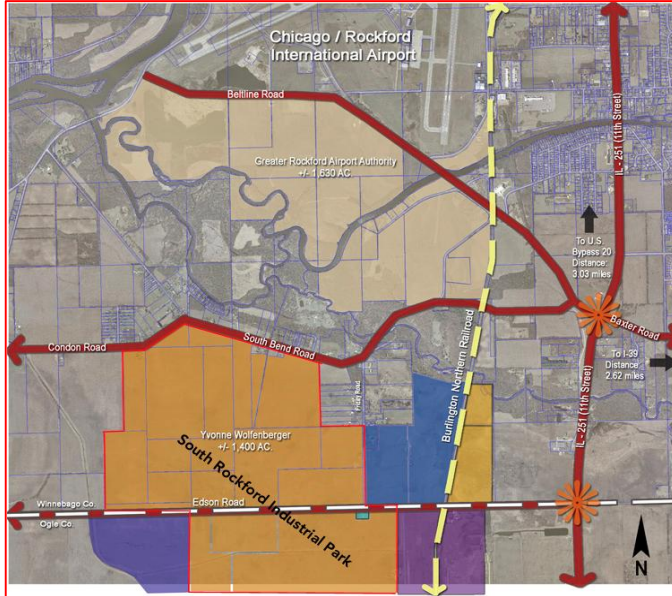


# South Rockford Industrial Park



**~1,400 acres straddling the Winnebago/Ogle County line**

**Adjacent to Chicago-Rockford International Airport, 18<sup>th</sup> largest cargo airport in North America**

**Adjacent rail access via shortline Illinois Railway**

**One owner, under option; purchase or joint-venture opportunities available**

## **Investors– Developers Welcome!**

Development Potential:	Excellent location for rail-related manufacturing & logistics-related operations; warehouse/distribution; cross-dock; maintenance & repair
Rail:	Adjacent access via shortline RR Illinois Railway; low rates & Coast-to-coast access; intermodal within 20 minute drayage; 4 class one railroads within 15 miles of site . BNSF, UP, CN & CP
Utilities:	Sanitary Sewer . RRWRD . will extend Water . City of Rockford . will extend Natural Gas . NiCor Gas . within 2 miles; can be extended Electric . ComEd . adjacent Telecommunications . Adjacent
Highways:	Adjacent to 4-lane highway; I-39 within 3 miles; within 30 minutes of I-90, I-88 and I-43; within one hour of I-94 and I-80; within 2 hours of I-55, I-57, I-65, & I-74; No Traffic Congestion!
Air Service:	Adjacent to Chicago-Rockford International Airport (18 <sup>th</sup> largest for air cargo) with 10,000 ft. runway, A380 capability and Category III/II landing system; home to UPS's second largest US facility; within one hour of O'Hare International Airport with direct flights to all major business cities worldwide.
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