

GALESBURG INDUSTRIAL CENTER

AVAILABLE

Former "Butler Manufacturing" Facility
5,000 SF to 500,000 SF Manufacturing/Warehouse Facility

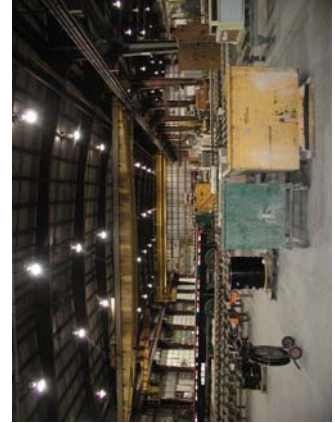


SITE FEATURES: 1020 South Henderson, Galesburg, IL

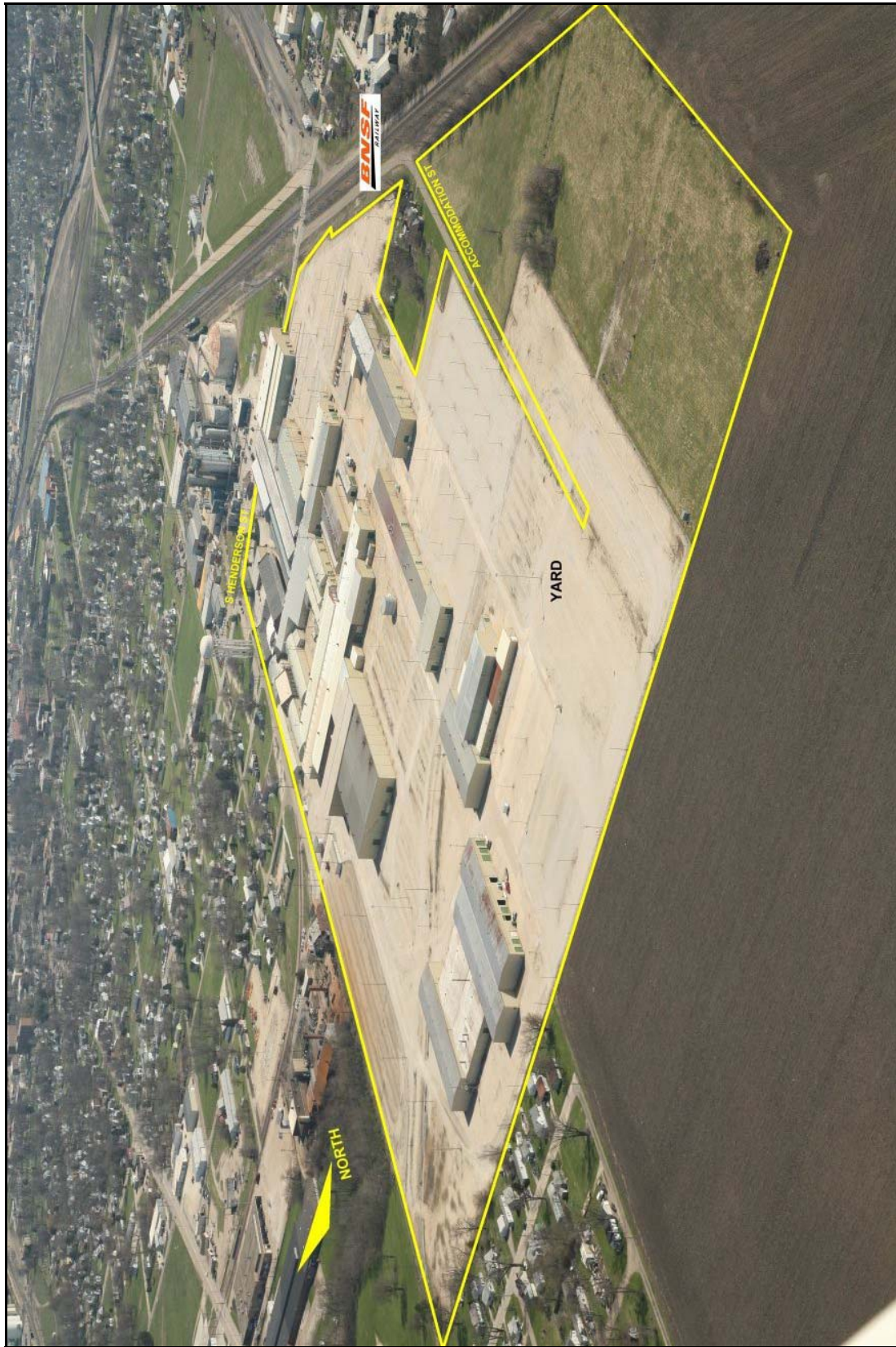
- **Bldg. Size:** 901, 686 SF, multiple free-standing buildings
- **Divisibility:** 5,000 SF to 500,000 SF
- **Lot Size:** 110 acres with 20.76 acres of concrete ramp and 3.89 acres of asphalt ramps
- **Power:** Heavy power throughout facility
- **Doors:** Grade-level loading doors
- **Ceiling Heights:** 20' to 39' clear
- **Cranes:** (25 Ton capacity) throughout
- **Parking:** Ample vehicle parking; separate trailer parking lot
- **Rail:** BNSF Rail to the site, available to qualified users
- **Outside storage**
- **Economic incentives available**
- **Nearby access to Interstate 74 and Hwy 34**



