

Rising Star eNews

Development Opportunities in the
Rockford, Illinois, USA Region

Winter 2008

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The Rockford Scoop

Here's your Rising Star, the quarterly e-newsletter that contains the latest news about development opportunities in the growing Rockford area. For more information, visit www.rockfordil.com.



Tinker Cottage, one of Rockford's many buildings listed on the National Register of Historic Places

Available Buildings & Land



OFFICE PROPERTY

[973 Featherstone Road](#)

Rockford, IL

For more info:

Steve Clark

Doyle, Woodhouse & Moore

815.877.5995

sclarkccim@aol.com

Total SF: 75,000

Available SF: 8,389

Zoning: Heavy Industrial

Year Built: 1990

Ceiling Peak: 9 ft.

Lease: \$13.50 + triple net



INDUSTRIAL - MANUFACTURING

[707 Harrison Avenue](#)

Total SF: 35,000



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

Sub-dividable: Yes
 Zoning: Light Industrial
 Year Built: 1950s
 Ceiling Peak: 29 ft.



INDUSTRIAL - WAREHOUSE/DISTRIBUTION

[4002 Auburn Street](#)

Rockford, IL
 For more info:
 Emmett Gray
 Whitehead Commercial
egray@whiteheadcommercial.com

Total SF: 183,800
 Zoning: Light Industrial
 Year Built: 1972
 Ceiling Peak: 28 ft.
 Lease: \$3.50 gross



INDUSTRIAL LAND

[8300 South Mulford](#)

Rockford, IL
 For more info:
 Emmett Gray
 Whitehead Commercial
egray@whiteheadcommercial.com

Total Acres: 179.2 acres
 Zoning: Heavy Industrial
 Sale Price: \$2,700,000

The Rockford area's customer service market is "very positive" according to Carter & Burgess, a national site selection and architectural/engineering firm that conducted a cost-model comparison of Rockford, Madison, Iowa City, Indianapolis, Naperville and Springfield. The results show that the Rockford area is ideal for back office/call center operations and is a low-cost Midwest location.



Other Findings:

- Overall labor quality is good with turnover well below the national average.
- Labor availability is "good" to "very good" and warrants a closer look for higher end, tech support functions.
- Customer service wages in Rockford have risen very slowly in recent years.

For the complete report commissioned by the Rockford Area Economic Development Council, see www.rockfordil.com

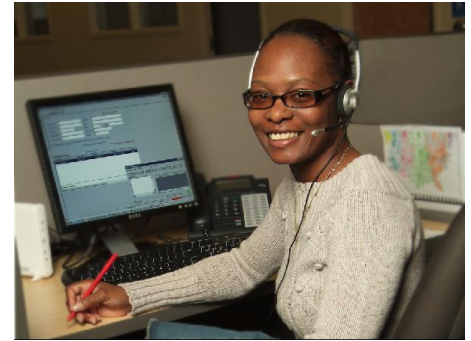
SUCCESS: NCO Ranks Rockford High

When NCO Group, Inc., a leading provider of business process outsourcing services bought a Rockford call center from MCI Telecommunications Corp. in 2006, they knew they had made the right call.

"We were very pleased with the quality of employees and the building had room for our growth," said Shane Collins, Rockford's site director.

Jim McGrath, NCO's senior vice president of operations added, "**The Rockford community has proven to be an outstanding source for high-quality people. The excellence of the Rockford team has helped this call center quickly emerge as one of our top facilities in North America.**"

They soon added 500 employees, bringing their workforce to 1,000. Today it is a state-of-the-art inbound customer-service call center for a major wireless provider.



FEATURE: Virtual Office Available in Rockford Area

When your clients are ready to start a project in the Rockford area, let them know that the Perryville Virtual Office Suites can meet their office and meeting space needs.

The virtual office is located in the new, mixed-use development called A Perryville Place, near I-90 and the Chicago Rockford International Airport. The service offers state-of-the-art information-technology amenities to meet all the needs of a businessperson. Here are just a few of the benefits:



- furnished offices, full-time or part-time, from 81 to 265 sq. ft.
- flexible terms; rent by the hour, day, week, month or year
- no up-front capital expenditure, allowing client to invest in core business
- meeting rooms with Cisco VoIP phones and internet connectivity, shared T-1
- video-conference, LCD projector, TV/VCR/DVD, white boards and flip charts
- receptionist to answer calls, manage messages and greet clients

For more information contact Lynn Martz, PVOS center manager at 815.877.3707, lmartz@perryvillevos.com or www.perryvillevos.com, or Eric Voyles, RAEDC vice president of national business development at 815.987.8118 ext. 106 or evoyles@rockfordil.com.

Rockford

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ROCKFORD AREA ECONOMIC DEVELOPMENT COUNCIL

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