



UHT Build to Suit Opportunity
1125 Sycamore Road, Manteno, IL

UHT Build to Suit Opportunity: 150,000 SF UHT | Aseptic Production Facility

1125 Sycamore Road, Manteno, IL

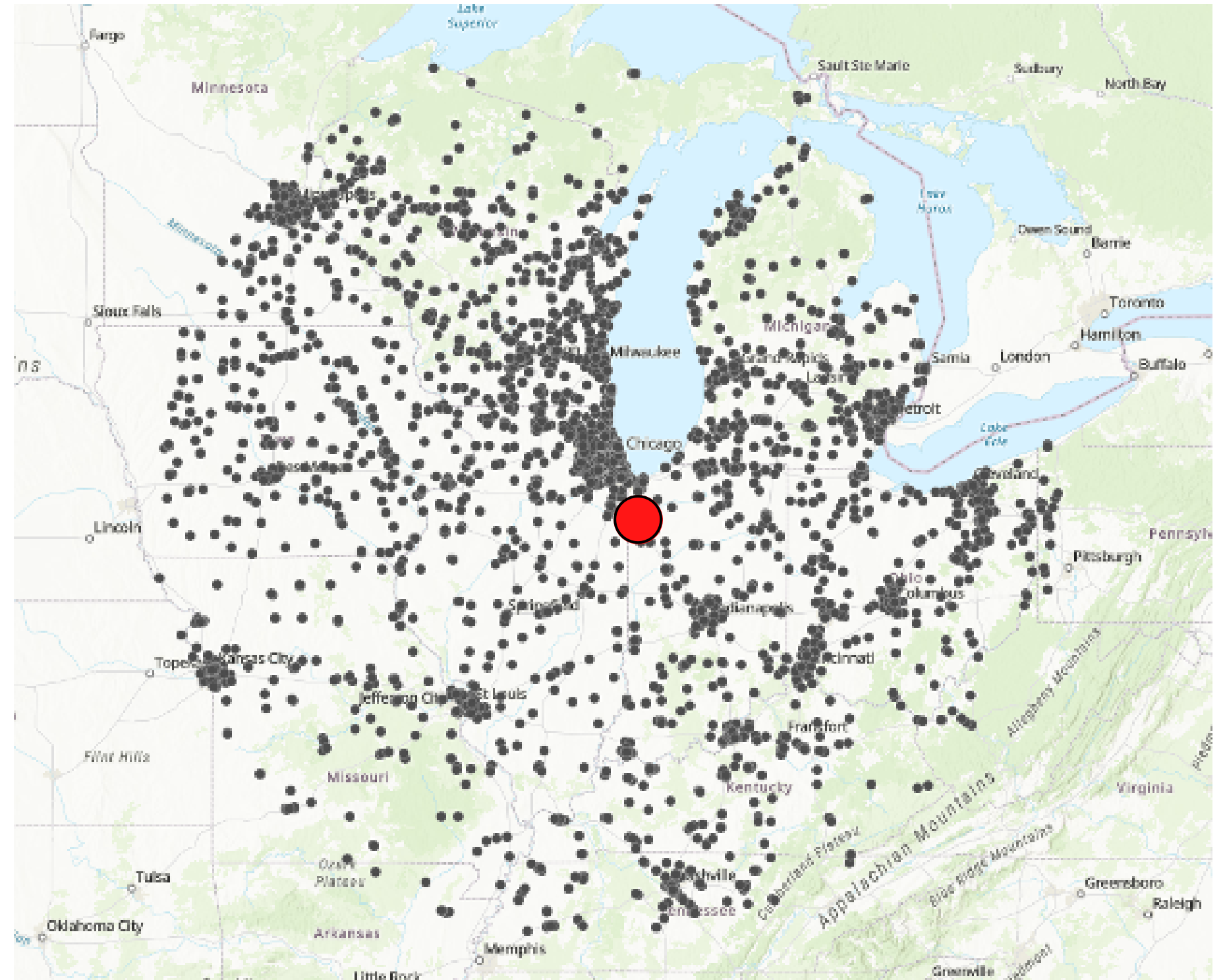
Provender Partners is pleased to present the opportunity for a build-to-suit for an Ultra High Temperature (“UHT”) & Aseptic Packaging facility at 1125 Sycamore Road, Manteno, IL. The following specifications may be altered as required by the potential user and represent only a base template layout for a UHT facility.

