

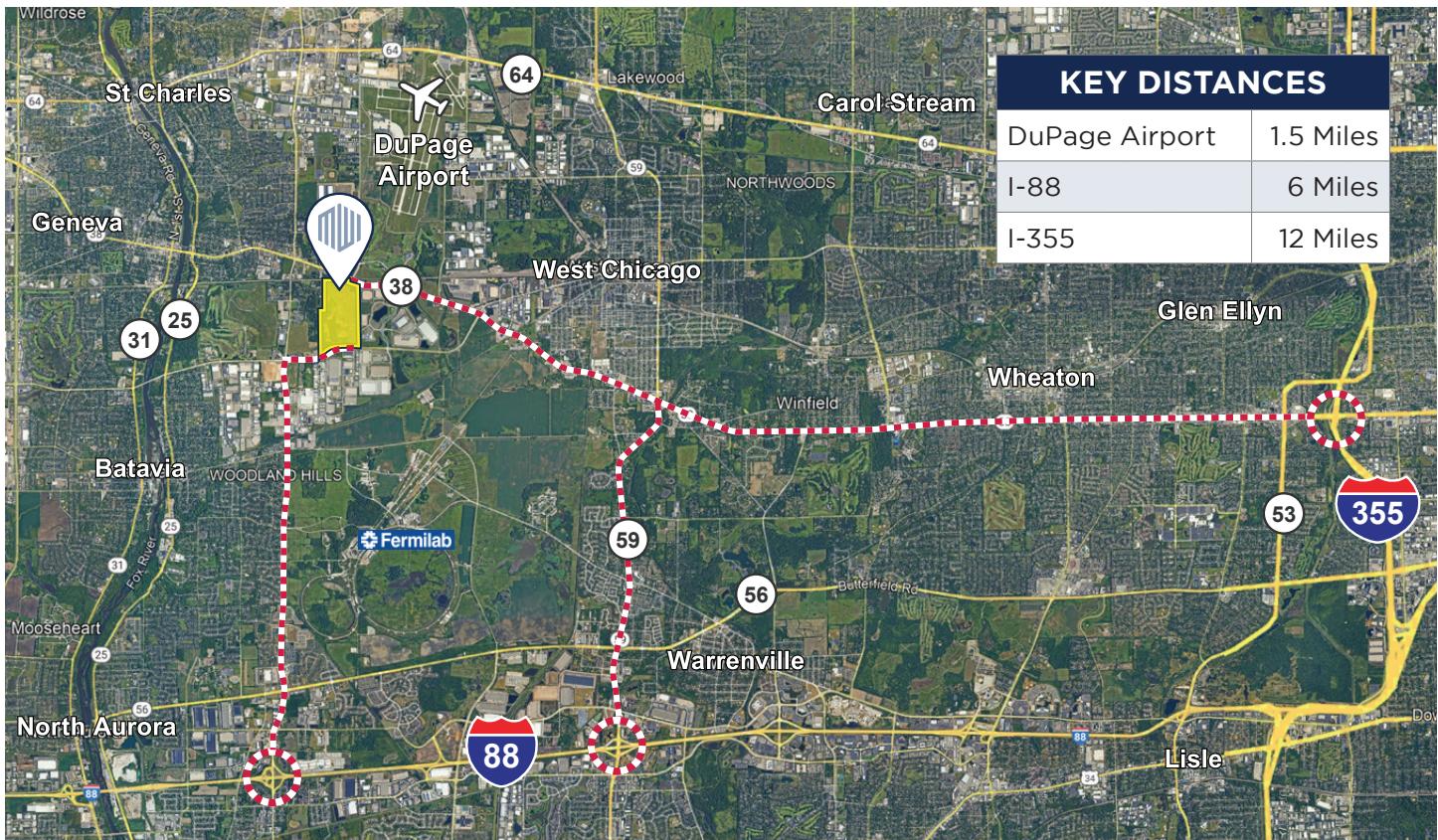
THE WESTERN SUBURBS  
PREMIER 211-ACRE INDUSTRIAL PARK

2.5 MILLION SF OF NEW CONSTRUCTION



PLAY VIDEO





#### KEY DISTANCES

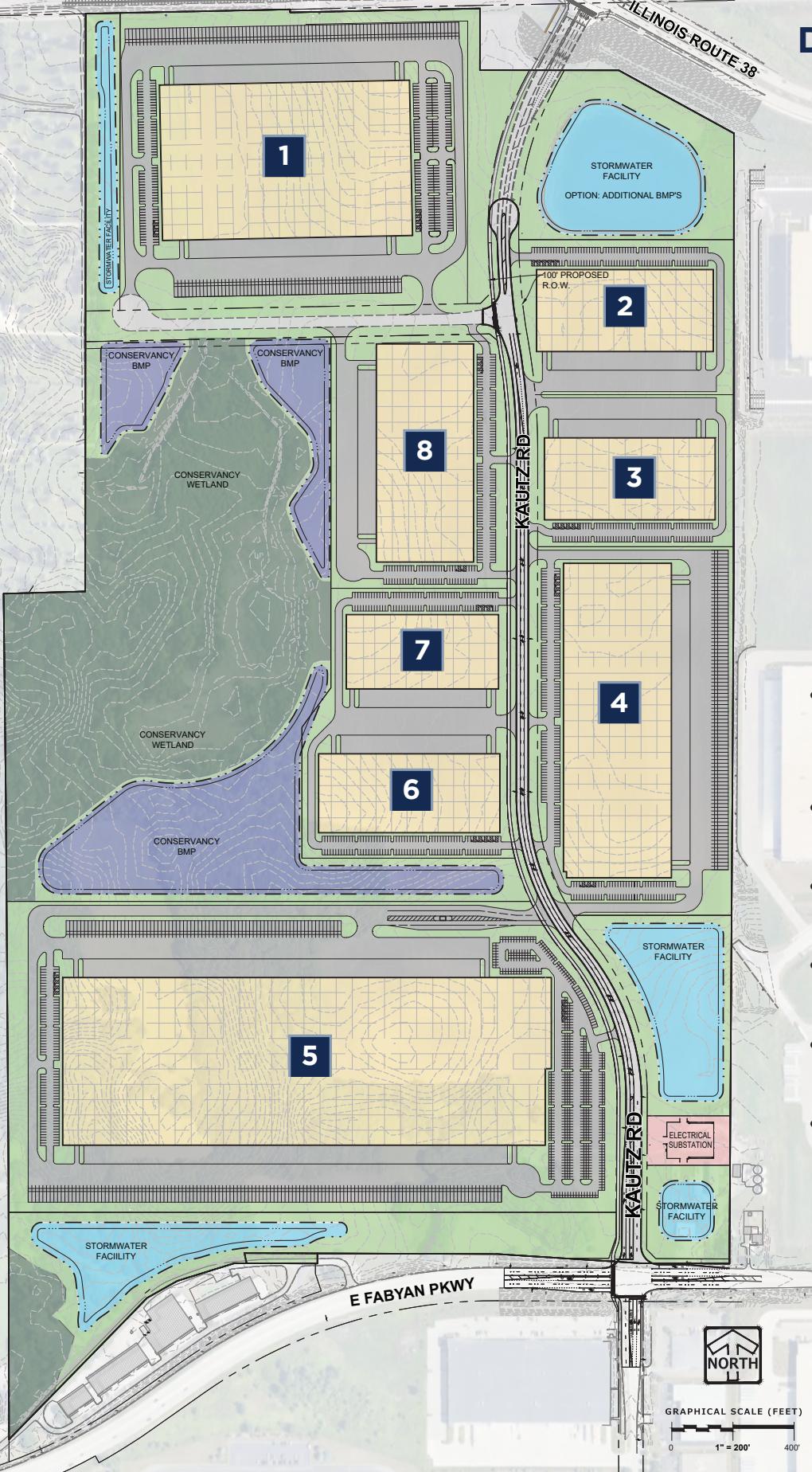
|                |           |
|----------------|-----------|
| DuPage Airport | 1.5 Miles |
| I-88           | 6 Miles   |
| I-355          | 12 Miles  |

Construction is nearly complete on the first phase of the Kautz Road extension north from Fabyan Parkway as well as all park infrastructure and utilities. All 211 acres is mass graded and stormwater ponds are constructed. Gateway Business Center will feature 2.5 million SF of state-of-the-art, Class A, industrial space. This master-planned greenfield development offers a dynamic blend of speculative buildings and build-to-suit opportunities for sale or lease ranging from 25,000 SF to 1,000,000+ SF.