TELEPHONE: (800) 886-6844 OR (530) 668-1000
E-MAIL: MATTMARKS@TOWERINV.COM
WEBSITE: WWW.TOWERINV.COM

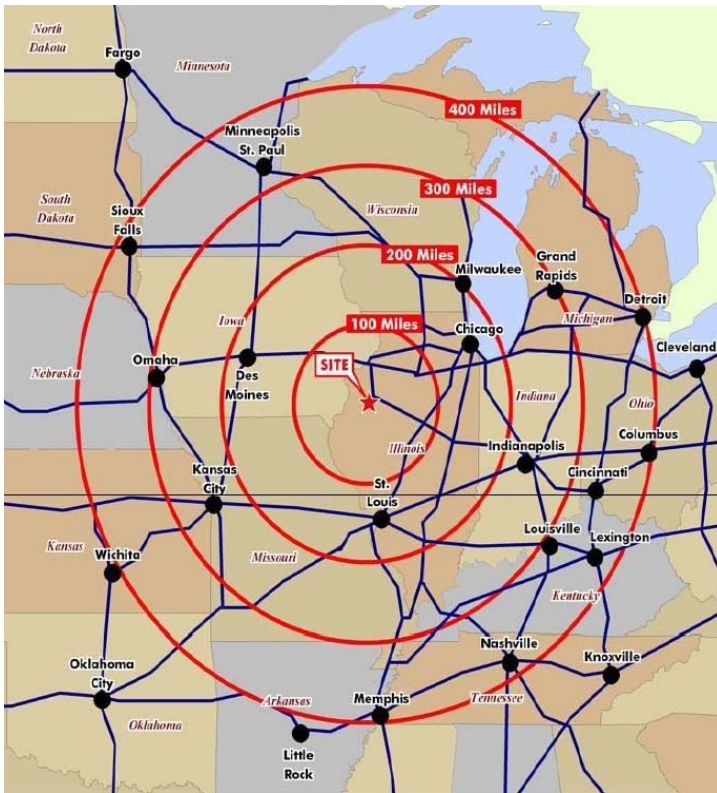


GALESBURG INDUSTRIAL CENTER



TELEPHONE: (800) 886-6844 OR (530) 668-1000
E-MAIL: MATTMARKS@TOWERINV.COM
WEBSITE: WWW.TOWERINV.COM

GALESBURG INDUSTRIAL CENTER



DISTANCES FROM GALESBURG IN MILES

Peoria.....	47
Quad Cities.....	50
Chicago.....	176
St. Louis.....	185
Des Moines.....	203
Milwaukee.....	229
Indianapolis.....	256
Kansas City.....	323
Grand Rapids.....	328
Cincinnati.....	364
Minneapolis.....	376
Detroit.....	424
Nashville.....	459
Memphis.....	466
Sioux Falls.....	468
Cleveland.....	492
Little Rock.....	528
Oklahoma City.....	650

