



April 2010

## Quick Links

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[Retail District Map](#)  
Check Out Harvard's  
SIX EMERGING  
RETAIL DISTRICTS!  
([click here](#))

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[Harvard EDC Website](#)

## → READY WHEN YOU ARE: Harvard's Ready Inventory Strategy Makes Expansion Affordable

FOR SALE or LEASE in ARROWHEAD -- RECENTLY FINISHED and 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.



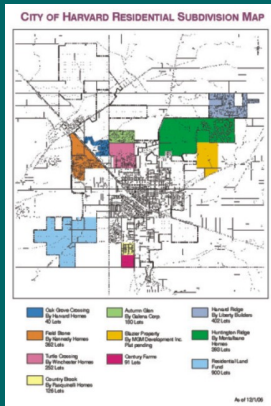
Easy access to Rt. 14 and Rt. 173. Centrally located between Chicago, Milwaukee, Rockford and Madison. Located in Arrowhead Industrial Park, Harvard, IL.

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 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](#)

## 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

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.](#)



## Prime Mixed Use Development Opportunity in Downtown Harvard Offers:

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



**High Visibility Retail Development Site on Front Street in Downtown Harvard.** Well-located lot, 170 x 114 (.44 acres), fully cleared and 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 with real potential!

**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.

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!**



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



**Downtown Harvard Streetscape  
at Night**

**→ Get More For Your Money in Harvard!**

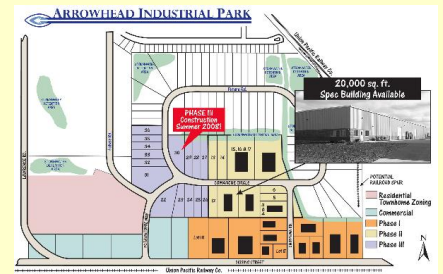
Lower land costs, lower building costs, lower operating costs, a variety of shovel-ready sites ... and a ready and well-trained workforce. Our retail and industrial sectors are growing, despite the economy. Check out our Ready Inventory Strategy online! [Visit Harvard EDC Online today.](#)



**→ 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 more than 250,000 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](http://www.harvardedc.com)

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