

Rising Star eNews

Development Opportunities in the
Rockford, Illinois, USA Region

WINTER 2010

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A unique collection of rare and native plants at Klehm Arboretum and Botanical Garden in Rockford. Visit www.klehm.org.

AVAILABLE BUILDINGS & LAND

Commercial

1975 Harlem Road
Loves Park, Illinois

For more info:
Bharat Puri
First Rockford
bharat@firstrockford.com
815.229.3000

Total SF: 25,000 to 35,000

Zoning: Commercial

Ceiling: 10 ft.

Year Built: 1984

Features: 250-seat call center; plug & play ready; near U.S.
251, IL 173 and Perryville Road; 597 parking spaces; bus stop
Lease Rate: \$12/SF/Year Triple Net



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Industrial

13979 Willowbrook Road
Roscoe, Illinois

For more info:
Jeff Schneider
jeff.schneider@ingeniumtech.com
815.399.8803

Available SF: 10,000 in current 41,000 SF building; building



expandable on 10 acres

Year Built: 2003

Crane Capacity: two 5-ton, one 25-ton cranes on three 60-ft. spans

Crane Clearance: 18.5 ft under hooks

Electrical: 3000 amp/480 VAC/3-phase electrical service

Also: shop compressed air, 3 docks, 2 with load levelers; 3 at-grade building access doors; one mile from I-90

Lease: Contact Ingenium

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Industrial

5253 McCurry Road
Roscoe, Illinois

For more info:
Emmett Gray
Whitehead, Inc.
egrav@whiteheadcommercial.com
815.229.8000

Available SF: 278,500

Zoning: Industrial-Light

Ceiling: 22 ft.

Lease Price: \$2,950,000



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Office & Land

1252 Bell Valley Road
Bell Valley Commons
Bell School Road & Newburg Road
Cherry Valley, Illinois

For more info:
Marifran Georgis
C-Bro, Ltd.
973 Featherstone Road
marifrangeorgis@yahoo.com
815.398.9288

Available SF: 45,000

Zoning: Office

Ceiling: 10 ft.

Year Built: 2008

Lease: \$17.50 SF

Land: office is on 83-acre mixed-use development zoned for commercial, residential and retail purposes, creating a lifestyle environment; .01 miles from Interstates 90 and 39; .09 miles from US Business Route 20; 7.75 miles from Chicago Rockford International Airport

Other: office building is 3 stories; subdividable



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ROCKFORD REGION FAST FACTS

Rockford's Metals Manufacturing Strengths Attractive to:

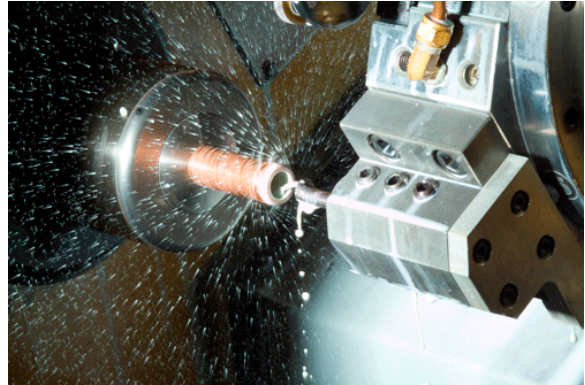
- Aerospace
- Fabricators & Benders
- Metal Forming & Forging
- Industrial Machinery
- Alternative Energy Manufacturing and Related Engineering Industries
- Rail and On & Off Road Vehicle Transportation
- R & D engineering

Rockford's Strengths in Metals Manufacturing

- Good labor availability at all levels
- Plentiful engineering talent
- Good access to markets
- Many potential sites with rail
- Low-cost existing buildings
- Access to suppliers
- Enterprise Zone, TIF and other incentives available
- Good labor/management relations
- Large regional location activity. Selected examples include: Accument, Accuride, Aqua-Aerobics, BE Aerospace, Bourn & Koch, Danfoss, Davi, Dial Machine, Driveline Systems, Energy Dynamics, GE Aviation, Gunite, Haldex, Hamilton-Sundstrand, Littell, MegaFAB, Parker-Hannifin, Radius-US, SPX, Summit Steel & MFG, Schneider, Trident, Wanxiang, Warner Electric and Woodward

For more information on the strengths of the Rockford area, contact Eric Voyles, RAEDC Vice President of National Business Development, at 815.987.8118 or evoyles@rockfordil.com.

