

OCTOBER 2025

Data Center Development Overview

Project Steel | Yorkville, IL

40+

YEARS REAL ESTATE &
DEVELOPMENT EXPERTISE

\$205B

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



United States

- 801 MSF
- 3,825 BUILDINGS
- 7,944 ACRES



Other Americas

- 130 MSF
- 623 BUILDINGS
- 2,094 ACRES



Europe

- 253 MSF
- 1,154 BUILDINGS
- 2,310 ACRES



Asia

- 115 MSF
- 293 BUILDINGS
- 392 ACRES



Prologis Chicago

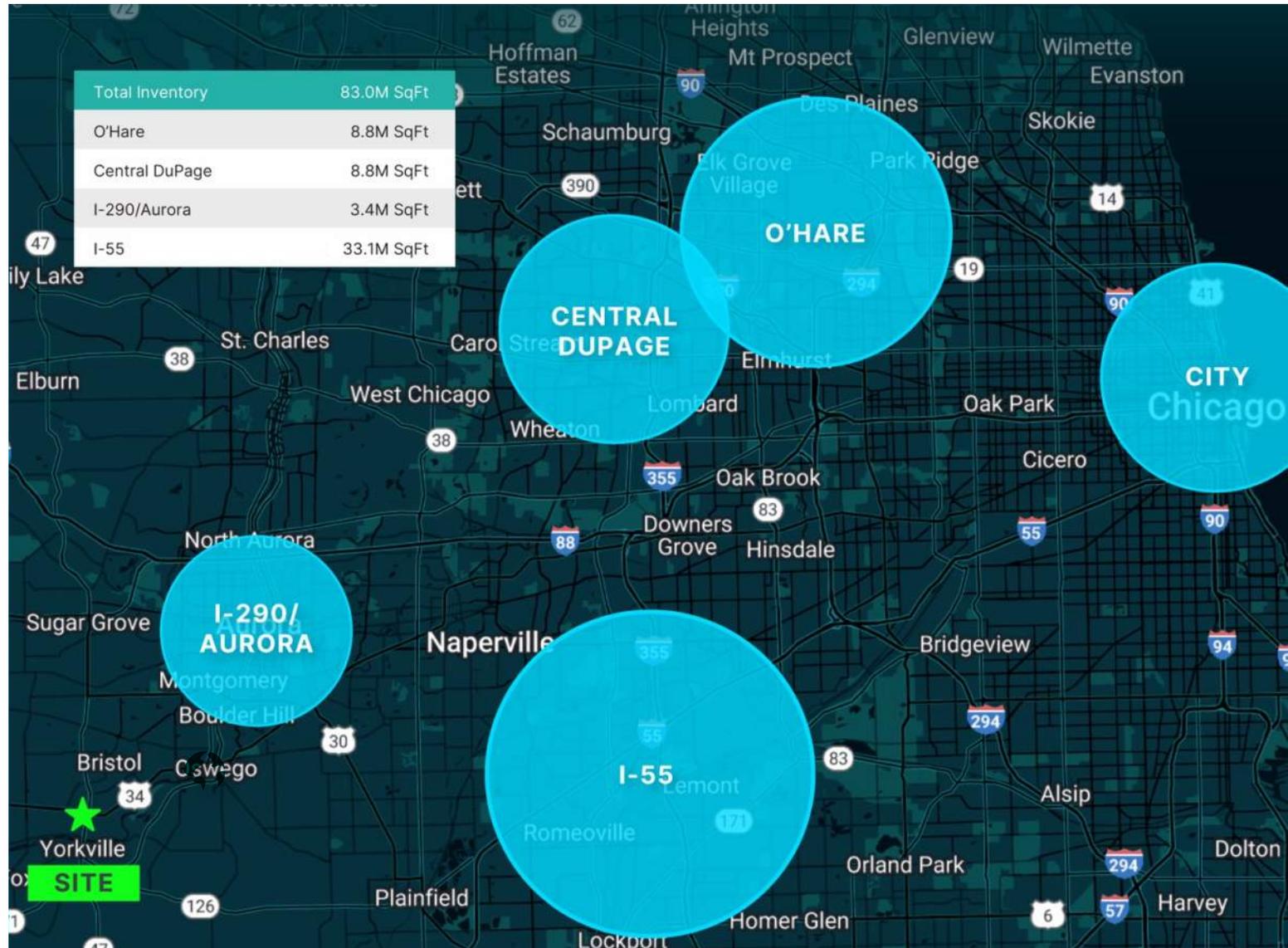
With a dominant presence across the region, Prologis owns and operates a portfolio that spans more than 83 million square feet.

