


Rising Star eNews

Development Opportunities in the
Rockford, Illinois USA Region



Summer 2006

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Welcome!

Here's your first 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 the current issue of Rising Star eNews with your colleagues, send them an email containing the following URL: <http://www.rockfordil.com/enews/>

Available Buildings/Land in the Rockford Region

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

INDUSTRIAL



[10100 Forest Hills Parkway](#)
[Machesney Park, IL](#)

For more info:
Randy Ballard
Ballard Properties
815.399.6600

Total SF: 120,000
Available: 90,000 sf in 3 bays, 30,000 sf each
Over 20,000 sf of office space, could be leased separately
Peak Ceiling Height: 17 ft
Zoning: Light Industrial
Year Constructed: 1994
All bays temperature controlled
Lease: \$2.75 +triple net

INDUSTRIAL



[6701 Clinton Road](#)
[Loves Park, IL](#)

For more info:
Tim Regnier
Commercial Property Team
815.229.8975

Total SF: 347,271
Available: 90,000
Condition: Well maintained, warehouse distribution
Zoning: Light Industrial
Year Constructed: 1989
Parking: 500
Peak ceiling height: 23 ft
Sale \$5,500,000/Lease \$2.50 +triple net

COMMERCIAL/OFFICE



[5100 East State Street](#)
[Rockford, IL](#)

For more info:
Steve Clark
Doyle Woodhouse & Moore
815.877.5995

Total SF: 20,000
Available: 2,400 - first floor; 14,000 - second floor
Zoned: Commercial
Year Constructed: 1994
Parking: 100+ spaces
Sale or lease \$9 +triple net; owner will share in leasehold improvements

LAND-INDUSTRIAL



[Rock 39](#)
[Rockford Logistics Park](#)
[Blackhawk & Falcon Rds](#)

For more info:
Rob Lamb, Industrial Development Manager
City of Rockford
815.967.6729

Acreage: 44.5 acres
Zoned: Industrial
Construction Ready: Yes
TIF: Yes
Rail Siding: Yes
Rail Spur: Yes
Within two miles of Interstate: Yes
City Owned: Yes

Workforce Statistics

	(July) 2006	2005	2004	2003	2002
Civilian Labor Force	171,516	166,881	164,251	163,291	163,731
Number Employed	161,796	156,206	152,001	150,029	151,560
Number Unemployed	9,720	10,675	12,250	13,262	12,171
Percent Employed	5.7	6.4	7.5	8.1	7.4

Source: Illinois Dept. of Employment Security

Labor Surplus Area

The Rockford area counties of Boone, Stephenson, and Winnebago are State of Illinois designated "Labor Surplus Areas." These counties have an unemployment rate at least 20% higher than the State of Illinois average.

Feature

Global Trade Park, Rockford, IL

The Global Trade Park (GTP) is a one of a kind asset in the Midwest and an integral component of western Chicago's In-Land Port. The GTP provides immediate access to an intermodal facility, air cargo operations and the U.S. interstate system.

For more information, contact Rob Lamb, Industrial Development Manager, City of Rockford's Community Development Department, 815.967.6729.

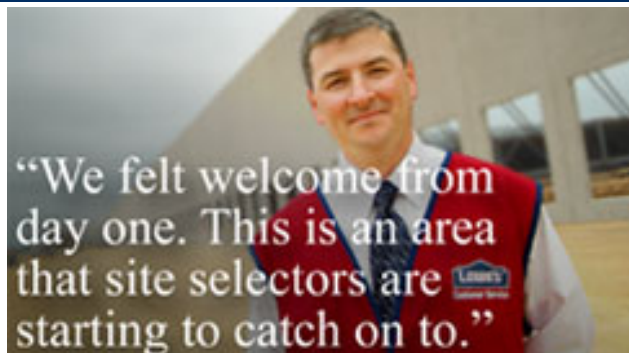
Specific attributes include:

- 6,600 acre campus that encompass the Chicago/Rockford International Airport (RFD)
- 1,000 acres of developable land
- Actively seeking developers
- Approved TIF redevelopment area
- 30 minutes from Union Pacific Global III Hub in Rochelle
- Foreign Trade Zone #176
- U.S. Customs Port of Entry
- Home to the second largest UPS air & ground hub, FedEx, DHL and others
- Runway 7/25 (10,000 ft x 150 ft); Runway 1/19 (8,200 ft x 150 ft); A380-capable

Feature

Lowe's, Fortune 42, Selects Rockford; Regional Distribution Center On Schedule

The construction of Lowe's largest distribution center, 1.4 million sq. ft. expandable to 2 million sq. ft., is on schedule on 154 acres in southwest Rockford. The City of Rockford assembled the property and made infrastructure improvements before selling the property to Lowe's.



Neil Buck general manager of Lowe's Regional Distribution Center, Rockford, Illinois

For more information about Lowe's or how your client could benefit from a Rockford location, contact [Eric Voyles](#), RAEDC's Vice President of National Business Development, or call 815.987.8118.

"Rockford is an ideal spot for us," said Neil Buck, general manager of Lowe's Regional Distribution Center in Rockford. "We're glad we entered the Rockford region," he added.

Business Services

EDGE Tax Credit Available to Qualified Companies

The Economic Development for a Growing Economic tax credit (EDGE) offers a special tax incentive to encourage companies to locate or expand operations in Illinois when there is active consideration of a competing location in another State. The program can provide tax credits to qualifying companies, equal to the amount of state income taxes withheld from the salaries of employees in the newly created jobs. The non-refundable credits can be used against corporate income taxes to be paid over a period not to exceed 10 years.

An employer may apply for EDGE consideration by:

- Providing documentation of competition from outside Illinois.
- Agreeing to make an investment of at least \$5 million in capital improvements and create a minimum of 25 new full-time jobs; for companies with less than 100 employees, commit to a capital investment of \$1 million and create at least 5 new full-time jobs.

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

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As always, we welcome your comments.