

PRIME LOCATION ■ 55 MILES SOUTH OF THE CITY OF CHICAGO
 ■ 30-MILE TOTAL POPULATION 978,040
 ■ 30-MILE TOTAL LABOR FORCE 411,141



BOURBONNAIS

CORPORATE HEADQUARTERS

■ BUILDING ■

150,000 SF CLASS A OFFICE
 1 CIGNA DRIVE, BOURBONNAIS IL 60914



McColly Bennett Commercial is a full-service commercial real estate brokerage firm serving the Chicago Southland and Northwest Indiana, with experience in commercial, industrial, retail, land acquisition/development, multi-family, senior care and bank representation.

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Terraco owns, develops and operates real estate in nine states with an emphasis on Northern Illinois and the Midwest. The company has developed more than 100 properties totaling more than 5,000,000 SF and has been involved in more than 2,000 lease transactions since its founding in 1985.

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WELCOME TO

BOURBONNAIS

CORPORATE HEADQUARTERS

BUILDING

Located 55 miles south of the City of Chicago on Interstate 57, the Bourbonnais Corporate Headquarters Building is now available for sale or lease. The 150,000 square foot Class A office building is well suited as a call center, with ready divisibility in 50,000 square foot increments. Features include dedicated entrances, four passenger elevators and six sets of ADA restroom facilities.



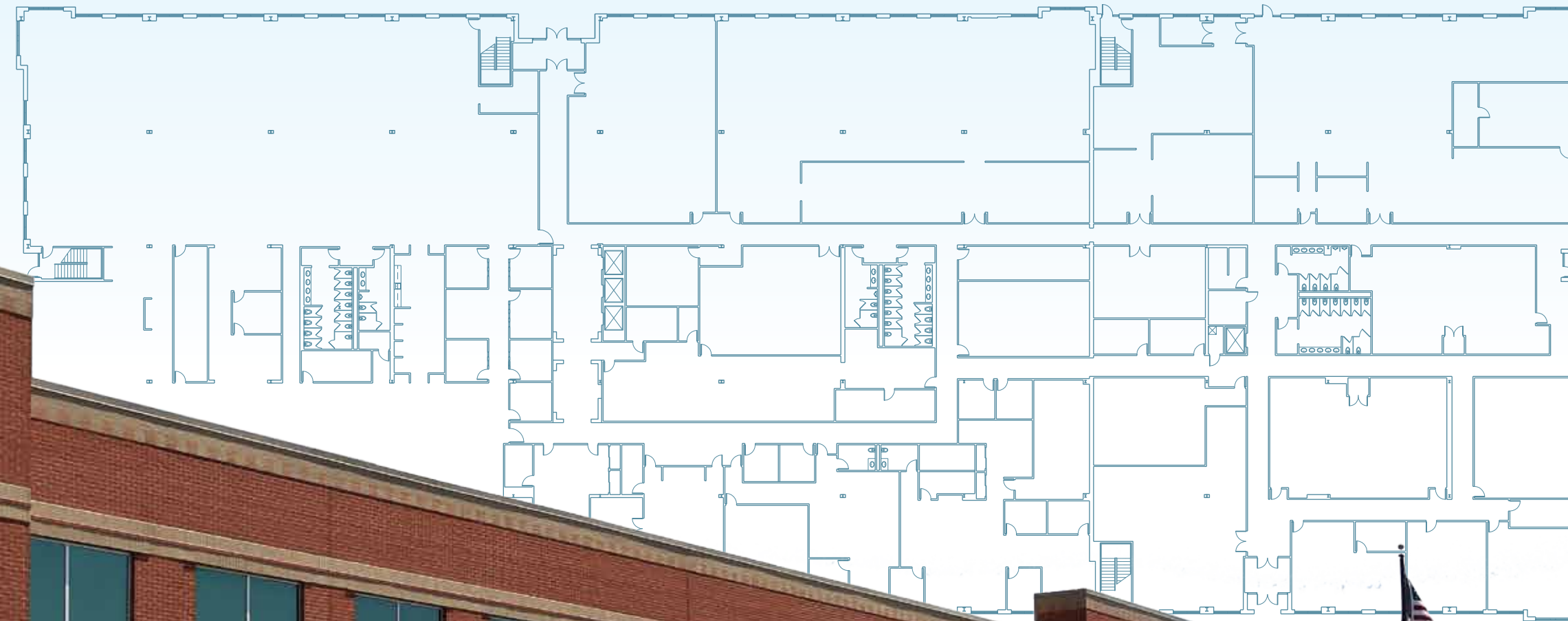
The Bourbonnais Corporate Headquarters Building is sited in the Kankakee River Valley Enterprise Zone, which provides eligibility for development incentives, including property tax abatement and sales tax exemption for qualifying improvements. Kankakee County, where Bourbonnais is situated, saw \$650 million in capital investment in 2014 as a result of industrial/institutional expansion and new business development.

- Build-to-suit in 2000 for a Fortune 100 company
- 150,000 square feet
- Building divisible into 50,000 square foot increments
- 4 passenger elevators
- 1,020 cubicle seating, 9 foot ceilings
- 2 loading docks and 1 drive-in door
- Full-service cafeteria with outside patio
- Multiple vending and break rooms
- 6 sets of ADA restroom facilities
- 1 major conference room
- 1 command center
- 1,000+ space parking



TECH SPECS

- Dark fiber access available from 2 carriers
- CAT 5 Ethernet with 2,000 drops
- 230 volt, 1 phase, 60 hertz UPS
- 2,000 kilowatt backup generator
- Zone controlled HVAC, 23 rooftop units
- 1 UPS/data room
- 5 LAN rooms
- 1 Data Aire heat exchanger for data room
- Main Cool Office Pro 60 (back up for Data Aire)



A READY WORKFORCE

- Within a 30-mile radius of the Village of Bourbonnais, the total population is 978,040 and the total labor force is 411,141.
Source: U.S. Census Bureau 2013 estimates
- Unemployment Rate – 6.1% (August 2015)
Source: Illinois Department of Employment Security (IDES)
- Average Hourly Earnings
Customer Service Representative – \$15.46
Source: Economic Modeling Specialists Intl., September 2015

Primary Jobs for All Workers by Worker Age

Worker Age	Count	Share
Total Primary Jobs	306,986	100.0
Age 29 or younger	67,265	21.9
Age 30 to 54	176,397	57.5
Age 55 or older	63,324	20.6

Primary Jobs for All Workers by Worker Educational Attainment

Worker Educational Attainment*	Count	Share
Total Primary Jobs	306,986	100.0
Less than high school	24,019	7.8
High school or equivalent, no college	66,298	21.6
Some college or Associate degree	79,632	25.9
Bachelor's degree or advanced degree	69,772	22.7
*Educational attainment not available (workers aged 29 or younger)	67,265	21.9

Source: U.S. Census Bureau



Olivet Nazarene University ranked as one of the Best Colleges for 2016 by "U.S. News & World Report." This is the Bourbonnais university's 11th consecutive year for inclusion on this prestigious list.