→ 8.8M SqFt
O'HARE SQUARE FEET OWNED

→ 8.8M SqFt
CENTRAL DUPAGE SQUARE FEET OWNED

→ 3.4M SqFt
I-290/AUORA SQUARE FEET OWNED

→ 33.1M SqFt
I-55 SQUARE FEET OWNED



Prologis Community Involvement

Our local Chicago-based team are proud supporters of:



BOY SCOUTS OF AMERICA®



GREATER CHICAGO
- FOOD -
DEPOSITORY.



Our roots in Chicago run deep—
backed by decades of giving, service,
and local partnership.

YORKVILLE, IL

Project Steel

830
ACRE SITE



PROJECT STEEL | 540 ACRES

345 KV LINE

PROJECT STEEL | 540 ACRES

COMED PLANO SUBSTATION

PROJECT STEEL

Site Plan

The Project Steel site plan outlines a purpose-built data center campus designed for power, scale, and longevity.

 540
ACRE SITE

 6.8M
SQUARE FEET

 18
DATA BUILDINGS

 15-20 YEAR
TIMELINE

 3
SUBSTATIONS

 3
PHASES

PROPOSED ZONING: M2 - GENERAL MANUFACTURING DISTRICT



YORKVILLE, IL

Project Steel



YORKVILLE, IL

Project Steel



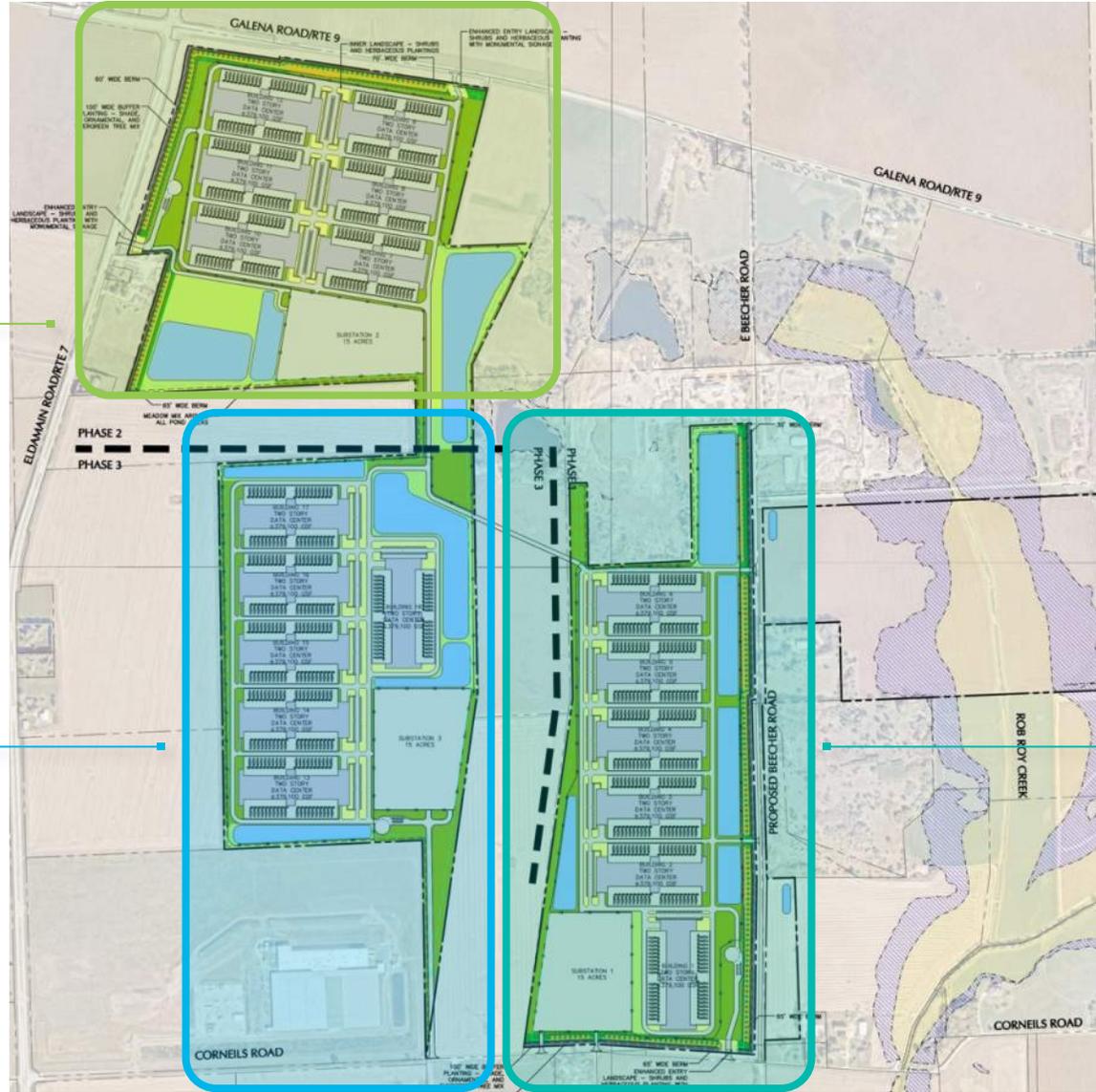
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Phasing

