

Rising Star eNews

Development Opportunities in the
Rockford, Illinois USA Region



"Symbol" by Alexander Lieberman
near the Rock River. Photo: Mike Graham.
Courtesy Rockford Area Convention & Visitors Bureau

Winter 2007

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Welcome Back!

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

To share this issue with your colleagues, just email them with this URL: <http://www.rockfordil.com/enews/>.

Available Buildings/Land in the Rockford Region

For more information on these properties, please contact the listing agent. For community and economic development information, visit www.rockfordil.com, or contact the RAEDC at 815.987.8118 or information@rockfordil.com.

INDUSTRIAL



[4000 Auburn](#)

[Rockford, IL](#)

For more info:
Emmett Gray
Whitehead Inc. Realtors
815.229.8000

Total SF: 500,000
Available: 500,000
Over 24,000 sf office space; separate lease OK
Zoning: Light Industrial
Year constructed: 1956
Can be subdivided
Lease: \$1.50 + triple net

INDUSTRIAL



[1303 Turret Drive](#)

[Machesney Park, IL](#)

For more info:
Robert Hanson
Whitehead Inc., Realtors
815.229.8000

Total SF: 45,100
Available: 45,100 w/2500 office
Zoning: Light Industrial
Peak ceiling height: 28 ft
Features: 4 truck doors
Electricity: 3 phase
Year constructed: 1977
Sale Price: \$1,350,000

COMMERCIAL/ OFFICE



[6545 Alpine Rd.](#)

[Loves Park, IL](#)

For more info:
Tim Regnier
Commercial Property Team
815.229.8975

Total SF: 28,380
Available: 28,380
Zoned: Retail
Parking: 130 spaces
Year Constructed: 1998
Lease: \$6 +triple net
Sale Price: \$1,295,000

LAND-INDUSTRIAL



Loves Park Corporate Center
Loves Park, IL

For more info:
Steve Goode
Venture One Real Estate
814.987.8118

Acreage: 47
Construction ready: Yes
Industrial park: Yes
Phase I complete: Yes
Adjacent to interchange: Yes
In 100-year flood plain: No
In city limits: Yes
Zoned: Light industrial
Price: \$2.25 - \$2.75 p/sf

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Rockford Region Fast Facts

Transit Times
Distance and travel time from the Rockford area to:

<u>City</u>	<u>Miles/KM</u>	<u>Days by Rail</u>	<u>Days by Truck</u>	<u>Hours by Truck</u>
Atlanta	761/1,218	5	2	12.5
Chicago	90/141	1	1	1.5
Cleveland	422/675	4	1	6.5
Dallas	830/1,328	3	3	14.5
Denver	909/1,454	4	3	14
Detroit	373/597	4	1	6
Kansas City	412/659	2	1	7
Los Angeles	1,967/3,147	6	4	28.5
Milwaukee	90/141	1	1	1.5
Minneapolis	353/565	3	1	5
New Orleans	999/1,598	5	3	14.5
New York	889/1,422	5	3	13.5
St. Louis	297/479	2	1	4.5
Seattle	1,926/3,099	6	4	29

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Feature

UPS Keeps Investing in Rockford with \$25 Mil Upgrade & Heavy-Freight Expansion

UPS recently invested \$25 million into its Rockford RFD facility, which is the company's third largest regional parcel-sorting facility. The sizable investment increases the hub's sorting capacity by almost 50 percent and adds 200 more employees within three years.

The UPS site also added a new heavy-freight facility in 2006. The \$7.4 million, 70,000 sq. ft. expansion is another reason why this UPS site has the second most flights in the UPS system.



The #1 package-delivery company in the world likes the Rockford area and how it performs. Contact Eric Voyles, vice president of national business development at 815-987-8118 x106 or evoyles@rockfordil.com for more information.

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Feature

Unique Airport Infield-Development Opportunity

A 177-acre development site that has 44 acres with direct airfield access is ready for immediate aviation-oriented development at the Chicago Rockford International Airport (RFD).

Ranked as the 19th fastest-growing cargo airport in the world and the 4th fastest-growing cargo airport in the U.S. according to Air Cargo World, RFD is home to UPS's 3rd largest regional parcel-sorting facility, as well as DHL and BAX Global.

Site Highlights



RFD Highlights

- A380-capable, Category II/III Instrument Landing System, congestion-free, independent airspace with 24/7 FAA air traffic control tower
- RFD is home to Rockford Port of Entry

- Excellent site for air cargo, MRO operations, and air-dependent businesses of any size
- Located between RFD's primary runway (10,000 ft x 150 ft) and secondary runway (8,200 ft x 150 ft)
- Infrastructure in close proximity
- Site is part of a 6,600-acre Global Trade Park campus that encompasses RFD and surrounding businesses; approved TIF redevelopment area
- 1,000-plus acres of developable ground within the Global Trade Park for industrial and commercial needs
- Easy access to I-39, I-90, I-88 and Union Pacific Global III intermodal facility

Contact Eric Voyles, vice president of national business development at 815-987-8118 x106 or evoyles@rockfordil.com for more information.

- (Customs & Border Protection) and grantee of FTZ #176 which currently encompasses 1900 acres on site. FTZ designation permits operators and users to delay, reduce or eliminate customs duties for products entering their zone site or subzone
- Same-day service possible through new Centralized Examination Station (CES)
- International arrival terminal with U.S.D.A. and immigration services available
- Integral part of western Chicago's In-Land Port
- 25th largest air cargo airport in the U.S. (95th in the world) and growing with non-stop international-capable service to Europe, Africa, Asia, Middle East and South America
- Funding programs available for infrastructure improvements, including roads, aprons, utilities and site work
- RFD and the City of Rockford actively seeking developers

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Business Services

Training Grants Available

Are you taking advantage of training grants from the state? Anderson Packaging, a leading pharmaceutical packaging company in Rockford, received a nearly \$300,000 grant through the Employer Training Investment Program (ETIP) to help train its employees.

ETIP supports Illinois workers' efforts to upgrade their skills and remain current in new technologies and business practices, enabling companies to remain competitive, expand into new markets and introduce more efficient technologies into their operations.



For more information on this or other incentives, contact the RAEDC at 815.987.8118 or email information@rockfordil.com.

The grants may reimburse Illinois companies for up to 50 percent of the cost of training their employees. For more information, visit www.commerce.state.il.us/dceo or contact Eric Voyles, vice president of national business development at 815.987.8118 x106 or evoyles@rockfordil.com for more information.

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As always, we welcome your comments.