

Trumpet

BUSINESS PARK

Zion, IL

Lee & Associates[®]
COMMERCIAL REAL ESTATE SERVICES



www.trumpetpark.com

PANATTONI®

Panattoni Development Company develops, leases, owns, and manages industrial, office and retail projects in more than 85 cities throughout the United States. The company client list includes over 50 Fortune 500 companies in addition to many regional based firms. Panattoni has expanded and enhanced relationships with tenants, brokers and investors across all sectors of the commercial real estate market. With offices nationwide, Panattoni Development Company has the depth, expertise and capacity to respond quickly to the demands of the marketplace.

Panattoni Development Company provides users multi-market solutions to complete quality projects on time and within budget. The development team includes highly experienced local partners with local knowledge and relationships who can make quick decisions and stand by those decisions. A key to the company's success is the strong and valued relationships with the real estate brokerage community.

The goal of Panattoni Development Company is to strengthen our position as a leader within the commercial real estate development industry. This is accomplished with the dedication of each team member to perform beyond expectations within all aspects of project development. As a company, Panattoni emphasizes teamwork, local market knowledge, productivity and most importantly personal integrity. By applying these principles on each transaction, we achieve the ultimate goal of client satisfaction.



 **Lee & Associates**®
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Developed By:

Panattoni Development Company, LLC

 PANATTONI®

Trumpet Business Park

Zion, Illinois

Features of Trumpet Park include:

- 2.5 miles (or 4.3 minutes) to Interstate 94 with full four-way access
- Midway between Chicago and Milwaukee - less than 49 miles to downtown Milwaukee or Chicago Loop
- 50% lower taxes than other areas surrounding Chicagoland
- High-caliber, affordable workforce for both skilled and unskilled labor
- Lower land costs than other surrounding business parks
- Economic development incentives available
- Flexible lot sizing: 5- to 50-acre sites
- Value-protected with high-quality architectural standards
- Access to Union Pacific Rail line, which runs through the park
- Dynamic, pro-business community



For more information, contact:

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Zion, Illinois



Trumpet Park is a mixed-use development located just south of the Illinois/Wisconsin state line, at the intersection of Russell Road & Green Bay Road. In addition to having two major access points off of the Tri-State Tollway (I-94), Trumpet Park is strategically located halfway between Chicago and Milwaukee.

- Rail sites available
- 50% lower taxes than Cook County
- Lake Michigan water (only \$4.85/1,000 gallons)
- Lower land costs
- Less than three (3) miles to full four-way interchange