PHASE 2

PHASE 3

PHASE 1



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Site Elements

- 500' Minimum Separation from Residential Structures
- 100' Landscape Buffer
- 6-8' Landscaped Berm
- 10' Multi-Use Trail Along Beecher Road, Eldmain Road and Corneils Road
- New Roadway and Infrastructure



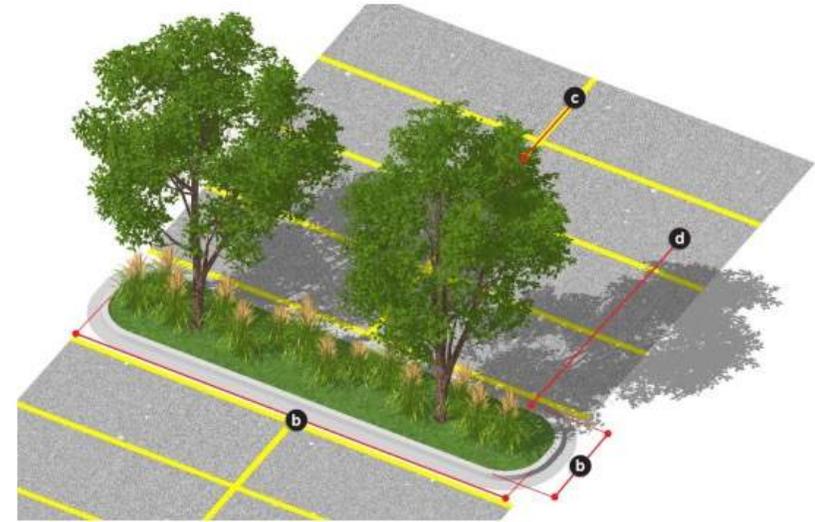
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Landscape & Setbacks