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Carter & Burgess' 2006 study identified Rockford's metals manufacturing and its R & D strength as being highly desirable to employers.

FEATURED DEVELOPMENT

Competitively Priced Warehouse; Ideal for Chemical or General Commodities

If you're looking for a warehouse that can accommodate chemical and hazardous goods storage, one that has a humidity control room and ambient space, here it is.

- 3686 South Central Avenue, Rockford IL
- 80,000 SF general chemical storage available for immediate occupancy
- 15,000 SF flammable storage available for immediate occupancy
- Competitive pricing
- ESFRA/AFFF Foam System
- Combustibles and toxic storage
- General commodities or general chemical storage
- Ambient
- 23-ft ceiling height
- Secure space with gated yards
- Access to major highways I-90 and I-39
- Access to seasoned workforce to handle all your warehousing needs

For more information on this property, contact Joseph Kubal, general manager of Jacobson Companies, at 708.990.7568 or joseph.kubal@jacobsonco.com.

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There are over 30 chemical manufacturing companies operating in the Greater Rockford Area.

FEATURED SUCCESS

Fortune 500 SPX Invests in Rockford Plant

SPX, a multi-industry manufacturing leader, has invested more than \$6 million in its Rockford plant in the last four

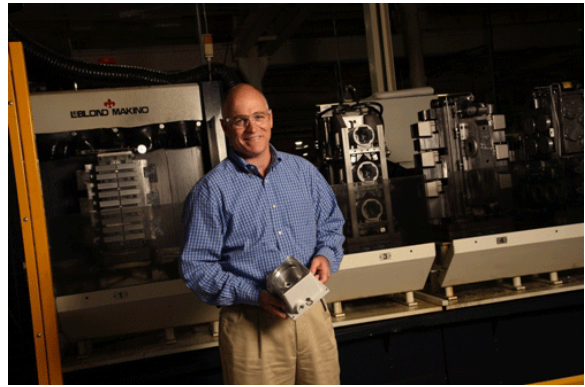
years. The company added high-tech equipment and efficiency upgrades to the facility where hydraulic products for the construction, transportation and wind energy industries are made by 350 employees.

The site is the corporate headquarters for SPX Hydraulic Technologies. Other locations include China, Singapore, the Netherlands and the UK.

SPX Hydraulic Technologies' President Thom Farrell said, "I'm so proud of our team. Because of their performance, our Rockford facility will remain the primary source of products being sold into North and South America."

In addition to its Fortune 500 ranking, SPX was listed 21st in Barron's 2009 "500 America's Best Companies."

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*"I'm so proud of our team because of their commitment to quality and lean manufacturing."
Thom Farrell, SPX President*

FEATURED BUSINESS SERVICE

EIGERlab Provides Advanced Tech Entrepreneurs With One-Stop Center

Having one-stop entrepreneurial services under one roof for advanced technology companies makes the Rockford area a very supportive environment for businesses.

An extremely wide array of services are available, from a strong collaboration of partners. The services include:

- rapid prototyping
- field tests and process evaluations
- incubator space
- startup assistance
- training and certification
- micromachining and other advanced technologies

For more information on services for entrepreneurs, contact Dan Cataldi, d.cataldi@rvc.cc.il.us, 815.921.2054 or visit www.eigerlab.org.

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Training and certification is available through the National Institute for Metalworking Skills, the nation's only ANSI-accredited developer of precision manufacturing skill standards and competency assessments.

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.