

Rising Star eNews

Development Opportunities in the
Rockford, Illinois, USA Region

March 2009

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Rockford Park District, one of the leading park districts in the country, celebrates its 100th anniversary in 2009.

AVAILABLE BUILDINGS & LAND

Industrial

4301 Kishwaukee Street
Rockford, Illinois

For more info:
Emmett Gray
Whitehead Commercial
815.395.6804
egray@whiteheadcommercial.com

Available SF: 120,000
Zoning: Light Industrial
Year Built: 1979; addition 1984
Ceiling Peak: clear height 11.5 to 16 ft.; eave height 14-18 ft.
Lease: \$2.55/SF; net \$2,150,000
Features: 10 acres, 20,000 SF is office, heavy power, extremely clean, well maintained

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Logistics

Chicago Rockford International Cargo Center
Chicago Rockford International Airport, RFD

For more info:
John Suerth, SIOR
CB Richard Ellis
john.suerth@cbre.com
847.706.4929

Total SF: 72,000; Phase 1 of 4
Zoning: Heavy Manufacturing



Year Built: 2009

Ceiling Height: 28 ft.

Lease: \$10 net/SF

Parking: 100 cars, expandable; trailer parking available

Drive-In Doors: 4 grade level 16 x 20 ft. doors

Exterior Truck Docks: 20 fully equipped

Aircraft Parking: To suit

Features: 10,000 ft runway; international arrival gate operated by U. S. Customs and Federal Inspection Services 24/7; foreign trade zone; lower cost of operation; minimum disruption on and off airport; limited toll road costs for ground connections; 23rd largest cargo airport in the U.S.; RFD is 60 miles northwest of Chicago O'Hare; separate air space from O'Hare

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Commercial
175 Executive Parkway
 Rockford, Illinois

For more info:

Bharat Puri

First Rockford

bharat@firstrockford.com

815.229.3000

Total SF: 76,000; divisible

Zoning: Commercial

Parking: 380 spaces

Features: Near State & Mulford, one of the region's busiest intersections; ideal for office, medical or retail



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Land
Rock 39 Industrial Park
 4000-5000 Baxter Road
 Cherry Valley, Illinois

For more info:

Mark Goode, SIOR, CCIM

Venture One Real Estate, LLC

mbg@v1realestate.com

847.274.6089

Total Acres: 323

Zoning: Light Industrial

Within City Limits: Yes

Features: Within 30 minutes of UP Global III and 1/2 mile of I-39 interchange; Foreign Trade Zone: yes



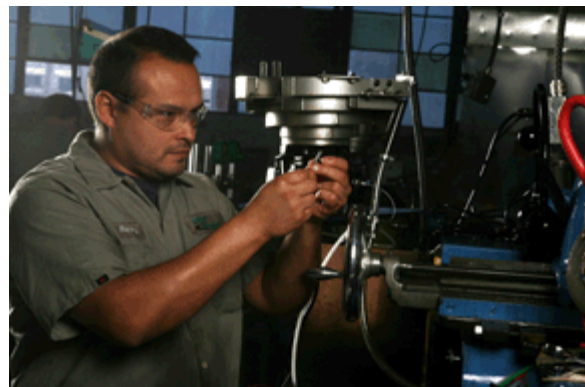
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ROCKFORD FAST FACTS

Industrial Machine Manufacturing Highly Suited to Rockford Area

Manufacturers of industrial machinery find the Rockford area to be an ideal location, according to a study conducted by Carter & Burgess, a major national site selection company. In particular, the Rockford Region's workforce has 6.5 times the national average of employees in the industrial machine manufacturing industry. The machine tools, food-processing equipment, medical equipment and R & D engineering industries are particularly well suited for this region.

