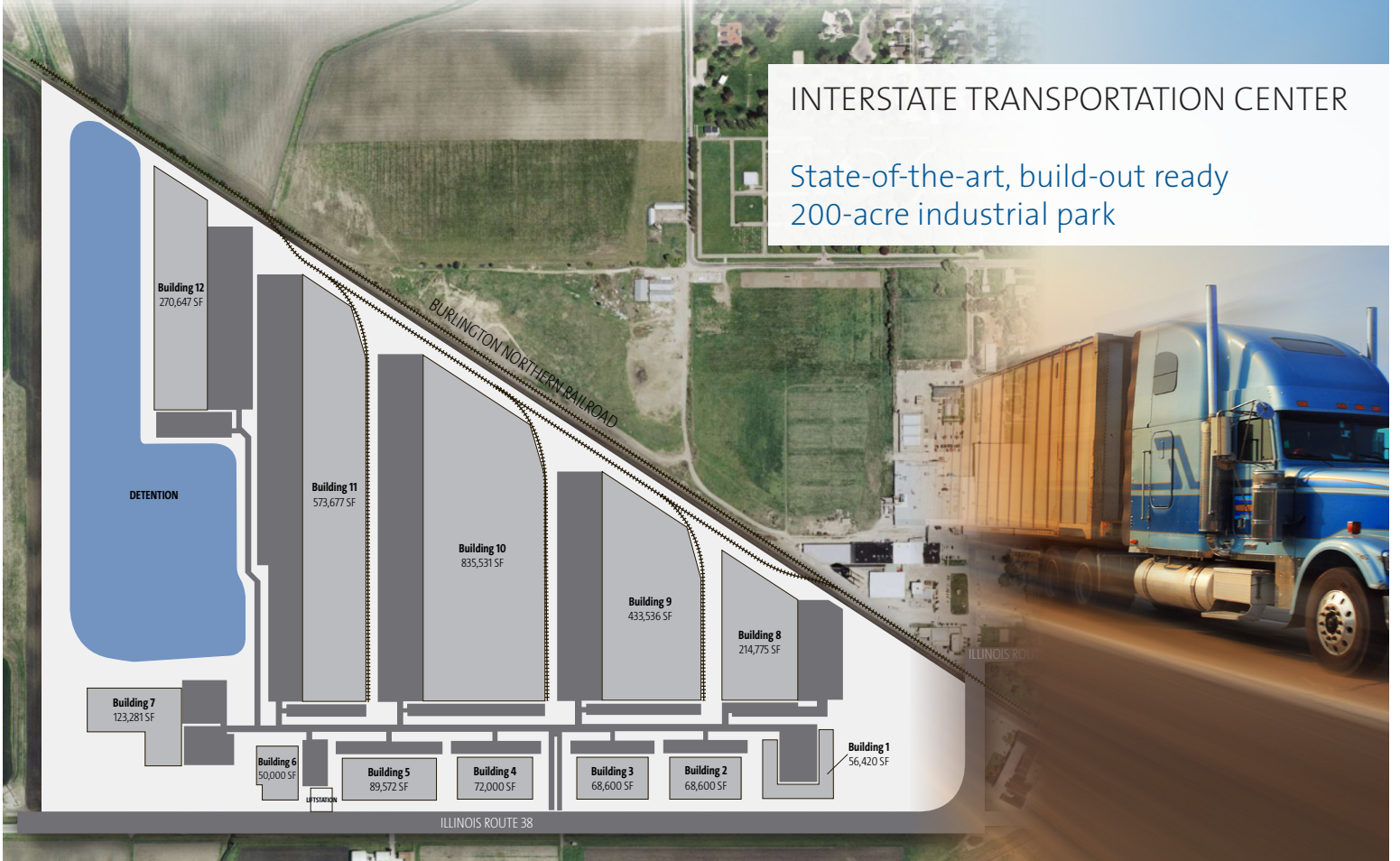




INTERSTATE TRANSPORTATION CENTER

Rochelle, Illinois

Chicagoland's Premier Food And Cold Storage Park



INTERSTATE TRANSPORTATION CENTER

State-of-the-art, build-out ready
200-acre industrial park

HIGHLIGHTS

- Direct connection into Global III Intermodal Terminal at Rochelle
 - Capacity for a million train-to-truck lifts per year
 - 120 trains per day, 75% of these are container trains
- Conventional and intermodal rail service to BNSF and Union Pacific
- Direct access to I-39 and I-88
- Over 5 million SF of existing food-related industrial users in greater Rochelle area
- Serve 80 million people in 24 hours
- Foreign Trade Zone/Port of Entry
 - Offers preferential duty and customs treatment
 - Significant tax incentives
- Catering to users from 100,000 SF up to 1,000,000 SF
- Lowest combined gas and electric costs in the Midwest
- Flexible site plan and building configurations



GRUBB & ELLIS
From Insight to Results



INTERSTATE TRANSPORTATION CENTER
Your Complete Intermodal Center.

