



CHICAGO'S INNOVATION CAMPUS

Now Open for Business

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The Developer

AMERICA'S NEWEST INNOVATION HUB

One of the largest master-planned developments in the United States, Cornerstone is a \$750 million, 641-acre mixed-use development in Northwest suburban Grayslake, Illinois, a near suburb of Chicago. The park's inaugural facility is the 5th largest logistics center in the world. Cornerstone is a central axis of Lake County, an area that has become an innovation cluster for the biotech, pharmaceutical, and packaged goods industries.

The mixed-use development will include approximately 3,000,000 SF of light industrial, research-and-development and office space. Cornerstone will be built over 12 years in multiple phases in cooperation with the Village of Grayslake, and be a powerful revenue generator for local and county government and schools throughout the life of the development.



OVERVIEW

Cornerstone is a new vision of what a business campus can be—one that drives growth for companies, the community, and the country. The park will be built over 12 years in multiple phases in cooperation with the Village of Grayslake. The initial phase will be a 310-acre parcel north of Peterson Road, which will be developed over the next five years.

The inaugural tenant is the medical supply giant, Medline Industries, which will relocate its Libertyville operations to the new facility and add 250 more jobs. Medline chose Cornerstone over major parks in Indiana and Wisconsin because of the quality of the labor force, the lower taxes, and the first-class transportation infrastructure.

Percentage of population
having a Bachelors Degree
(or higher):



Kenosha
25 %



Lake County
46 %



Kenosha
114,234



Lake County
459,793

Size of
working-age
population:

SCOPE OF DEVELOPMENT

Cornerstone marks a watershed for Chicago: a \$750 million, 641-acre mixed-use development in central Lake County, which will be one of the largest master-planned projects in the United States and a powerful revenue and tax generator for local and county government and schools throughout the life of the development. It will create 9,000 high-quality jobs close to where people live, and it will do so with minimal impact.

Cornerstone will enhance the quality of life, protect the environment, and drive long-term prosperity in central Lake County. Traffic impact outside of the actual development will be mitigated, thanks to Cornerstone's self-contained nature and its proximity to existing population centers and planned road improvements.



3,000,000 SF of light industrial, research-and-development and office space



Two miles from Highway 45 and 6 miles from Interstate 94



Served by the Chicago to Fox Lake Metra rail transit line



The Prairie Crossing Station is located directly adjacent to the development



CONCEPT PLANS

Cornerstone’s initial phase will be a 310-acre parcel north of Peterson Road, which will be developed over the next five years. Comprising 5 pad-ready parcels ranging from 5 acres to 70 acres, the park setting features signalized access directly onto Peterson Road, and hiking trails around 4 internal ponds – a striking amenity for employees.



Peterson Road is a newly widened and improved, 4-lane Lake County highway with limited access points for quicker travel times.



3 miles from downtown Grayslake and less than 5 miles from downtown Libertyville.



Master planned development with protective CC&Rs.





INDUSTRIES

Cornerstone is at the heart of one of the Midwest's leading innovation clusters. A hub for the biotech, pharmaceutical, and logistics industries, Lake County is home to Fortune 500 companies, including Walgreens, CDW, Abbott Laboratories, AbbVie and Mondelez International.

The companies coming to Cornerstone are drawn by the way the development serves the specific needs of its tenants. Logistics companies can be

assured of optimizing ratios like pallet/SF and floor PSIs, with aisle widths that can adjust from traditional sit down/ counterbalanced lift trucks to narrow-aisle turret truck or swing arm truck designs. For biotech, Cornerstone supports the full operational spectrum from pilot to phase 1 and 2 clinical trials to market entry. For pharmaceutical companies, Cornerstone will accommodate temperature, humidity and lighting-controlled spaces to allow for the storage of drug lines.



- Life sciences grew 10% over the last 5 years
- The area's healthcare industry represents 27,000 jobs



Walgreens

CATERPILLAR®

abbvie

Baxter

GRAINGER®

Abbott Laboratories, S.A.

Mondelez International

TENNECO

NorthShore®

CDW® PEOPLE WHO GET IT®

- Professional & IT firms employ 1 in 10 people
- Manufacturing accounts for 30% of the county's Gross Regional Product



ABOUT THE AREA

The Land of the Lakes

Lake County has emerged as one of the region’s most dynamic business and lifestyle communities. Bordered by Lake Michigan to the east, Wisconsin to the north and the City of Chicago to the south, the area is known for its outdoors, including hiking at Lake County Forest Preserves and exploring the beauty of Independence Grove in Libertyville. The area’s dining experiences include the exclusive

D&J Bistro in Lake Zurich, and sampling a microbrew or cocktail on the Lake County Libation Trail™. Enjoy the warmth (and great finds!) of indoor shopping at Gurnee Mills or Hawthorn Mall, with tons of dining and entertainment. Some of the area’s cultural institutions include the Mother Rudd House and Museum, built in 1841 and a center of the Underground Railroad.

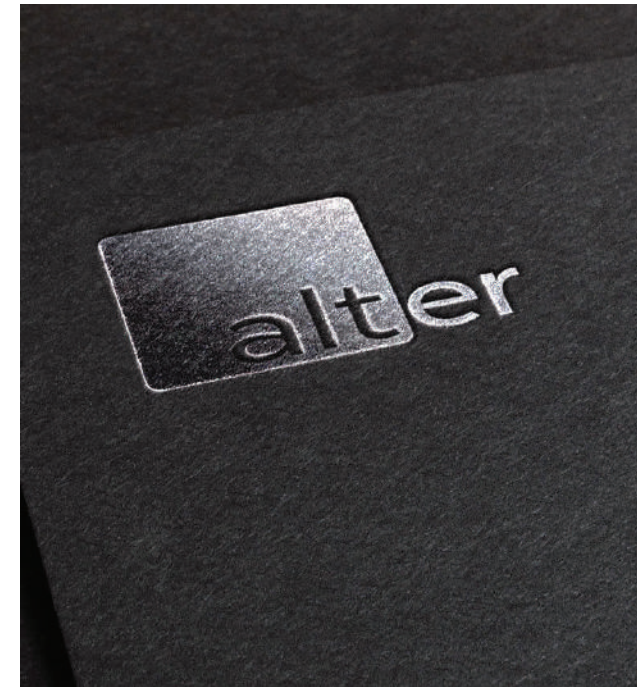


THE DEVELOPER

Alter is one of America's leading commercial real estate developers, named National Developer of the Year by NAIOP in 2010, and continually ranked as one of National Real Estate Investor's top five office developers. Since our founding, we have developed 100 million SF of commercial space. Whether it's helping to create Chicago's leading high-tech district by bringing Google to the city or pioneering the largest new co-working space outside of Manhattan by helping to launch WeWork's Midwestern hub, we

have helped cities move up the value chain of competitiveness. Through public/private partnerships and world-class developments, we have helped to grow the firms, networks, and trade sectors that drive broad-based prosperity.

Our latest master-planned campus is Riverwalk at Talking Stick, an exclusive business and lifestyle community, encompassing 2 million square feet of office space and 600,000 SF of retail amenities in Scottsdale, Arizona.



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