Figure 5.20. Transition Zone Type D Standards



Figure 5.16. Parking Area Island Standards - Double Bay Parking



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Noise Mitigation

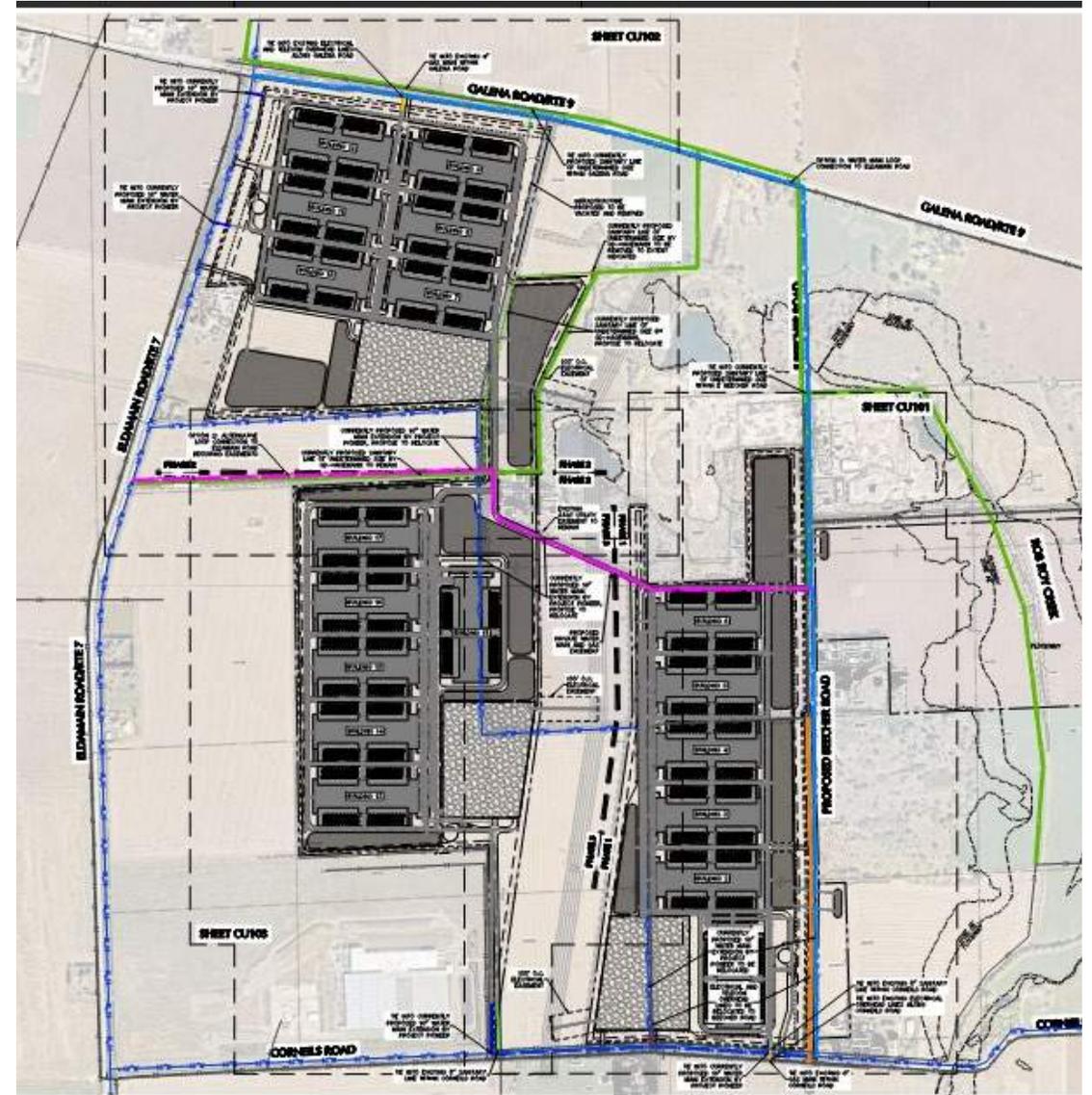
- Conformance with City Noise Ordinance
- Reducing Tonal Noise Sources
- Berms, Soundwalls, Acoustical Barriers
- Daytime Generator Testing