Rentable Area:	~150,000	Power:	Provider: ComEd 12kV and 34kV power services available, local substation available if necessary
Site Area:	~ 26 Acres	Water Service:	Provider: Aqua Illinois Water main exists at the property line - more than adequate supply for UHT facility
Enterprise Zone:	See Site Incentives Page	Gas:	Provider: Nicor Gas - there is an adequate supply for UHT facility
Rail Service:	Canadian National	Communications:	Dark Fiber Available

LOCATION OVERVIEW

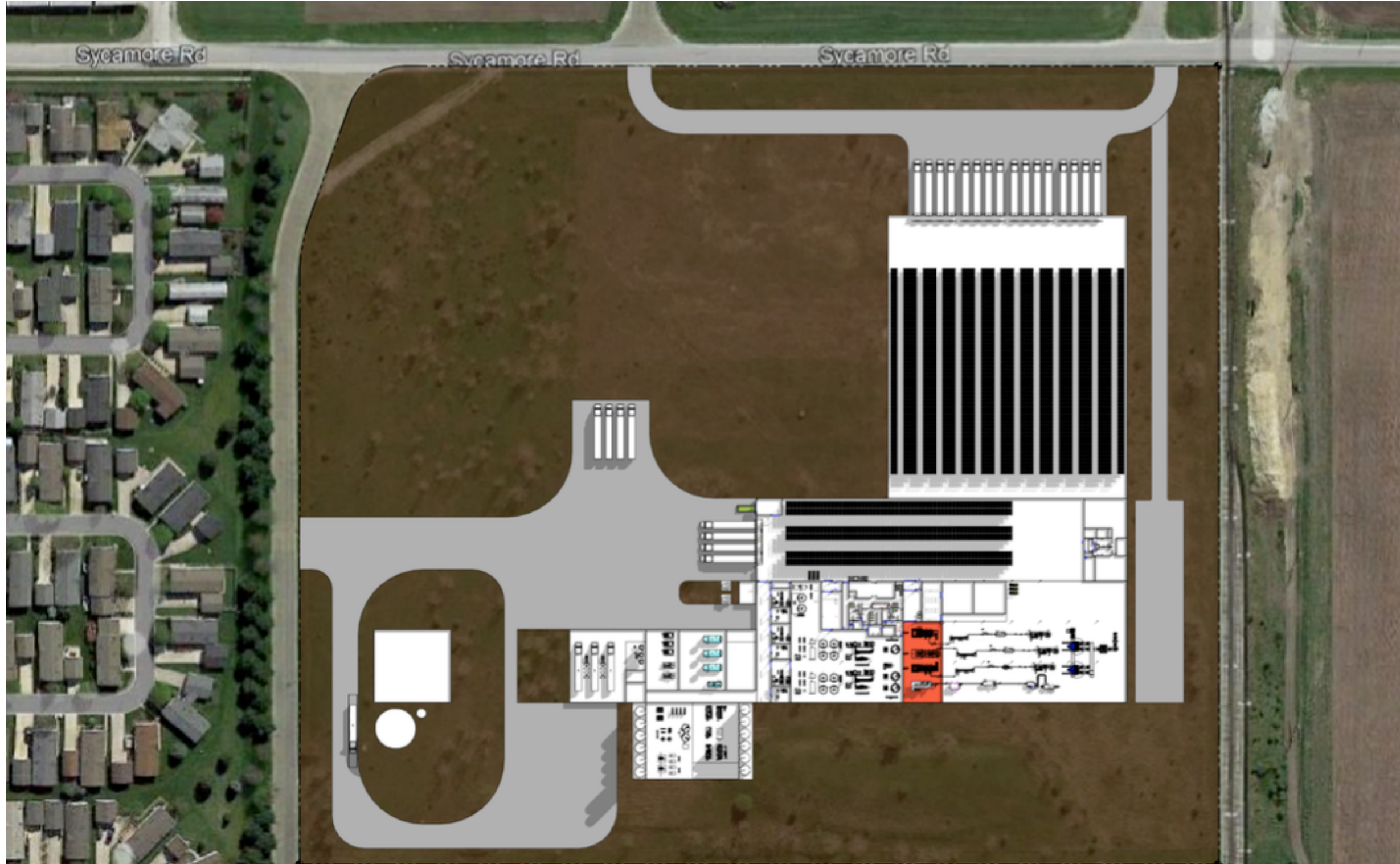
The Chicagoland area has the second highest concentration of food producers in the United States in addition to abundant skilled food labor.

