

Rockford Area Economic Development Council

# Rising Star eNews

Development Opportunities in the  
**Rockford, Illinois, USA** Region

July 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](http://www.rockfordil.com).

*Rockford AirFest, a popular annual event at the Chicago Rockford International Airport draws over 75,000 people..*

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## AVAILABLE BUILDINGS & LAND



### INDUSTRIAL

#### [5800 Industrial Avenue](#)

Loves Park, IL  
For more info:  
Jim Patrick  
Dickerson & Nieman  
815.227.5900

[jpatrick@dickersonnieman.com](mailto:jpatrick@dickersonnieman.com)

Available SF: 47,500  
Zoning: Industrial, Light  
Year Built: 1966  
Ceiling Peak: 25 ft.  
Lease: \$3.50 + triple net



### INDUSTRIAL

#### [10102 Forest Hills Road](#)

Machesney Park, IL  
For more info:  
Randy Ballard  
Ballard Properties  
815.399.6600

[rballard@ballard-properties.com](mailto:rballard@ballard-properties.com)

Available SF: 18,000  
Zoning: Light Industrial  
Year Built: 1992  
Ceiling Peak: 17 ft.  
Lease: \$2.75 + triple net



### COMMERCIAL

#### [175 Executive Parkway](#)

Rockford, IL  
For more info:  
Marc Strauss  
First Rockford  
815.739.2046  
[marc@firstrockford.com](mailto:marc@firstrockford.com)

Available SF: 77,500  
Zoning: Commercial  
Year Built: 1984  
Ceiling Peak: 18 ft.  
Lease: \$10 + triple net  
Excellent call center location



### LAND

#### [RockAero Park](#)

US 20 & IL Rte 2  
For more info:  
Addie Smith  
ISW Development & Consulting  
[astridhsg@att.net](mailto:astridhsg@att.net)

Total Acres: 168 acres  
Minium: 5-acre parcels for  
industrial offices; bordering  
outparcels of 2-3 acres for  
support retail

RockAero Park is just minutes from Chicago Rockford International Airport, UPS Regional Distribution Center and Lowe's Regional Distribution Center. Ideal for import/export and distribution/logistics. Can

accommodate a 800,000+ sf facility.

## ROCKFORD REGION FAST FACTS

### Rockford "An Obvious Distribution Center Location"

Carter & Burgess, a leading site selection consultant, found that the Rockford area is "an obvious distribution center location" from a transportation/logistics viewpoint."

#### Rockford Area Logistics Features

- Outstanding access to four interstate highways, I-90, I-39, I-43 and I-88 and to U.S. 20
- Excellent rail connections
- Access to Midwest markets such as Minneapolis, Milwaukee, St. Louis and Indianapolis
- Close to Chicago, but away from major congestion
- Distribution-center wages are lower than Chicago and Milwaukee
- Distribution-center labor availability is good to excellent
- Good labor-management relations
- No state inventory tax
- Large amount of regional location activity in I-39 logistics corridor



## FEATURED DEVELOPMENT

### Rock 39 Industrial Park Attracts Con-way Freight

The Rockford area's newest industrial park, Rock 39, announced that Con-Way Freight, the premier LTL service provider in North America, will build a 50,000 SF building with 118 truck docks on 26 acres in Rock 39 Industrial Park.

The new facility is an expansion of Con-Way in the Rockford region. Rock 39 is a 323-acre, master-planned business park located directly south of Rockford and 10 minutes north of Union Pacific's Global III Intermodal Terminal, in the I-39 Logistics Corridor. It is zoned for industrial use, annexed into the Village of Cherry Valley, in the Rockford area labor market and developed by Venture One Real Estate, LLC.



Rock 39 offers sites from 10 to 100 acres and buildings from 100,000 SF to 1,000,000 SF. Sites are available for build-to-suit facilities for lease and for sale to corporate users. For more information, contact Mark B. Goode, SIOR, CCIM, principal, at 847.243.4303, extension 223 or [mbg@v1realestate.com](mailto:mbg@v1realestate.com)

## FEATURED SUCCESS

### Bon-Ton Expands its Rockford Distributions Center's Role

The Bon-Ton Stores, Inc., one of the largest regional department store chains in the country with names like Carson Pirie Scott and Saks, recently expanded its Rockford distribution center's workload. Bon-Ton consolidated its Green Bay distribution center to Rockford along with two other centers in the Midwest.



Rockford's 565,000 square-foot facility is the largest and most centrally located of the corporation's distribution centers. It fills orders for the retailer's website as well as shipping products to its 118 stores. The facility has about 200 employees.

**The Rockford region is a robust area for distribution centers because the Rockford region contains four interstates:** I-90, I-39, I-43 and I-88 and is adjacent to the Chicago, Milwaukee and Janesville/Madison MSAs. I-39

has the distinct advantage of being the only interstate connecting the northern cluster of interstates (I-90, I-94, I-80, I-88) with the central cluster of interstates in Illinois (I-74, I-55, I-70, I-57, I-64). Thus, the highway system of the **I-39 corridor is one of the most connected in the country** for both domestic and international trade. For more information, contact Eric Voyles, RAEDC vice president of national business development at 815.987.8118, ext. 106 or [evoyles@rockfordil.com](mailto:evoyles@rockfordil.com)

## BUSINESS SERVICES

### Importers Can Enjoy Big Savings with FTZ and CES Benefits

Rockford area companies involved in international shipments can enjoy cost savings through the **Foreign Trade Zone** administered from the Chicago Rockford International Airport. When approved as an FTZ partner, businesses bringing in foreign goods may defer, reduce or eliminate duties that are normally imposed by U.S. Customs.

For more information on the FTZ, contact Marge Bevers, foreign-trade zone specialist for the Greater Rockford Airport Authority, at 815.969.4427 or [mbevers@flyrfd.com](mailto:mbevers@flyrfd.com)

Importers can also save time at the new **Centralized Examination Station** (CES) established by the U.S. Customs and Border Protection for the inland Port of Rockford. The agency selected Todd Special Services of Rockford as the CES to examine imported merchandise in their high-security warehouse. Businesses that import from overseas are saving one to three days by directing their containers to the UP Rochelle Global III Intermodal Terminal, rather than to the terminal in Chicago.





For more information on the CES, contact Paige Peterson, general manager of Todd Special Services at 815.398.5115 or [paigep@toddtransit.com](mailto:paigep@toddtransit.com).

**Rockford**  
ILLINOIS  USA  
ROCKFORD AREA ECONOMIC DEVELOPMENT COUNCIL

Helping Employers Retain & Create Quality Jobs

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