Receiver	Jurisdiction	Sound Pressure Level (dB re 20 µPa), A-weighted	
		Day	Night
Yorkville noise code		60	50
Illinois noise code		55	44
R1: 1410 E. Beecher Rd.	Illinois	47	44
R2: 10907 Corneils Rd.	Illinois	44	42
R3: Caledonia	Yorkville	34	33
R4: 10825 Corneils Rd.	Yorkville	42	41
R5: 2013 Beecher Rd.	Illinois	44	42
R6: 1414 Eldamain Rd.	Yorkville	43	42
R7: 1314 Eldamain Rd.	Illinois	43	42
R8: 790 Eldamain Rd.	Illinois	49	43
R9: 11843 Galena Rd.	Illinois	43	42
R10: 11018 Galena Rd.	Illinois	40	39
R11: 10724 Galena Rd.	Illinois	37	36

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Utilities & Resources

- Low Water Use Cooling (Air Cooled Closed Loop)
- Stormwater Management
- Privately Funded Infrastructure Improvements

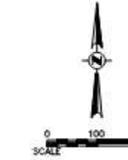


Beecher Road Realignment

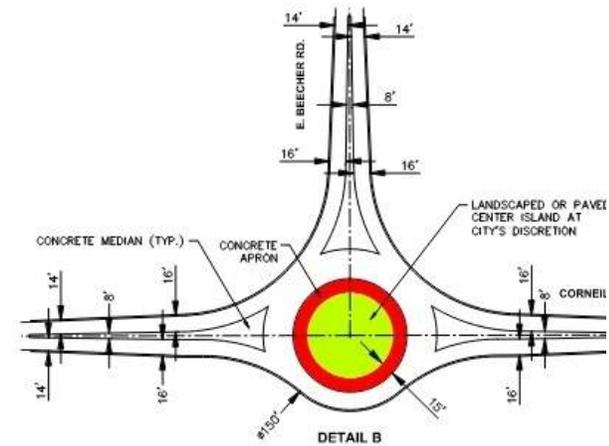
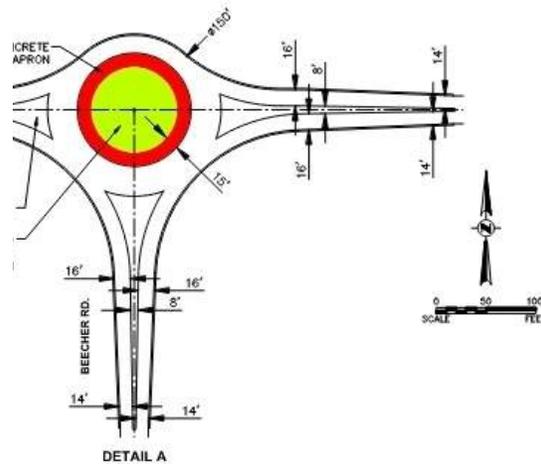


PROJECT STEEL

Beecher Road Realignment



- BENEFITS OF ROUNDABOUTS**
- REDUCE INTERSECTION CI
 - REDUCE VEHICLE SPEEDS
 - REDUCE SEVERITY OF CO
 - MOST ARE SIDEWALK
 - SLOWER VEHICLE SPE
 - REDUCE FATAL ACCIDENT
 - REDUCE INJURY ACCIDENT
 - REDUCE PEDESTRIAN SRI
 - REDUCE DELAY, WHICH A CONSUMPTION AND AIR P
- DATA FROM HIGHWAY NORTH



ITED CITY OF YORKVILLE
PRAIRIE POINTE DRIVE
YORKVILLE, ILLINOIS 60560

NO.	DATE	REVISIONS

CORNEILS RD. AND BEECHER RD.
ROADWAY IMPROVEMENTS

PROJECT STEEL
POTENTIAL ROUNDABOUT LAYOUTS

Beecher Road Realignment



Community Benefits

Project Steel provides the following workforce and economic benefits:

- Construction Jobs
450+ PER BUILDING ACROSS VARIOUS TRADES
- 500+ Permanent Jobs
AVERAGE ANNUAL SALARY OF \$85,000 - \$100,000
\$45-\$55M IN ANNUAL EARNINGS AT FULL BUILD OUT
- Increased Tax Revenue
UTILITY & PROPERTY TAXES
SCHOOL DISTRICT FUNDING WITHOUT ADDED STUDENTS
- Infrastructure Upgrades
POWER, FIBER, WATER, SEWER, & ROADWAYS





Ahead of what's next.