



March 2010

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Check Out Harvard's
SIX EMERGING RETAIL
DISTRICTS!
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→ Harvard's Ready Inventory Strategy Makes Expansion Affordable

FOR SALE or LEASE in ARROWHEAD -- RECENTLY
FINISHED and READY to CUSTOMIZE:

NEW 42,000 sft. Industrial

Building on 5.13 acres in Phase III. Great
location, high-visibility site. Features to
include: (4) depressed docks, (4) drive-in
doors ... 21' clear span ceiling height.

Divisible down to 10,500 sft. Office space

built to suit. **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



Prime Development Opportunity in Downtown Harvard Offers:

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

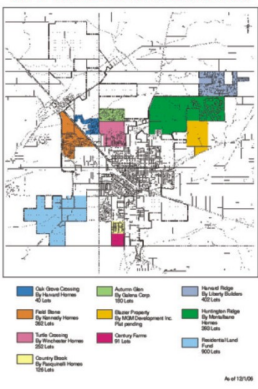
High Visibility Retail

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/

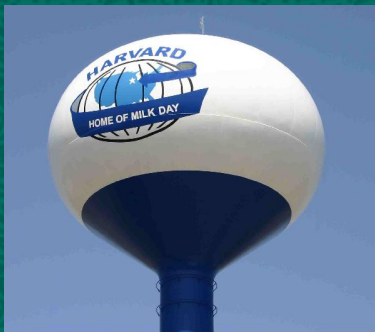


CITY OF HARVARD RESIDENTIAL SUBDIVISION MAP



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 corridors, including Downtown Harvard;

Affordable,
quality residential

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.



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



Downtown Harvard Streetscape at Night



Get More For Your Money in Harvard!

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!



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

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