

INDUSTRY PROFILE

CHICAGOLAND'S DATA CENTER ADVANTAGE

Chicagoland is a key market for data centers, given its central location and proximity to industry users, such as finance and technology. State incentives, as well as power, talent, and land availability have driven industry growth. Moreover, the **market is gearing up for the next generation of users, including demand for hyperscale and colocation data centers**. Consumer patterns and increased computing capabilities — like AI and quantum — are driving increased data center needs.



MARKET SIZE

For the **Data Processing & Hosting** industry (NAICS 518210), which is inclusive of data centers.

PRODUCTIVITY (NOMINAL GDP)

\$7.12B

2023 (est.)

+84%

growth over 2019

+11%

growth projected to 2027

EMPLOYMENT

15,160

as of Q1 2024

+38%

growth over Q1 2020

+12%

growth projected to Q1 2028

BUSINESS COUNT

612

as of Q4 2023

+39%

growth over Q4 2019

#4

Largest market nationally by MW inventory

JLL, H2 2023 North America Data Center Report

#7

Best data center market nationally

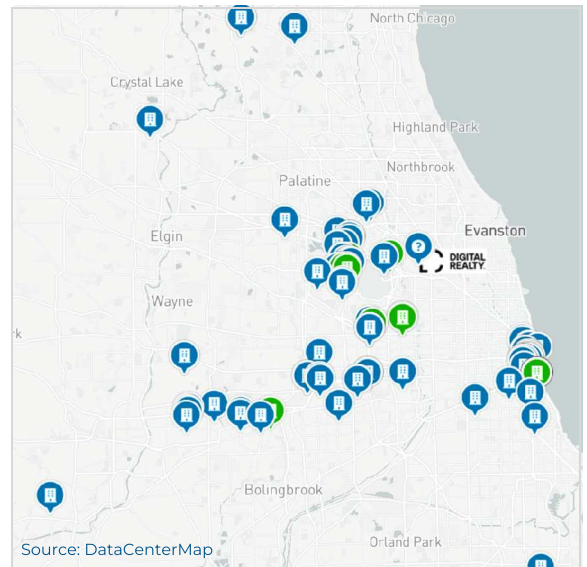
Scored across 14 weighted categories

Cushman & Wakefield, 2024 Global Data Center Market Comparison



DATA CENTER MAP

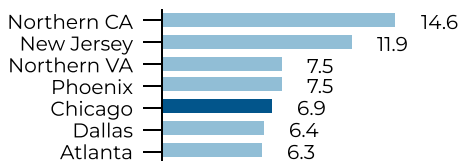
Data centers are concentrated in Chicago and the western suburbs.



⚡ POWER

ComEd, Chicago's power provider, serves 5,000+ large customers — ranking lowest for outage durations, offering an average industrial rate of 35% less than peer metros, and pioneering smart grid improvements.

Average Power Rate, 2023



+ INCENTIVES

In 2019, the State of Illinois began offering data center operators state and local use tax exemptions, plus tax credits for construction in underserved areas.

This program makes the state highly competitive for data centers, generating over \$4 billion in investment in its first three years.

🏢 REAL ESTATE

As of H2 2023	Sq. Ft.	MW
Inventory	5.05M	842.3
Vacant	0.41M	74.4
Construction	2.29M	635.0
Planned	2.03M	611.8
Rental Rates	\$128 — \$350	
2023 Net Absorption	385.7 MW	

Sources: Moody's Analytics · U.S. BLS QCEW · Esri Business Analyst · Illinois DCEO · JLL, H2 2023 North America Data Center Report · ComEd Economic Growth Fact Sheet, 2023 **June 2024**

INDUSTRY PROFILE

CHICAGOLAND'S DATA CENTER ADVANTAGE



ECONOMIC IMPACT

Every **1** data center job creates:

4.18 additional jobs
\$474,635 in earnings

Every **1** construction job creates:

1.64 additional jobs
\$239,716 in earnings



CAPITAL

\$341.8 million

Growth capital raised since 2019 through 29 deals in Systems & Information Management — includes IT hosting companies and data centers.



LABOR POOL & TALENT PIPELINE

850+

Data center job postings since 2022

Top occupations include:

- Computer support specialists
- Database administrators
- IT managers
- Customer services representatives
- Software engineers
- Business development managers

Top skills required:

- Project & IT management
- Operating systems, ServiceNow, Linux

11,390

Regional employment in the **Data Processing & Hosting** industry, 2023

10,473

Computer and Information Sciences post-secondary program completions in 2023.

20,253

Business and Management post-secondary program completions in 2023.

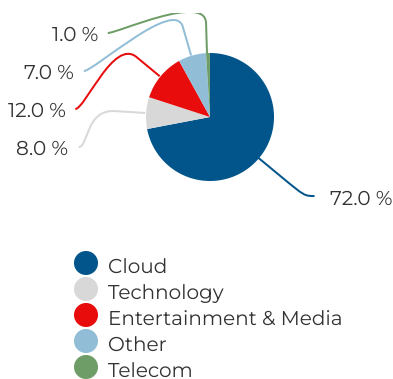


INDUSTRY APPLICATION & USER DEMAND

Chicagoland's broad industry base — where no one sector makes up more than 12% of the economy — creates unique demand for local data centers. The region's finance and government sectors are data center customers, as well as cloud computing firms.

The adoption of AI and large scale data processing by local industries — like finance, logistics, and life sciences — and emerging technologies like quantum computing will continue to drive demand for hyperscale data centers.

Chicagoland User Demand by Industry



Top Industries by Sales Volume

For Chicagoland's Data Processing & Hosting (NAICS 518210) Industry

- Admin & support services
- Professional, scientific, and technical services
- Credit intermediation
- Government
- Securities, commodities contracts, and other financial activities
- Data processing, hosting, and related services
- Software publishing

Chicagoland's Top Industries

By share of 2023 output

