



July 2009

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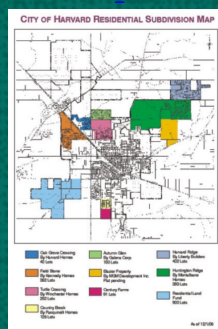
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## Industrial Facility Breaks Ground, New School To Follow. Activity Continues in Harvard ...

Construction of a 42,000 sft. **industrial building** has begun in Phase III of **Arrowhead Industrial Park**. The facility sits on a 5.13 acre site and will feature four depressed docks with drive-in doors and a 21-foot clear span ceiling height. The building will be available for sale or for lease and will be divisible down to 10,500 square feet. Offices and other amenities will be added on an as-needed basis. The developer plans to have the building ready for occupancy by late Fall 2009. Call (815) 943-8788 for more information.

**More than 250,000 square feet has been built to date in Arrowhead Industrial Park.** Phase III is open and special pricing is now in effect.

**Harvard Community School District** will break ground this month on a new elementary school. The school will sit on a 22-acre site located off of South Route 14. Construction is expected to continue through July of 2010. The facility will open in August of 2010. Follow the progress of the project at the District's website at <http://www.cusd50.org>.

The 1.5 million sft. **former Motorola facility** is being marketed by Jones Lang LaSalle. Check out the property website at [www.midwestcorporatcampus.com](http://www.midwestcorporatcampus.com). This 300-acre campus has unparalleled potential for corporate, office, manufacturing redevelopment. Contact JLL for all the details at (312) 228-3214.

**Aero Industries** will relocate its operations from Elk Grove Village, IL to 20,000 sft in **Arrowhead Industrial Park** this summer. Aero purchased a new spec building that was built as part of Arrowhead's 'ready inventory' strategy. Get information on other available sites by calling the HEDC office at (815) 943-1036.

## Search Online for the Hottest New Sites!

Our **Land and Sites Database** has a new look! Now you can search by **TYPE** of property. Find the latest listings and the hottest properties [HERE](#). Coming Soon: An expanded Retail Sites Directory, complete with district mapping. Sign up today to receive updates, breaking news and more!

# 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**

**Also Online:** The updated 2009 Harvard Community Profile ... and the HEDC's Annual Report. [View them here](#) ....

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



**FOR LEASE ... 18,200 sf.** Industrial Building w/Rail Siding, fenced outside storage and easy access to Route 14. Expandable to 100,000 sf. Adjoining 7.2 acres also available. Call (847) 732-3462.



### HOT Retail Opportunities Everywhere You Look in Harvard -- And We're Mapping It All Out For You!

## 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!



**WOW!** ... Harvard has SIX developing retail areas! National chains have their eyes on the McGuire/Airport Road Corridor (home to the new Walmart SuperCenter, a new Walgreens and Castle Bank's new facility) ... and south Route 14 (where Tractor Supply is now open). Opportunity also abounds

in Downtown Harvard ... on North Route 14 ... and on East and West Route 173 (westbound Route 173 leads to a new interchange at I-90). We're mapping it all out and adding development zones to the new Retail section of our Land & Sites Database. Watch for it to debut soon!

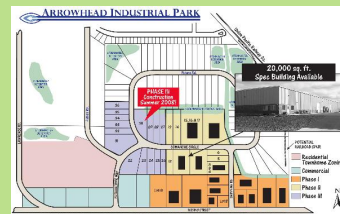
**NEW THIS SUMMER ...** A Retail Sites Survey of Business zoned properties throughout Harvard. We're contacting property owners to build the retail inventory in our Land & Sites Database. Contact the HEDC today for your FREE listing at (815) 943-1036.

### Other Opportunities ... **NEW ON MARKET!**

**Downtown Development Opportunity ...** Front Street development parcel. Cleared, zoned and ready for development. Close to train station. Ideal for commuter-targeted businesses. Special financing and incentives available through HEDC. **CALL TODAY!**

## ➔ Find Affordable Land, Building and Operating Costs At Arrowhead Industrial Park ... Harvard's BEST Address for Business!

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



Join expanding companies, including Aero Industries, E H Wachs, The Pound Bakery, All World Machinery and Harvard Factory Automation at [Arrowhead Industrial Park](#).



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!

**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](http://www.harvardedc.com)**

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