Major Transportation and Development Rochelle, Illinois



LOCATION OVERVIEW

Rochelle, IL is located at the center of the I-39 Logistics Corridor near the interchange of I-88 and I-39 and the confluence of the two largest railroads in the western U.S. (Union Pacific Railroad—its largest facility in the midwest, Global III Intermodal Port, is located in Rochelle—and the BNSF Railway). Rochelle has long been known as the “Hub City” because of its location at the intersection of these major transportation routes. As part of the greater Chicago market basin and Foreign Trade Zone #176, Rochelle’s primary and secondary trading area fuels \$258 million dollars of estimated consumer spending.

Rochelle – The Transportation Hub

Since the railroad’s arrival in 1854, Rochelle has been the hub of rail and highway systems west of Chicago. An independent-minded city with growth on its agenda, Rochelle provides site locations to meet the needs of corporate America with global ties. Rochelle, in the I-39 Distribution Corridor, is within a one-day truck drive of over 80 million Americans. Rochelle is also the home of the Union Pacific’s largest and newest intermodal facility. The “Hub” location gives manufacturing and distribution industries a strategic advantage.

- Real Estate Tax Abatement – 5 year abatement program offers tax abatement FROM ALL TAXING BODIES up to: 90% in year 1, 75% in year 2, 60% in year 3, 45% in year 4 and 30% in year 5.
- Labor force of nearly 300,000 skilled and unskilled workers
- 16,000 workers currently searching for employment

One-Day Truck Delivery Radius



UTILITY OVERVIEW

Rochelle Municipal Utilities (RMU) is a city owned and operated municipal utility providing electric, water and sanitary sewer, and high speed (multi-gigabit) internet/data service. RMU has abundant capacity today and for years to come.

- NATURAL GAS: 8" Nicor main to ITC site, currently the lowest cost/therm in Illinois and 4th lowest in the country.
- WATER: 16" water main to site.
- WASTE WATER: 700 gallons/minute capacity currently at ITC site, expandable to 1200 gallons/minute.
- No need for additional, on-site waste water treatment facilities.

FOREIGN TRADE ZONE

Rochelle is part of Foreign Trade Zone (FTZ) #176, which allows importers to achieve significant savings on inbound receipts.

Benefits of a FTZ include:

- Duty deferral
- Duty elimination on exports
- Duty reduction (inverted tariff relief) and elimination on imports
- Scrap/Waste savings
- No time constraints on storage
- 2-3 days less in transit time from Port of Los Angeles
- Fixed cost, weekly entry of Merchandise Processing Fees



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ABOUT THE TEAM



John Basile, *Associate Vice President*

FOOD AND COLD STORAGE GROUP

As an associate vice president with Grubb & Ellis, and founding member of the Food and Cold Storage Group, John Basile represents owners, developers, and tenants in the leasing, sales, and construction of industrial properties throughout the Chicagoland Area. Prior to joining Grubb & Ellis, John was an associate vice president with Epic Realty Partners, where he provided leasing and sales advisory services to clients in the I-55 and I-80 corridors. John earned his M.B.A. from DePaul University and holds a bachelor's in psychology from the University of Chicago.



Christopher Lydon, SIOR, *Senior Vice President*

GLOBAL LOGISTICS

Mr. Lydon joined the Grubb & Ellis' Industrial Group in January of 2009. Prior to joining Grubb & Ellis Lydon worked at AMB Property Corporation, Trammell Crow Company and was a founding Principal at Lee & Associates of Illinois. Lydon was most recently Vice President of Leasing for AMB Property Corporation from 2003 to 2008, where he was responsible for overseeing the leasing of the AMB Chicago area building portfolio which consisted of approximately 10 million square feet.



Frank Melchert, *Senior Associate*

FOOD AND COLD STORAGE GROUP

Since the early part of 2006 Mr. Melchert has specialized in the sale and leasing of distribution, warehousing and manufacturing properties, primarily situated on the South Side of Chicago. In this capacity he works to develop and execute strategic marketing plans that maximize the value of real estate assets for his clients. Mr. Melchert holds a Bachelor of Arts Degree in Communication Studies with a minor in marketing from Western Illinois University.

FOOD AND COLD STORAGE GROUP

To better service and support its food-related clients, Grubb & Ellis formed the Food and Cold Storage Group (FCSG). Like our clients, the FCSG is comprised of professionals from across the country with proven success in the realm of cold storage and food manufacturing / processing.

Understanding the correlation between real estate and food operator's business challenges has allowed Grubb & Ellis' FCSG great success in developing, analyzing and implementing real estate strategies for Fortune 500 food companies as well as local food processors, wholesalers and/or distributors.

Recognized experience:

- USDA Processing Plants (Meat)
- Food & Beverage Production Facilities
- AIB & FDA Facilities (Baking, Produce & Dry Mixing)
- Freezer / Cooler Distribution Facilities

GLOBAL LOGISTICS GROUP

The Global Logistics practice group, comprising consultants, brokers and management professionals strategically located throughout the country, integrates logistics experience, real estate expertise, and highly specialized market research into a single platform. The result is a managed national network of professionals who understand your company's operational requirements from both a real estate and logistics perspective.

Interstate Transportation Center is a Black Earth Companies development. Black Earth Companies develops and manages commercial, industrial and hospitality real estate projects throughout the Midwest.

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