

Rising Star eNews

Development Opportunities in the
Rockford, Illinois, USA Region

SUMMER 2011

IN THIS ISSUE

[Available Buildings & Land](#) | [Featured Development](#) | [Featured Success](#)
[Featured Business Service](#) | [Rockford Region Fast Facts](#)



A Top Ten Children's Museum per the National Geographic Society, the Discovery Center has more than 250 hands-on exhibits plus traveling exhibits, special events and programs throughout the year in downtown Rockford.

www.discoverycentermuseum.org

PHOTO CREDIT: Rockford Area Convention & Visitors Bureau.

AVAILABLE BUILDINGS & LAND

INDUSTRIAL

1818 Elmwood Road
Rockford, IL

For more info:

Bharat Puri
First Rockford
bharat@firstrockford.com
815.229.3000

Total SF: 30,000 to 100,000
Zoning: Industrial
Ceiling Height: 18' to 28' clear
Year Built: mid 1980s
Features: ESFR sprinkler system with on-site truck/trailer parking

Lease: \$2.65/SF/Year Triple Net



INDUSTRIAL/OFFICE

2020 Harrison Avenue
Rockford, IL

For more info:

Bharat Puri
First Rockford
bharat@firstrockford.com
815.229.3000

Total SF: 350,000
Zoning: Industrial/Office
Ceiling Height: 14' to 26'
Special Features: Divisible as small as 5,000 SF. Up to 25,000 SF is available with separate entrance for office user. On-site trailer parking



URBAN, MIXED-USE DISTRICT

501 Seventh Street
Rockford, IL

For more info:

Nicholas E. Peters
CBRichard Ellis
nick.peters@cbre.com
630.573.7082

Steve Clark
Doyle Woodhouse & Moore
sclark@aol.com
815.877.5995

Total SF: 142,320; net rentable 121,031
Zoning: Urban, Mixed-Use District
Year Built: 1983
Features: 7-story building plus finished basement with kitchen sits on 2.55 acres; includes 3 parking lots. Ground and second floor leased by Harris Bank. Floors 3-7 available.
Price: \$2.5 million



INDUSTRIAL

Loves Park Corporate Center
Riverside Blvd and I-90
Loves Park, IL

For more info:

Emmett Gray
egray@whiteheadcommercial.com
815.395.6804

Total Land: 57 acres; 47 acres available
Total SF: build-to-suit from 50,000 SF to 500,000 SF
Ceiling Height: to 32' clear
Special Features: I-90 exposure; 1 mile from 4-way interchange at Riverside Blvd. Incentives available due to Industrial Job Recovery area



FEATURED DEVELOPMENT

CHICAGO ROCKFORD INTERNATIONAL CARGO CENTER

Air cargo space is available for one-third the price of similar space at O'Hare International Airport at Tandem Development Group's new facility, the Chicago Rockford International Cargo Center.

The cargo center is located next to Chicago Rockford International Airport (RFD), the 21st largest U.S. cargo airport and home to UPS's second-largest, domestic air-hub sorting facility.



Features:

- \$40 million air cargo center
- 4-phase project
- phase 1: 72,000 SF
- 24 truck docks
- fully accessible ramp, 747-8 ready
- low operational costs, one-third of ORD

For more information, contact Marty Ahern, investment manager with Tandem Development Group, at 847.722.7478 or mjahern@tandevgroup.com.

FEATURED SUCCESS

GE AVIATION ADDS JOBS IN ROCKFORD REGION; 'THRILLED WITH WORKFORCE'

GE Aviation committed to add 20 new jobs at its Rockford-area facility that now has 170 employees. "GE Aviation is thrilled with the workforce in Rockford, which has demonstrated its ability to meet commitments and engage in the GE culture of compliance, quality and integrity that is so vital in the aviation industry," said Mike Chanatry, GE Aviation general manager. The company is transferring work from its other facilities to the Rockford plant.



In addition, it hosted a small-business supplier symposium at the Chicago Rockford International Airport last fall in cooperation with U.S. Congressman Don Manzullo and the RAEDC. The capacity-filled event was designed to coach and mentor Rockford-region small businesses to do business with the aviation company.

GE Aviation is a leading global provider of commercial and military jet engines and components as well as integrated digital, electric power, and mechanical systems for aircraft.

For more information, contact Eric Voyles, RAEDC vice president of national business development at evoyles@rockfordil.com or 815.969.4256.

FEATURED BUSINESS SERVICE

**MEET ME IN ST. LOUIS;
SUPPLIERS HELPED WITH BOEING BUSINESS OP**

Businesses interested in becoming a supplier to Boeing, \$68 billion, Fortune 28 company, had their chance when U.S. Congressman Don Manzullo organized and the RAEDC coordinated a Boeing supplier symposium last year. More than 100 people attended the valuable and specialized matchmaking opportunity. Top-level sourcing staffers from Boeing discussed what the world's largest aerospace company looked for in suppliers and how to become part of their supply chain.



From that meeting, Boeing invited 21 companies to go to St. Louis this spring and meet one-on-one with additional Boeing personnel and some of their Tier One suppliers. "Networking face-to-face with Boeing supply managers is an incredible opportunity that Congressman Manzullo and the RAEDC worked to get for this region," said Jeff Kaney, chief executive officer of Kaney Aerospace.

These types of specialized matchmaking events are presented frequently. For more information, contact Eric Voyles, RAEDC vice president of national business development at evoyles@rockfordil.com or 815.969.4256.

ROCKFORD REGION FAST FACTS

NEW NETWORKING GROUP LEVERAGES ROCKFORD'S AEROSPACE MANUFACTURING CLUSTER

The RAEDC formed the Rockford Area Aerospace Network (RAAN) to help local aerospace companies gain more business as well as improve and leverage the region's aerospace competitiveness and assets.

Why Rockford Region is a Center of Excellence for Aerospace Components Manufacturing

- Strong supply-chain cluster of more than 150 sub-Tier One suppliers
- Home to 5 Tier One aerospace supplier companies; also, Boeing's global headquarter is in Chicago
- Region has 1.5 times more engineers than the Illinois average; 1.3 times the U.S. average
- Access to RFD airport sites/buildings for testing/prototyping
- Easy commute to multiple commercial air service options at ORD, MKE, MSN and RFD
- More than 75 higher education institutions in area
- Part of the third-largest economic corridor in the U.S.
- One of two finalists for Embry-Riddle Aeronautical University's new residential campus



For more information on RAAN, contact Eric Voyles, RAEDC vice president of national business development at evoyles@rockfordil.com or 815.969.4256.

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.

100 Park Avenue, Suite 100 | Rockford, IL 61101
t: 815.987.8118 | f: 815.987.8129 | information@rockfordil.com

Rockford
I L L I N O I S  U S A

ROCKFORD AREA ECONOMIC DEVELOPMENT COUNCIL



Helping Employers Retain & Create Quality Jobs