

AUGUST 2025 | PROJECT STEEL

Prologis Data Center Development Overview



Experience + Scale

40+

years real estate and
development expertise

\$198B

assets under
management

1.3B

square feet portfolio
across 20 countries

A3/A

credit rating

25+

years data center
experience

30+

data centers in portfolio

\$2B

spend since 2021 on
data center development

500MW

data centers completed
or under construction
since 2021

Other Americas

128 MSF
624 buildings
2,167 acres

U.S.

797 MSF
3,813 buildings
8,076 acres

Europe

248 MSF
1,139 buildings
2,229 acres

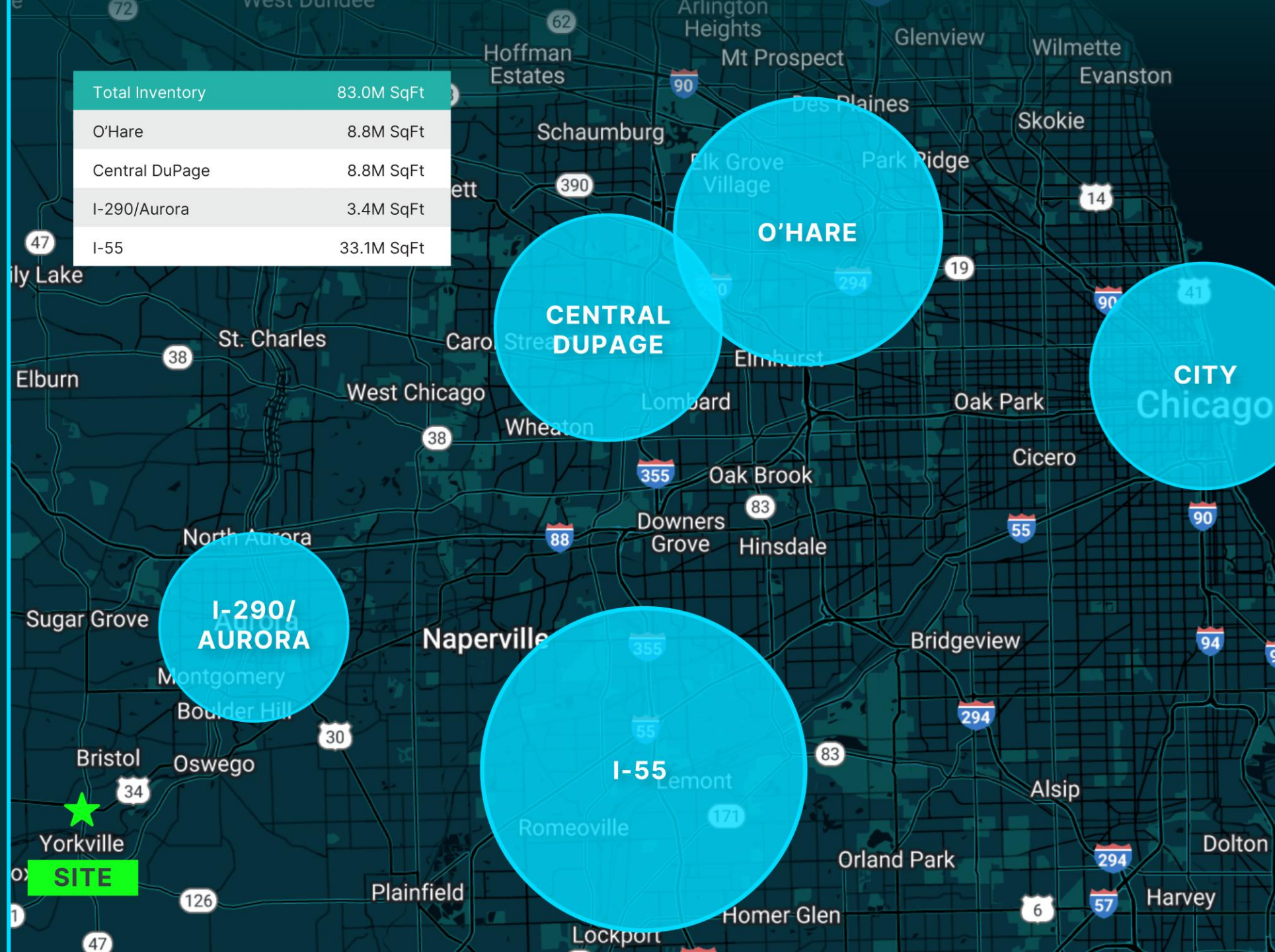
Asia

115 MSF
290 buildings
332 acres

CONFIDENTIAL

Chicago Market

Total Inventory	83.0M SqFt
O'Hare	8.8M SqFt
Central DuPage	8.8M SqFt
I-290/Aurora	3.4M SqFt
I-55	33.1M SqFt