#### CORPORATE NEIGHBORS



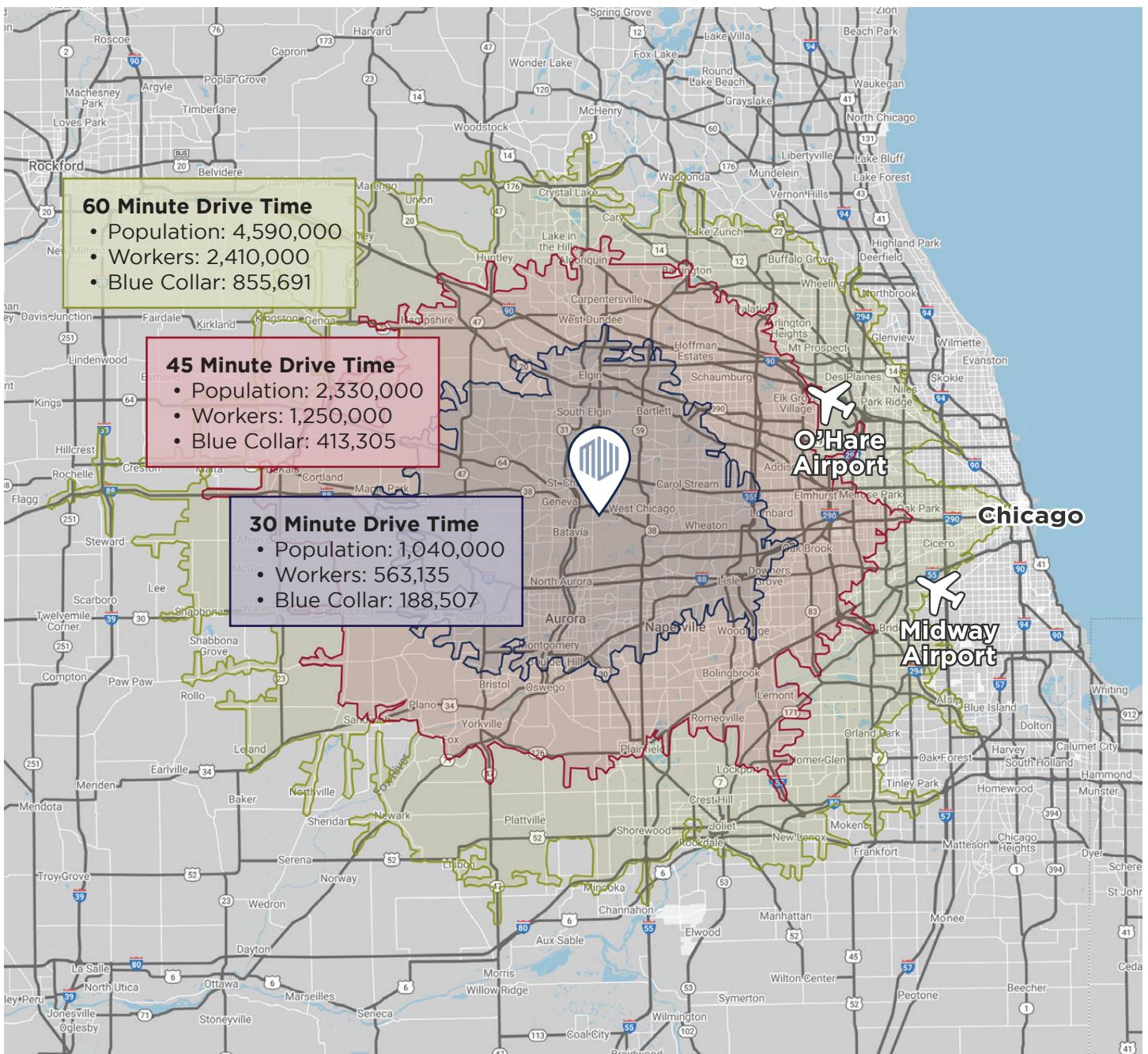
# DEVELOPMENT PLAN



| BUILDING     | SIZE (SF)        |
|--------------|------------------|
| 1            | 418,200          |
| 2            | 156,600          |
| 3            | 151,200          |
| 4            | 365,450          |
| 5            | 875,000          |
| 6            | 154,700          |
| 7            | 122,500          |
| 8            | 228,800          |
| <b>TOTAL</b> | <b>2,472,450</b> |

## HIGHLIGHTS

- Flexible building sizes over 100,000 SF up to 1,000,000 SF
- Fast tracked building/lot size approvals
- 40-Acre Protected Conservancy Area
- New electric substation in park
- Above standard power available
- Lowest power rates in the Fox Valley Submarket



- Well-rounded labor pool within 20-mile radius of 1.14 Million workers with blend of white collar (67%) & blue collar (33%) creating a dynamic workforce equipped to handle strategic, technical, and hands-on operational demands



- Approximately 90 Million people live within a one day drive (500 mile radius)



- Low Kane County property taxes



- 1.5 miles from DuPage Airport
- 20 miles from O'Hare International Airport
- 26 miles from Midway International Airport

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***MWI Property Group is a vertically integrated national real estate investment company focused on the development, acquisition and management of industrial properties in strategic markets throughout the United States.*** Founded in 2003 as Midwest Industrial Funds and rebranded to MWI Property Group in 2024, the company leverages its local market relationships to identify select opportunities and approaches every investment with an entrepreneurial and strategic perspective. MWI Property Group has acquired and developed over 90 industrial properties and its executive team has collectively completed over 75 million square feet of industrial transactions in 35 states.



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