



# Baker Farm • Peru Logistics Park Development

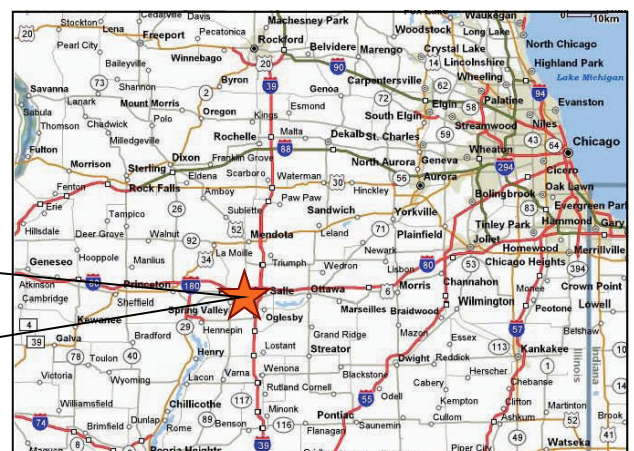
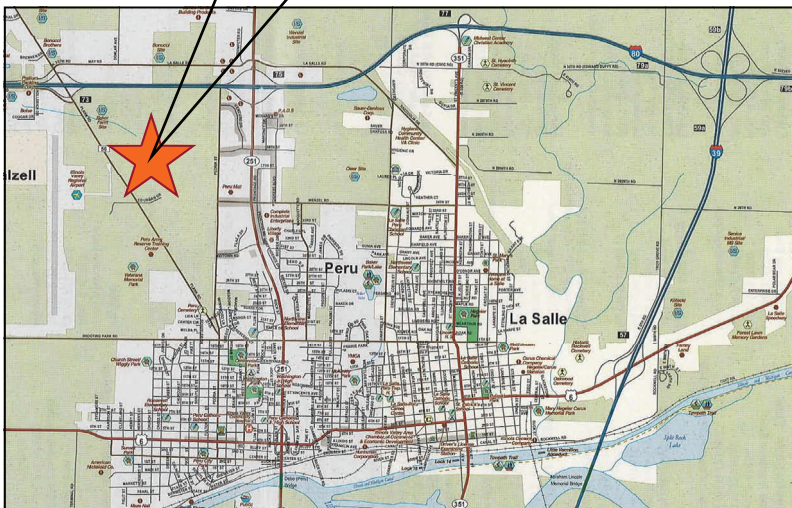
Plank Road, Peru IL 61354

## 96.93 Acres • \$43,560 per Acre



### Location & General Features:

- TIF District
- City Water & Sewer
- Low Utility Rates
- .25 miles to I-80
- .25 miles to IL Valley Regional Airport



**Mark Janko, CCIM, SIOR, Janko Realty & Development LLC**  
2011 Rock Street, Peru, IL 61354  
Phone 815-223-3875, Ext. 13, Fax 815-223-7612 [www.jankorealty.com](http://www.jankorealty.com)

# 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.



Janko Realty & Development

A Development of:



# PERU LOGISTICS PARK



## 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

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.

A Development of:



Janko Realty & Development

# PERU LOGISTICS PARK



## CONTACT

**Mark Janko, Broker**  
815-228-3721  
mjanko@jankorealty.com

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

**Janko Realty & Development**  
2011 Rock Street, Suite A  
Peru, IL 61354  
Phone: 815-223-3875  
Fax: 815-223-7612  
[www.jankorealty.com](http://www.jankorealty.com)

A Development of:



**Janko Realty & Development**