CONFIDENTIAL

Community Involvement

Toys for Tots

Support Over Stigma

Smile Farms

Boy Scouts of America

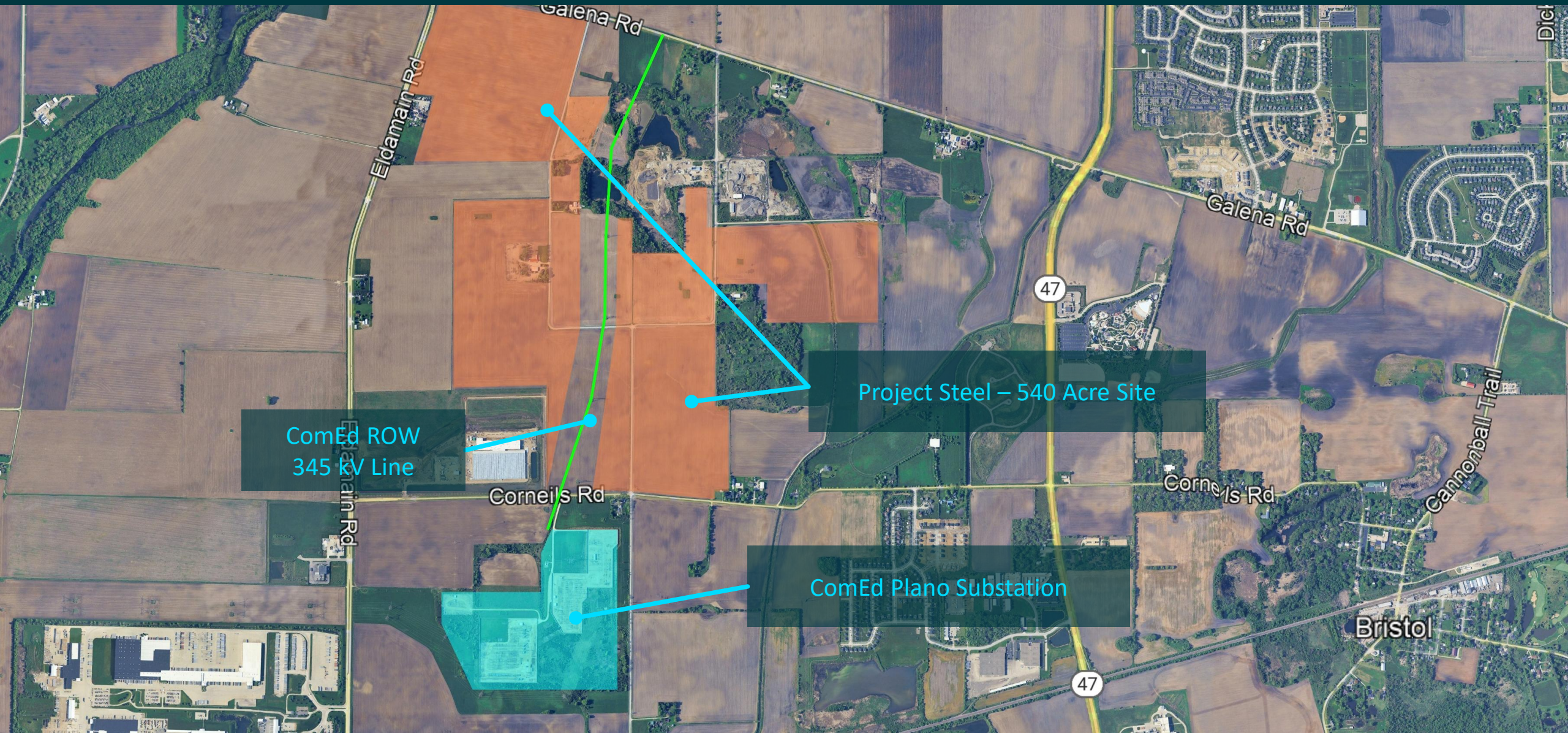
Greater Chicago Food Depository

Nourishing Hope

Rise Against Hunger



Project Steel



Site Plan

KEY FEATURES

- ✓ 18 Data Center Buildings
- ✓ 3 Major Phases
- ✓ 3 Substations
- ✓ 6.8M SF buildout
- ✓ 15-20 -year project timeline
- ✓ Proposed M2 Zoning



KEY FEATURES

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- The site plan illustrates the layout of a proposed data center campus, divided into three distinct phases. Phase 1, located in the lower right, contains Buildings 1 through 6, each a two-story data center with 8,376,100 GSF, and Substation 1 (15 acres). Phase 2, in the upper left, includes Buildings 7 through 10, also two-story data centers with 8,376,100 GSF, and Substation 2 (15 acres). Phase 3, in the lower left, features Buildings 11 through 15, two-story data centers with 8,376,100 GSF, and Substation 3 (15 acres). The campus is bordered by Galena Road/Rte 9 to the north, E Beecher Road to the east, and Cornells Road to the south. Eldamain Road/Rte 7 runs along the western edge. Rob Roy Creek flows along the eastern boundary. The plan details various landscape features: 60' wide berms along Galena Road, 30' wide berms along E Beecher Road, and 65' wide berms along Cornells Road. Enhanced entry landscapes with shrubs and herbaceous plantings, along with 100' wide buffer plantings of shade, ornamental, and evergreen trees, are specified for the main entrances. A multi-lane walking trail is proposed along the creek. A legend in the top right corner defines the symbols used for property lines, setbacks, berms, trails, buildings, lawns, and enhanced planting areas.
- PROPERTY LINE
PROJECT SETBACK
VOLUNTARY SETBACK
100' LANDSCAPE BERM
PROPOSED MULTI-LANE WALKING TRAIL
BUILDING
LAWN
ENHANCED PLANTING
8' HT. BERM

PROPERTY LINE
PROJECT BOUNDARY
PROJECT SETBACK
VOLUNTARY SETBACK
100' LANDSCAPE BUFFER
PROPOSED MULTI-USE
WALKING TRAIL
BUILDING
LAWN
ENHANCED PLANTING
8' HT. BERM

Site Elements

KEY FEATURES

- ☑ Setbacks from Residential Structures
- ☑ 100' Landscape Buffer
- ☑ Landscape Berm
- ☑ 10' Multi-Use Trail Along Beecher Road, Eldamain Road and Cornells Road
- ☑ New Roadway



| Community Benefits

- ✓ Construction Jobs
- ✓ 500+ Permanent Jobs
- ✓ Increased Tax Revenue
- ✓ Infrastructure Upgrades

Power

Fiber

Water

Sewer

Roadways

