

Our Expertise



Dominic Carbonari, Executive Vice President

Prior to joining Jones Lang LaSalle in 2009, Dominic Carbonari joined Grubb & Ellis Company in 1999 as a Transaction Advisory Services Professional in the Industrial Service Group. He was promoted to Senior Vice President in April 2007 in recognition of his sales achievements and superior approach to client services, including closing over 40 transactions totaling more than 5 million square feet in the last two years. As Senior Vice President, Dominic approaches each assignment in a business consultative capacity, advising companies long before an actual transaction is required.

Dominic concentrates his area of focus on the Western submarkets in the Metro Chicago area focusing on developing and executing strategic marketing plans that ultimately maximize asset values. He represents the needs and interests of both owners and tenants in all facets of industrial real estate, including: existing and under development facilities, improved and unimproved land.



Frank Griffin, Executive Vice President

Frank Griffin joins the firm from Grubb & Ellis where he was a Senior Vice President. He brings over 20 years of real estate experience to the Jones Lang LaSalle Industrial Group. As part of a solidified team, Frank has closed over 40 transactions totaling 5 million square feet in the past two years. His responsibilities include working with developers, tenants, and owners in the sale and leasing of both industrial and commercial properties, as well as vacant land in the Kane, DuPage, McHenry, and DeKalb County areas.

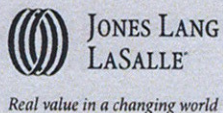
Upon graduating from North Central College, Frank obtained a stockbroker's license and immediately employed as an Investment Banker. After focusing on the real estate sector, Frank transitioned into specializing in commercial real estate. Frank attributes most of his success today to one of his first developments of a mixed-use property. His physical involvement in the acquisition, zoning, and planning for the property has provided him with education and perspective, of both owner & broker that he brings to the real estate industry.



Jones Lang LaSalle and Ideal Industries are pleased to present Sycamore Prairie Business Park, a 235-acre site in Sycamore, Illinois, at the intersection of Bethany Road and Peace Road. Located in DeKalb County, the Property is adjacent to the City of DeKalb along the I-88 Illinois Research & Development Corridor.

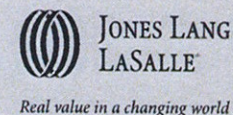


Sycamore Prairie Business Park SYCAMORE, ILLINOIS



Dominic Carbonari
Executive Vice President
1 773 304 4102
dominic.carbonari@am.jll.com

Frank Griffin
Executive Vice President
1 773 304 4104
frank.griffin@am.jll.com



The Location

PROXIMITY TO METRO AREAS

- 58 miles west of Chicago
- 30 miles southeast of Rockford
- 20 miles west of the Fox River

INTERSTATE ACCESS

- 5 minutes to I-88 Tollway
- 15 minutes to I-39 Tollway
- 30 minutes to I-90 Tollway



The Opportunity

- Sites are available for purchase or for Build-to-Suit
- Approximately 35 fully improved lots of 1 acre to 25 acres, starting at \$3.00/s.f.
- Masonry Park caters to mid-sized companies
- Fully-improved park with high-quality occupants
- Zoning will accommodate of-
fice, flex-tech, manufacturing
or distribution
- M-1 and M-2 zoning allows for
heavier industrial use



AIR TRAVEL

- 65 miles to Midway Airport
- 55 miles to O'Hare International Airport
- 25 miles to Rockford Airport
- 25 miles to DuPage County and Aurora Municipal Airports
- 2 miles to the DeKalb Taylor Municipal Airport;
can accomodate corporate jets