There are 4,264 food production facilities within 400 miles of Manteno, IL as displayed on the below map. The Property's proximity to, customers, a skilled labor base, and its central location within the United States makes this site ideal for UHT / Aseptic producers.

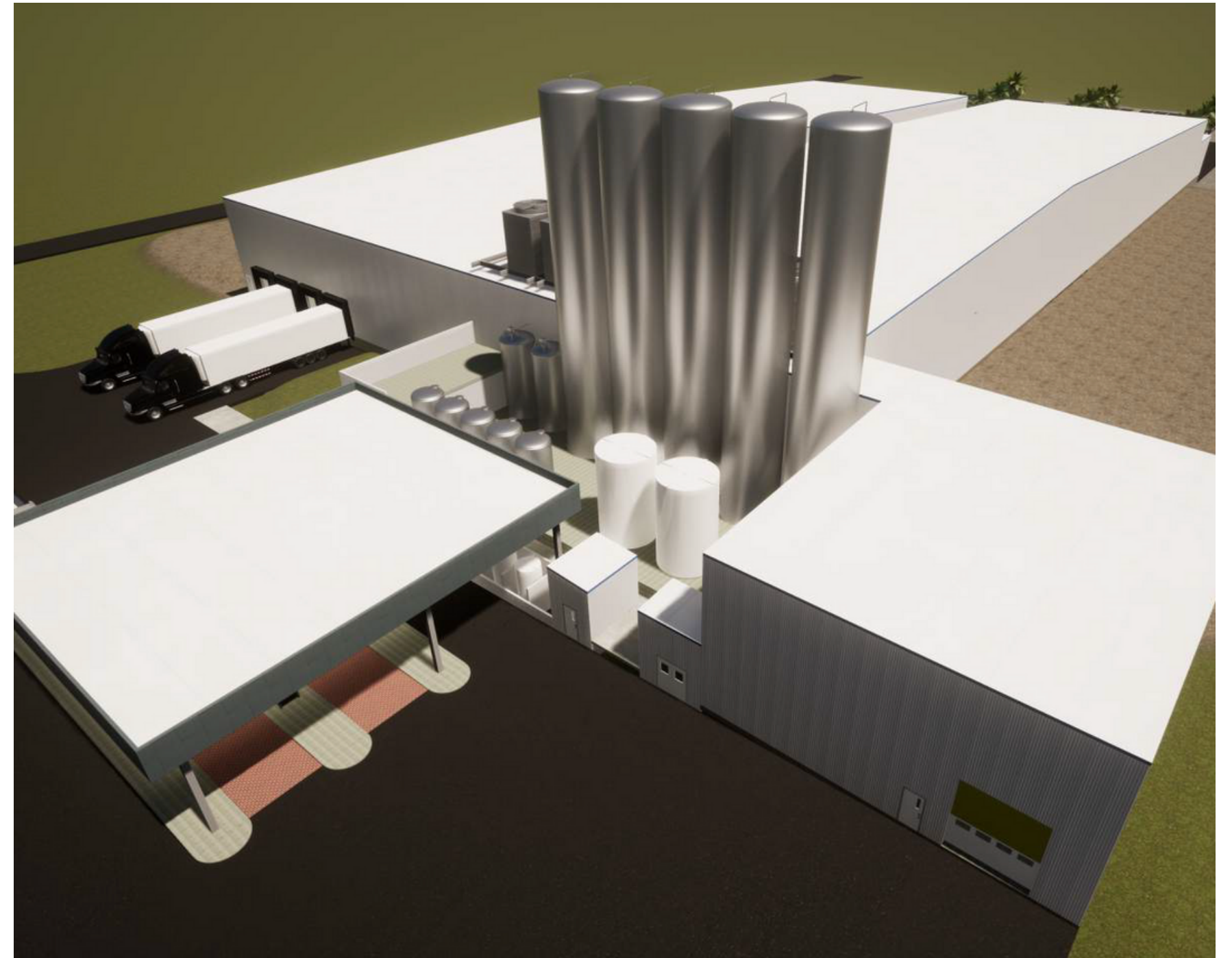


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Kankakee County Highlights

Leading Local Indicators



#5
AMONG SMALL
MANUFACTURING
ECONOMIES IN U.S.

8,400+
