



July 2009 Special Edition

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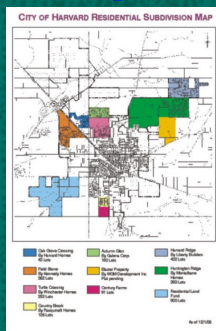
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Prime Retail Development Opportunity in Downtown Harvard!

- **Special Financing/Incentives**
- **Priced for Fast Development**
- **HEDC-Owned Property**

Exceptional Retail Development Site on Front Street in Downtown Harvard. High visibility lot, 170 x 114 (.44 acres) close to Metra station in renovated Downtown District (\$2.4 million streetscape program completed in 2008).

Ideal for commuter/resident retail, including gourmet coffee, fast fresh, news, books, office hub/supplies, salon, specialty grocery, more. Cleared, graded and ready for redevelopment. 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 cost through Harvard EDC.

Contact the Harvard EDC for details, site plan and incentive information. Call HEDC Director Terry Smith at (815) 943-1036 .



Save On Overhead and Operating Costs! Get More For Your Money in Harvard In Many Ways, Every

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 for BUSINESS!
Choose Your Parcels NOW;

Where Wal-Mart goes, others follow! McGuire Road is a retail development magnet and South Route 14 is equally HOT!

New opportunities exist in ALL key retail corridors, including Downtown Harvard;

The City's \$2.4 million downtown streetscape has been completed. WOW!;

Quality residential development is attracting families and professionals to Harvard;

Metra train service draws commuters and visitors to Downtown Harvard

AND

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. Visit [Harvard EDC Online](#) today and find out why.

➔ **For Sale or Lease -- ACT NOW! Fire Your Current Landlord and Save On Overhead AND Operating Costs in Harvard!**



FOR LEASE -- 9,600 sft. in well-built industrial building in Arrowhead Industrial Park. Ready for Move In NOW! Single occupancy building with two depressed loading docks and one drive-in door. Includes approx. 20% office space with storage mezzanine above. Nice, high visibility 70,000 sft. lot. Easy

access to Route 14 and Route 173 (which now has an entrance ramp to I-90). Here's the best part: ONLY \$4.50/sft. NNN. Call (815) 943-8788 today. [Check out the LoopNet listing here](#)

FOR SALE or LEASE in Arrowhead ...

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. Under construction. Ready for occupancy late Fall 2009. Buy and customize now to have it finished to your specific needs. Ideal relocation site for growing company, with cash flow built in and flexibility for the future. Call (815) 943-8788 for details and site plan.

[Link to Online Map](#) of Arrowhead

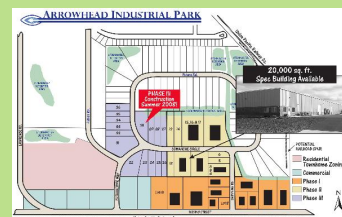


➔ **Find Affordable Land, Building and Operating Costs At Arrowhead Industrial Park ...**

Phase III NOW OPEN
Special Pricing,
Flexible Lot Sizes
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.](#)



Harvard Offers

High visibility retail sites

Affordable leasing rates

Affordable land costs

Increasing traffic counts

Great outlot opportunities

Residents who WANT to see Retail Growth!

Come see what all the excitement is about!



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. **AND:** Retail growth that continues to drive the local economy. Ribbon cuttings and ground breakings are still regularly occurring events in Harvard!

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 around town.

Find out 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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