Rockford Region Advantages:



- Labor cost savings; plentiful, skilled labor pool
- Satisfaction with electric power service
- Locations available near Chicago Rockford International Airport, I-39 corridor and U.S. 20

Within the four-county area surrounding Rockford, there are more than 250 machine tool companies. The 12 largest, each with more than 200 employees each, are:

- Carrier Commercial
- Woods Equipment
- SPX
- Estwing Manufacturing
- Ingersoll Machine Tool
- E.D. Etryre
- US Filter, now Siemens
- Ingersoll Cutting Tools
- Regal Cutting Tools
- Newell Operating Company
- W.A. Whitney
- Goellner

For more information on these and other advantages particularly suited to the industrial machinery industry, contact Eric Voyles, RAEDC Vice President, National Business Development, evoyles@rockfordil.com, 815.987-8118.

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Featured Development

Rare Manufacturing Facility with Clear Heights & Rail Access

If you're looking for an economical manufacturing site with high bays, clear heights, plus cranes and rail in a great location, check out this 308,900 SF plant on 15 acres in northwest Rockford.

- 30- to 60-ft. ceiling height
- IC & E rail service to property
- 20-ton crane rails in place
- 2000 amp/480 volt/3-phase power constellation new energy
- Light industrial zoning
- 20,000 SF office as part of 308,900 SF
- Located in Rockford's River Edge Redevelopment Zone
- Foreign Trade Zone status pending
- TIF possible
- \$3 triple net



The Hendricks Group has extensive experience in adaptive re-use or renovating to suit. This is ideal for the right user.

For more information, contact Mark Membrino, 608.361.6768, mark.membrino@hendricksgroup.net.

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Featured Success

International Machine Tool Leader Based in Rockford

Ingersoll Production Systems, with a 122-year history of making machine tools for the world's leading OEMs, is located in Rockford, Illinois.

With more than 50 skilled employees, IPS specializes in the design and manufacture of custom automation systems for the automotive, medical, material handling appliance and other industries. Their products include machining centers, dedicated transfer lines, flexible manufacturing systems and more.

"Green"

An important area of growth is the environmental market. For example, the company is working with wind turbine



manufacturers to develop machining applications and concepts for major wind turbine components. Another application involves converting used tires into oil and other uses.

Reconfigured Products

In addition to providing new systems, IPS can take existing capital equipment and redeploy it for totally new production requirements. For example, a system originally purchased for machining engine blocks was reconfigured to produce transmission components for a major domestic automotive builder, saving the cost of purchasing new machines tools.

Manufacturing Excellence

Originally founded in 1887 as the W.R. Eynon & Co. in Cleveland, the company was moved to Rockford and renamed Ingersoll. It grew to become a leading machine tool supplier and built the world's largest milling machine. In 2002, the Production Systems Division was purchased by Dalian Machine Tool Group of China.

DMTG now has access to American sales and service channels; Ingersoll has entré to the international markets served by DMTG. Yet another reason why the Rockford area is regarded worldwide as a manufacturing center of excellence.

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Featured Business Service

Metal Fabrication Association in Rockford is Great Resource

Rockford is proud to be the international headquarters of the Fabricators & Manufacturers Association, Intl., the world's only professional association serving the entire metal forming and fabricating industries. "This organization is in Rockford because of the area's rich manufacturing resources and history of manufacturing excellence," said Gerald Shankel, president and chief executive officer of FMA.



Its 150,000 subscribers and members in more than 30 countries learn about the latest developments in metal processing, forming and fabricating through the FMA's four publications (The FABRICATOR, TPJ-The Tube & Pipe Journal, STAMPING Journal and Practical Welding Today); and conferences such as ALAW, as well as the industry's leading trade show, FABTECH International & AWS Welding Show Including METALFORM.

For more information about the many membership benefits, contact FMA's customer service department at 888.394.4362 or www.fmanet.org.

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ABOUT THE RAEDC

The primary role of the Rockford Area Economic Development Council is to enhance wealth creation in the Rockford Region by marketing the area and helping employers retain and create quality jobs. The RAEDC works closely with many partners to serve as a one-stop resource for clients, to improve the competitiveness of the region and to engage the community in the work of economic development.