TOTAL MANUFACTURING JOBS

\$93K
AVERAGE EARNINGS

\$5B
TOTAL ANNUAL
ECONOMIC OUTPUT

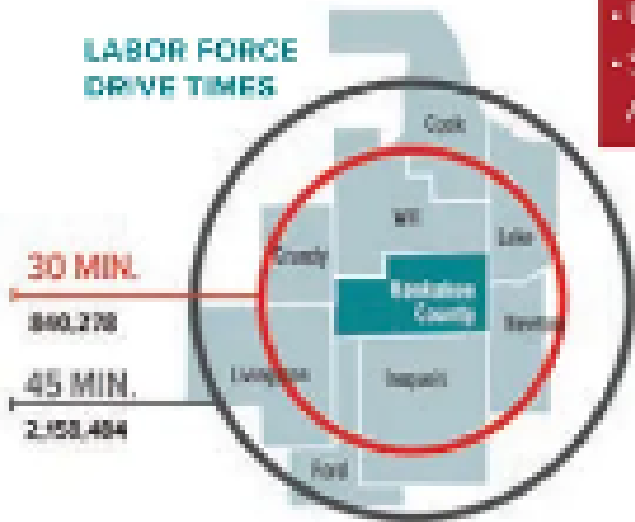
20%
OF KANKAKEE
COUNTY ECONOMY

SOURCE: State Manufacturing Association

CAPITAL INVESTMENT
\$1.5B
OVER 5 YEARS

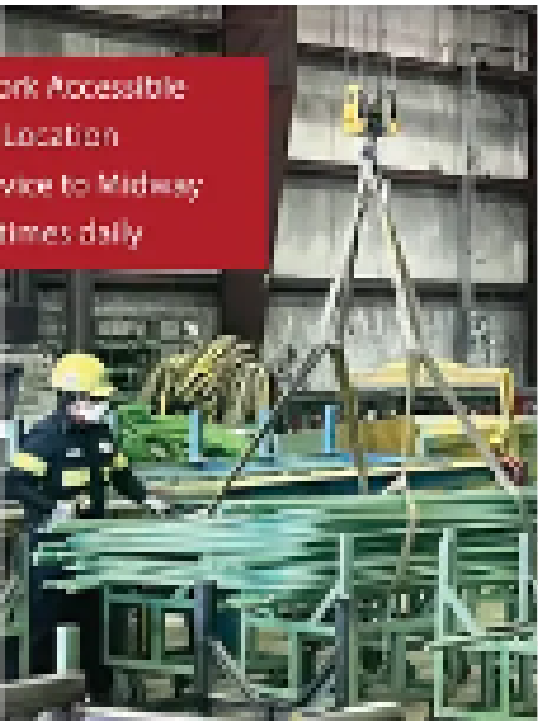
EXPORTED FROM
KANKAKEE COUNTY
\$7B+
IN 5 YEARS, MAJORITY TO APEC
SOURCE: International Trade Administration

COST OF LIVING
92.1%
HOUSING COSTS
79.4%
OF U.S. AVERAGE
SOURCE: Council for Community and Economic Research



