

Rising Star eNews

Development Opportunities in the
Rockford, Illinois, USA Region

FALL 2010

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The Rockford IceHogs, direct affiliate of the 2010 Stanley Cup Chicago Blackhawks, play their home games at Rockford's MetroCentre. Here's Bryan Bickell, IceHog for the past three seasons, and with the Blackhawks during the playoffs. Photo by Jim Orlando.

AVAILABLE BUILDINGS & LAND

Industrial

1200 Windsor Road
Loves Park, Illinois

For more info:
Mark Membrino
Hendricks Development Group
mark.membrino@hendricksgroup.net
608.361.6768

Total SF: 220,000 manufacturing; 25,000 office in 556,865 sf building. Will subdivide.

Zoning: Industrial

Ceiling: 21 ft.

Multi-tenant: Yes

Features: Rail on-site; less than 1 mile from Highway 51; 3.5 miles from I-90; can add docks/doors; 2006 energy-savings improvements resulted in cost savings for tenants

Lease Rate: \$2.75 SF/Year NNN



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Commercial/Industrial

I-90/39 & IL Rte. 173
Machesney Park, Illinois

For more info:
Shane Van Sickle
LandMark Development, Inc.

shane@landmarkdevelopmentinc.com
815.639.0034, ext 16

Zoning: Commercial/Industrial

Available SF: 220 acres, divisible

Features: Directly adjacent to I-90/39 with frontage on Route 173. Ideal for corporate headquarters, big box industrial/retail. TIFF District approved. Land sites and will build-to-suit.



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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.

Lease: \$17.50 SF

Land: Overlooks interchange of I-90 & I-39; corporate office & lifestyle environment on 83-acre, mixed-use development; zoned commercial, residential and retail; 7.75 miles from Chicago Rockford International Airport

Other: sub-dividable to need, 60,000 SF; office building is 3 stories



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Land

South Rockford Industrial Park
Intersection of Illinois Highway 251 and Edson Road

For more info:
Rob Lamb
City of Rockford
robert.lamb@ci.rockford.il.us
815.967.6729

Available SF: 1,400 acres adjacent to Chicago Rockford International Airport, 19th largest cargo airport in North America

Zoning: Industrial

Ownership: Four owners, under option. Purchase or joint-venture available

Development: Potential for rail-related manufacturing, logistics, distribution and more

Rail: adjacent access via shortline Illinois Railway connects with CP, CN, UP and BNSF

Utilities: Sanitary, water, gas, electric and telecommunications adjacent

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ROCKFORD REGION FAST FACTS

Strong Rail-Related Manufacturing Cluster

in Rockford

Long known for its manufacturing expertise in automotive components, the Rockford area's advanced industrial manufacturing skills, available skilled workforce and well-developed logistics infrastructure also make it extremely well suited for the rail-related manufacturing industry.

Consider the advantages of the Rockford Region:

- 340% the U.S. average of transportation manufacturing employment
- 150% the Illinois average for engineering employment
- Rail companies like Electro-Motive Diesel and Talgo within 90-minute drive
- High-speed rail companies developing supply chain in Rockford
- 420% the U.S. average of metals manufacturing employment
- 720% the U.S. average of industrial machine manufacturing employment
- Part of Chicago's global logistics infrastructure, the largest multi-modal port system in the U.S. and the third largest in the world
- Foreign Trade Zone #176
- U.S. Customs Port of Entry and on-site, same day Container Exam Station (CES)
- Excellent training options
- Jacob's Engineering (formerly Carter Burgess) determined that Rockford is well suited for transportation equipment manufacturing.

For more information on the rail-related strengths of the Rockford area, contact Eric Voyles, RAEDC vice president of national business development, at 815.969.4256 or evoyles@rockfordil.com.

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FEATURED SUCCESS

Leading Rail Manufacturer to Develop Supply Chain in Rockford

Continued global demand for rail-related manufacturing prompted a leading European company, Talgo, to select Milwaukee to build and assemble high-speed passenger rail. The announcement was made in March 2010.

The company is now establishing a supply chain for some of their train-set components in the Rockford area, as they are impressed with the region's capabilities in transportation manufacturing including aerospace, on- and off-road, farming equipment and automotive. They like the area's depth in engineering. Rockford has 1.5 times above the Illinois average in engineer employment.

"Based on our matchmaking sessions and the data that the RAEDC provided us, we see that the Rockford area has a very high percentage of desirable suppliers, so we look forward to taking advantage of Rockford's proximity and supply chain," said Ferran Canals, capital projects division manager for Talgo.

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FEATURED BUSINESS SERVICE

RAEDC Offers Business Matchmaking Events, Similar to "Speed Dating"



Rockford has strong rail-related manufacturing strengths.



Talgo, a leading global rail car manufacturer, is establishing a supply chain in the Rockford area to support its Milwaukee operations.

How do you know whom to call to get into a new market with a new product, perhaps in another country? It helps if you meet the right people at the right event, introduced to them by a trusted advisor.

That's what the Rockford Area Economic Development Council does with its business matchmaking events it holds throughout the year.

Jeffrey Kaney, president and CEO of the Kaney Group, an aerospace engineering and manufacturing business in Rockford, recently attended an international business matchmaking event.



Jeff Kaney appreciated contacts made with key business people from India at a RAEDC-sponsored matchmaking event.

The State Bank of India and EEPC India, a government-supported group that markets and diversifies India's engineering capabilities, came to Rockford to meet businesses interested in developing opportunities. "I was thrilled to be there," said Kaney. Both organizations returned to Rockford the next week to meet with Kaney. "That's how fast things can happen," he noted.

For more information on matching or exchange opportunities with countries broad, as well as supply chain management, contact Eric Voyles, RAEDC vice president of national business development, at 815.969.4256 or evoyles@rockfordil.com.

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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.