



May 2010

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SIX EMERGING
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➔ Rail Siding Site In Search of A Company!

Phase III in Arrowhead Industrial Park offers sites ranging from 3 to 100 acres in size INCLUDING sites with potential rail access. Bring your expansion or relocation project to Harvard and create custom rail access that meets the needs of YOUR company ... Information: 815-943-8788.



➔ **READY WHEN YOU ARE:** **Our Ready Inventory Strategy** **Makes Expansion Affordable**

**FOR SALE or LEASE in ARROWHEAD --
READY to CUSTOMIZE:**

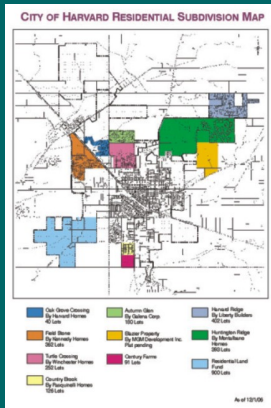
42,000 sft. Industrial Building on 5.13 acres in Phase III. New construction ready for build to suit office. Each unit has a loading dock and a 14' x 14' drive in door, 400 amps of 3-phase, 480 volt power and 21' clear height. Units can be combined up to entire 42,000 sf.



Easy access to Rt. 14 and Rt. 173. Centrally located between Chicago, Milwaukee, Rockford and Madison. Located in Arrowhead Industrial Park, Harvard, IL.

Great location, high-visibility site. Features include: (4) depressed docks, (4) drive-in doors. **Divisible down to 10,500 sft (4 units). Ready for interior customization and fast occupancy!** Ideal site for growing

City of Harvard Website



Forward to a Friend

Harvard Is Open For Business!



Harvard is open for business and ready to grow! You'll find the success that you're looking for in Harvard. Here's why:

Phase III at Arrowhead Industrial Park is OPEN! Choose Your Parcels NOW;

New opportunities exist in ALL key retail

company, with flexibility for the future. Call (815) 943-8788 for details and site plan.

[Link to Online Map](#) of Arrowhead Industrial Park. [Link to LoopNET listing.](#)

Watch the Online Video Tour of Harvard

This online video is short, sweet and hits the highlights of all that Harvard has to offer, with information on Quality of Life, Real Estate and Relocation, Education, Downtown Harvard and Healthcare Services. [Watch it HERE.](#)



Mixed Use Development Parcel FOR SALE in Downtown Harvard Offers:

- EDC Financing;
- Incentives;
- Multi-Use Potential;
- Below Market Pricing;
- Call Today!



High Visibility Retail Development Site on Front Street in Downtown Harvard.

170 x 114 (.44 acres), fully cleared and very close to Metra station in renovated Downtown District. Good visibility AND parking. Great foot/commuter traffic!

Fast-Track Development Potential! Ready to build site with Business zoning in place. Bring your plans. HEDC owned property.

Ideal for Retail or Food Service, including gourmet coffee, fast fresh, meals to go, news, books, office supplies, salon, specialty grocery, more. Zoned B-2 with opportunity for multi-use/upper floor residential project. **HEDC owned property.** Special financing and development incentives available. **Offered at below market pricing. Broker co-op paid.**

Contact the Harvard EDC for site plan and incentive information. Call Terry Smith at (815) 943-1036 or Mayor

corridors, including
Downtown Harvard;

Affordable,
quality residential
development is
attracting families and
professionals to
Harvard;

Metra train service
draws commuters and
visitors to Downtown
Harvard

AND
Harvard Offers

High visibility sites

Affordable lease rates

Affordable land costs

**A ready and well-
trained workforce**

Increasing traffic
counts

Residents who
WANT to see Retail
Growth!

**Come see what all
the excitement is
about!**

Jay Nolan at (815) 943-6468.



Street View of Site (seeded area)
... Close to Metra station



Downtown Harvard at Night

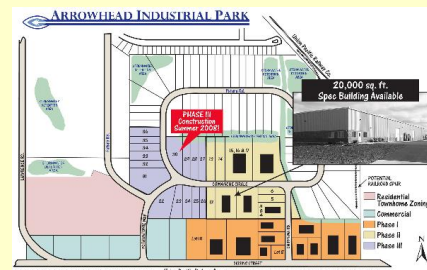
→ Get More For Your Money Every Day!

Lower land costs, lower building costs, lower operating costs, a variety of shovel-ready sites ... and a ready and well-trained workforce. Our retail and industrial sectors are growing, despite the economy. Check out our Ready Inventory Strategy online! [Visit Harvard EDC Online today.](#)



→ Find Affordable Land, Building and Operating Costs At Arrowhead ...

Phase III NOW OPEN
Special Pricing,
Flexible Lot Sizes
Spec Building Ready
Fire Your Landlord and Come Grow in Harvard ... Affordably!



Choose from fully-improved sites, 1.5 to 30 acres in size, some with rail sidings, and all in Harvard's premiere business park. Flexible lot sizing to





suit your needs. Call (815) 943-8788 for site plan and availability. Ask us about Harvard's *Ready Inventory Strategy* at Arrowhead. It's a good place to grow with nearly 300,000 square feet under roof to date!
[Arrowhead Industrial Park.](#)



Take A Good Look At Harvard ... You'll find Lower Land Costs ... Shovel-Ready Sites ... Available Buildings ... Affordable Construction Costs ... Accessible Utilities ... a Well-Trained, Workforce ... and a Proactive City Government.

The Harvard EDC

can help you realize your expansion goals in Harvard. Visit us online ... give us a call ... and then plan your site visit. **We'd love to show you what other success-minded companies already know:**

Harvard, IL is a Great Place to Grow!

Roger Lehmann, Chairman
Terry Smith, Executive Director
Harvard Economic Development Corporation
(815) 943-1036

Harvard, Illinois: Success Comes Naturally Here
We're Ready for the Future Today!
Call (815) 943-1036 - Visit www.harvardedc.com

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