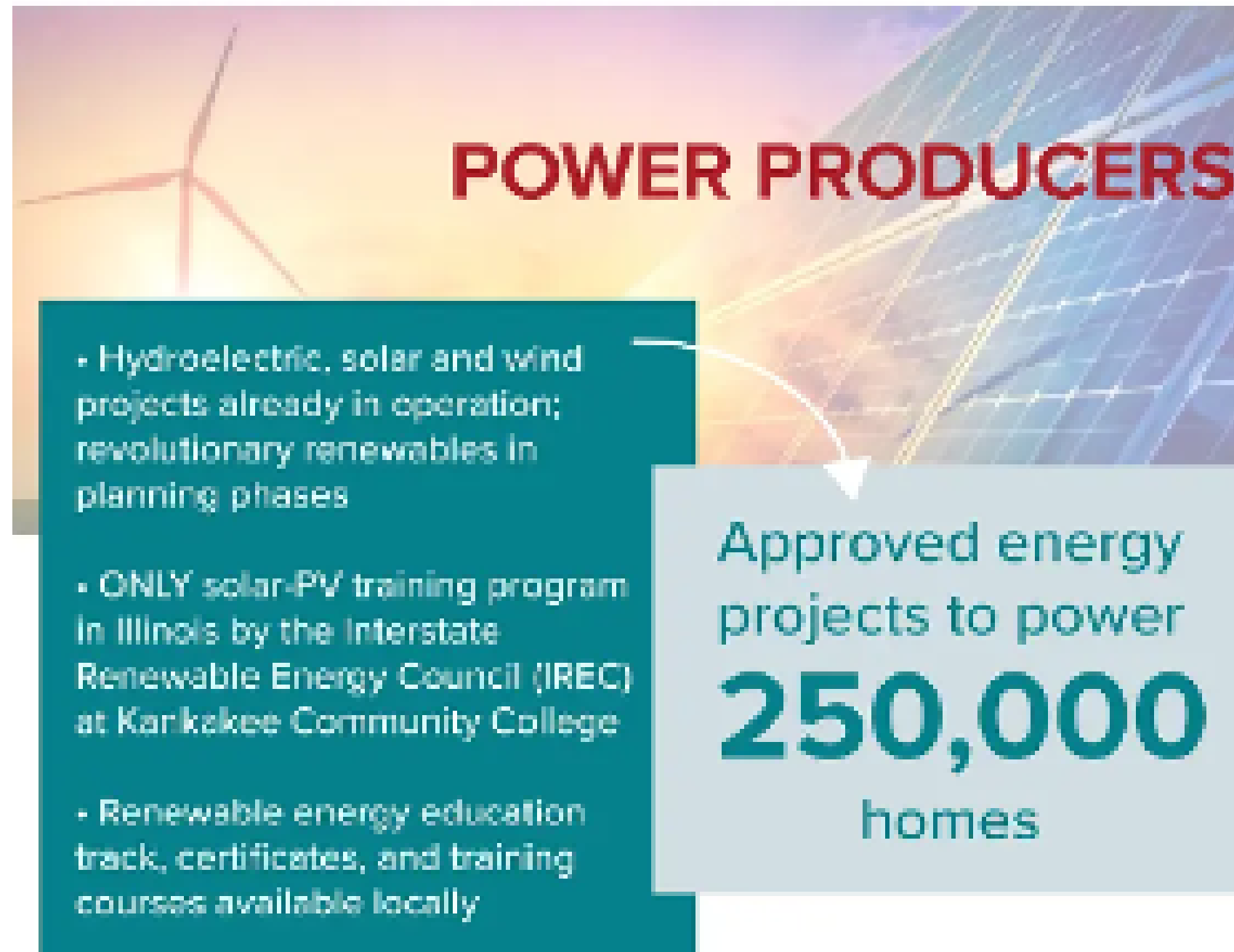
SOURCE: U.S. Census Bureau, 2017 Census of Population and Housing

- Remote-work Accessible
- Urbanized Location
- Shuttle service to Midway Airport 12 times daily



Kankakee County Highlights (continued)

Leading Local Indicators



DIVERSE EMPLOYMENT BASE

Manufacturing.....	18.3%
Health Care	16.1%
Government.....	12.2%
Retail Trade.....	11.8%
Accommodation & Food Service	7.5%
Administrative, Support & Waste Management.....	7.1%
Education.....	4.3%