TRAFFIC COUNTS

Over 19,400 cars daily on US Hwy 150
 Over 13,000 cars daily in I-74
 Over 8,400 cars daily on US 34

TELEPHONE: (800) 886-6844 OR (530) 668-1000
 E-MAIL: MATTMARKS@TOWERINV.COM
 WEBSITE: WWW.TOWERINV.COM

GALESBURG DISTRIBUTION CENTER

The City of Galesburg is located on Interstate 74 in Northwest Illinois. The City is approximately 50 miles east of the Mississippi River.

DEMOGRAPHICS

Workforce

Population.....	33,706
Population 50 mile radius.....	879,628
Labor Force.....	16,540
Labor Force 50 mile radius.....	384,959
Unemployment Rate.....	8.9%
Unemployment Rate 50 mile radius..	5.24%
Available Workers.....	1,471

Wage Rates: Production Workers

Avg. Hourly Wage	2002	2003
U.S. Average	-----	\$13.80
Knox County (Galesburg)	\$13.92	\$14.14
Chicago	\$14.78	\$15.14
St. Louis	\$21.32	\$20.37
Milwaukee	\$16.70	\$16.90

Source: U.S Department of Labor Bureau of Labor Statistics

MAJOR EMPLOYERS

The major employers in the City of Galesburg are as follows:

Employer	Type	# of Employees
BNSF	Railroad Yards	850 employees
Galesburg Public Schools	Education	700 employees
Galesburg Cottage Hospital	Health Care	643 employees
OSF St. Mary Medical Center	Health Care	598 employees
Dick Blick Company	Art Supplies	450 employees
County of Knox	Government	447 employees
Henry C. Hill Correctional Facility	Prison	316 employees
Knox College	Education	312 employees
Wal-Mart	Retail	254 employees
City of Galesburg	Government	245 employees
Carl Sandburg College	Education	237 employees

GALESBURG REGIONAL ECONOMIC DEVELOPMENT ASSOCIATION (GREDA)

Your company could receive significant benefits through the Galesburg Enterprise Zone Program (www.greda.org), which promotes development in designated areas that is appropriate, planned and zoned for industrial-related growth. Your company could receive enterprise zone benefits if it locates its operations within the Galesburg Enterprise Zone. These benefits would include:

- Property Tax Abatement on improvements up to 10 years
- A 0.5% Investment Tax Credit
- A statewide 0.5% Investment Tax Credit
- \$500 Job Tax Credit for hiring disadvantaged persons
- Sales Tax Exemption on building materials purchased within the State and incorporated into real property located in an enterprise zone. If materials are purchased in Galesburg, sales tax exemption is 7.5%. If purchased elsewhere in the state, the percentage will vary by location.
- Machinery & Equipment Tax Exemption of 6.25%
- Building Permit Fee Waiver calculated at .05 cents per square foot; it is a savings of the same
- Plumbing & Heating Permit Fee Waiver, based on total cost of plumbing and heating contract (\$12.50 for first \$1,000; \$2 per \$1,000 up to \$100,000; and \$1 per \$1,000 over \$100,000 – a substantial savings)
- Electric Permit Fee Waiver, based upon total cost of electrical contract (\$12.50 for first \$1,000; \$5 for each additional \$1,000)
- Water Service Tap On Fee Waiver
- Street Opening Fee Waiver
- Utility Tax Exemption, an exemption of the state tax on utility consumption
- Participation Loan Program-IL Dept. of Commerce and Economic Opportunity will participate in the project financing by bringing the interest rate down by up to 2% on up to a \$750,000 loan

For more information on the City of Galesburg please visit www.ci.galesburg.il.us

TELEPHONE: (800) 886-6844 OR (530) 668-1000
 E-MAIL: MATTMARKS@TOWERINV.COM
 WEBSITE: WWW.TOWERINV.COM