

Rising Star eNews

Development Opportunities in the
Rockford, Illinois, USA Region

FALL 2009

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The Rock River meanders through Downtown Rockford, and serves as a striking backdrop during the fall season.

AVAILABLE BUILDINGS & LAND

Commercial

4751 Harrison Ave
Rockford Illinois
Rubloff Tech Center

For more info:
Mark Fitzgerald
Rubloff Development Corporation
markfitzgerald@rubloffusa.com
815.387.3123

Available SF: 15,000
Zoning: Commercial
Ceiling: 9 ft.
Sale Price: Negotiable
Lease Rate: \$14
Also: Excellent office/call center location



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Industrial

412 18th Avenue
Rockford, Illinois

For more info:
Jim Patrick
Dickerson Nieman
jpatrick@dickersonnieman.com
815.494.9876

Available SF: 116,300
Zoning: Industrial
Ceiling: 15 ft.
Sale Price: \$2.5 million
Features: large manufacturing building minutes from Bypass 20 & RFD; 8-plus acres; multiple docks



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Industrial

2816 North Main Street
Rockford, Illinois

For more info:
Mark Membrino
Hendricks Development Group
mark.membrino@hendricksgroup.net
www.hendricksgroup.net/properties-2816-n-main.html
608.207.5149



Available SF: 290,000
Zoning: Industrial, Light
Ceiling: 30 to 60 ft
Lease Price: \$3 triple net

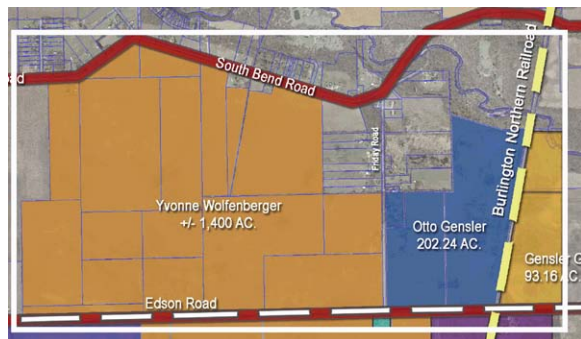
Features: IC & E rail service to property; 20-ton crane rails in place; 2000 amp/480 volt/3-phase power constellation new energy; in Rockford's River Edge Redevelopment Zone; Foreign Trade Zone; TIF possible; Hendricks Group has extensive experience in adaptive re-use or renovating to suit.

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Industrial Land

South Bypass Industrial Park
Ideal for Heavy Industrial Users

For more info:
Eric Voyles
RAEDC Vice President of National Business
Development
evoyles@rockfordil.com
815.987.8118



A newer mega-site/industrial park next to the Chicago Rockford International Airport offers a development-ready parcel of 1500 acres that is an ideal location for a heavy industrial user. This prime property is adjacent to the four-lane state highway, Illinois 251 South, and 3 miles west of I-39. The property is served by all infrastructure, including:

- sewer extended by Winnebago County
- plenty of electricity, 138 KV line
- access to gas, water
- potential to extend TIF, enterprise zone and Immigration Through Investment benefits
- Illinois Railway & IC&E dissect and interconnect with the UP, BNSF, CN and CP within 15 miles of the site

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FEATURED COMMUNITY STATISTIC

Rockford Area Ideal for Chemical Manufacturers

Jacob's Engineering (formerly Carter & Burgess), a leading site selection consulting firm, determined that the Rockford area is well suited for chemical manufacturing companies (pharmaceuticals, ethanol and related) after analyzing the region and comparing it to other communities. They found the area's strengths matched this industry's specific needs:

- good access to raw materials
- good access to the consumer market
- good access to highway, rail and air
- two-shift, next-day air service
- available industrial sites with rail
- excess capacity in industrial utility infrastructure
- good water and sanitary sewer capacity
- good labor availability



There are more than 30 chemical companies located in the Rockford area, including: Ecolab, UDL Laboratories, Testor, E I Du Pont De Nemours, Valspar and more.

Let Eric Voyles tell you how additional chemical manufacturers can benefit from a Rockford-based facility. Contact him at evoyles@rockfordil.com or 815.987.8118.

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FEATURED BUSINESS SERVICE

Rockford Area Ready for Green Businesses; AgTech Initiative Has Proven Successes

Thanks to a strong public/private partnership, there's a robust "green" strategy and a solid track record in the Rockford area. The AgTech Initiative has created a critical mass of green through its--

- capital-awards program to companies,
- contract with Northern Illinois University to operate the New Uses
- Entrepreneur Development Center (NUEDC), and
- the strategic support of Growth Dimensions, the economic development arm for the City of Belvidere and Boone County.



One example of a green success is BioVantage Fuels which invested \$4 million into their Belvidere plant. They received a grant from AgTech Initiative to produce biodiesel from used vegetable oil from restaurants. The company is located in Crosslink Business Park, near the Chrysler plant in Belvidere. It produces high-quality biodiesel from used cooking oil and is expanding its production.

For more information on the AgTech Initiative, contact Norb Ziemer at nziemer@niu.edu or 815.547.4252 or visit www.growthdimensions.org/agtech.asp and www.bio-vantage.com.

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FEATURED SUCCESS

Chemtool Moves Corporate Office & Manufacturing to Rockford Area

One of the leading lubricant manufacturing companies in the world has moved its global corporate headquarters to the Rockford area from Crystal Lake. Chemtool makes custom lubricants and specialty products, including growing line of bio-based products. Their customers include Fortune 500 companies in a wide range of industries.

Chemtool occupies two facilities in Rockton, a 380,000 SF manufacturing/distribution site and a 103,000 SF



headquarters. Within the year, they will have 500 employees in Rockton, including 100 chemists, physicists and biologists.

“We’re happy and excited to be here. We look forward to our future expansion in this area,” said Chemtool president Jim Athans. Chemtool moved headquarters and manufacturing to the Rockford area in 2008.

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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.