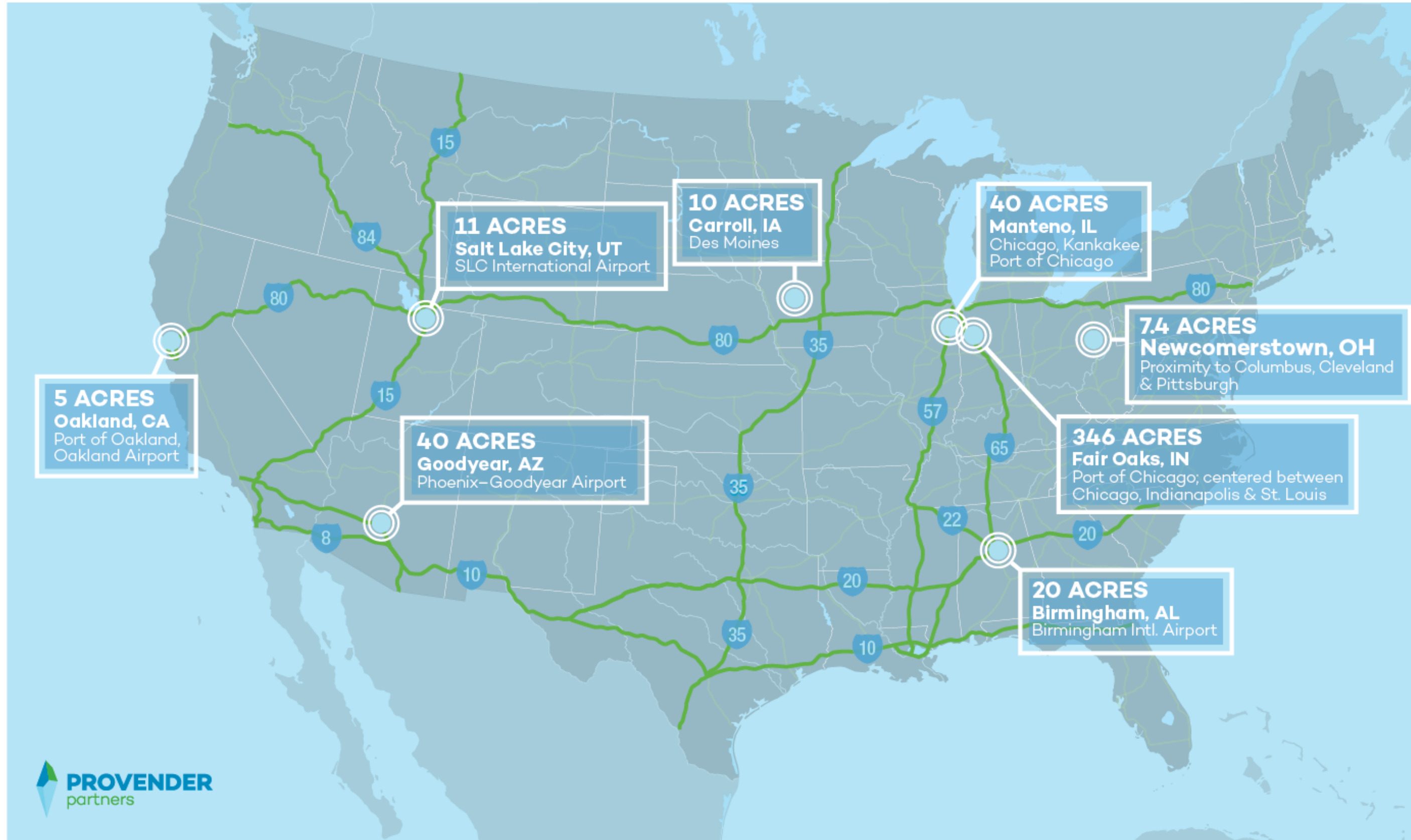
SOURCE: Best Labor Market Analysis

ADDITIONAL RESOURCES

- [Kankakee Economic Development Food Processing Data Sheet](#)
- [Kankakee County Financing & Incentives](#)
- [Kankakee County Economic Development Brochure](#)
- [WKDRA Industrial Revenue Bond Financing Info](#)

Provender Partners - Available Land Sites

Provender Partners owns/ controls 8 strategic land sites across the United States available for Build to Suits.



Contact Information



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