

ROCK VALLEY INDUSTRIAL



**#1 LOCATION
IN THE MIDWEST**



**225 ACRES BUILD-TO-SUIT
FOR LEASE OR SALE**

ROCKFORD, IL 61102

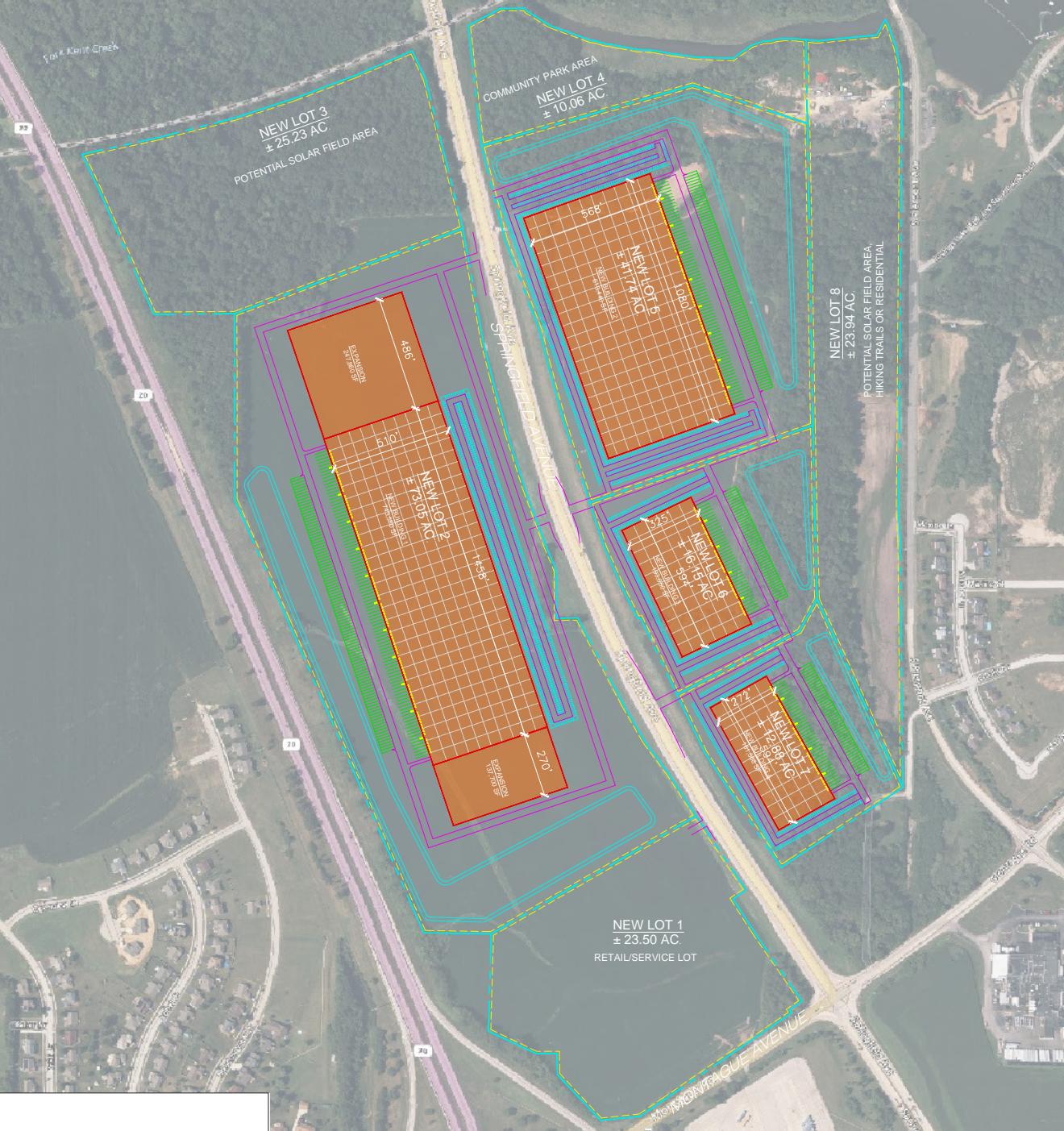
<https://www.rockvalleyindustrial.com>

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

9450 W. Bryn Mawr Avenue, Suite 550 | Rosemont, IL 60018
773-355-3000 | www.lee-associates.com

- Rock Valley is the Midwest's #1 Industrial Location - [See Why!](#)
- **Vetted Site:** identified by Illinois EDC as the top sites available in Illinois based on eight site characteristics: acreage, utilities, logistics, permitting and entitlement, workforce, ownership, local and state incentives, and environmental & topographic conditions.
- 150,000-1,000,000+ sq. ft. facilities
- Build-to-suits for lease or purchase
- Access to abundant skilled labor and on-site training programs
- New residential and retail development planned on adjacent site(s)
- **Power & Sustainability Potential**
 - **Expandable Power Infrastructure:** Site has the capability to support 100+ MW of on-site natural gas power generation
 - **Reliable Energy Source:** Capable of delivering continuous, independent power for mission-critical users.
 - **High Efficiency:** Planned Combined Heat & Power (CHP) system can achieve additional efficiency by capturing waste heat.
 - **Low Emissions:** can be designed for integration with carbon-capture technology to reduce CO₂ by up to 90%.
 - **Future-Ready:** can engineer to allow hydrogen blending and renewable energy integration.
 - **Scalable Design:** Infrastructure can be expanded to meet future operational growth.



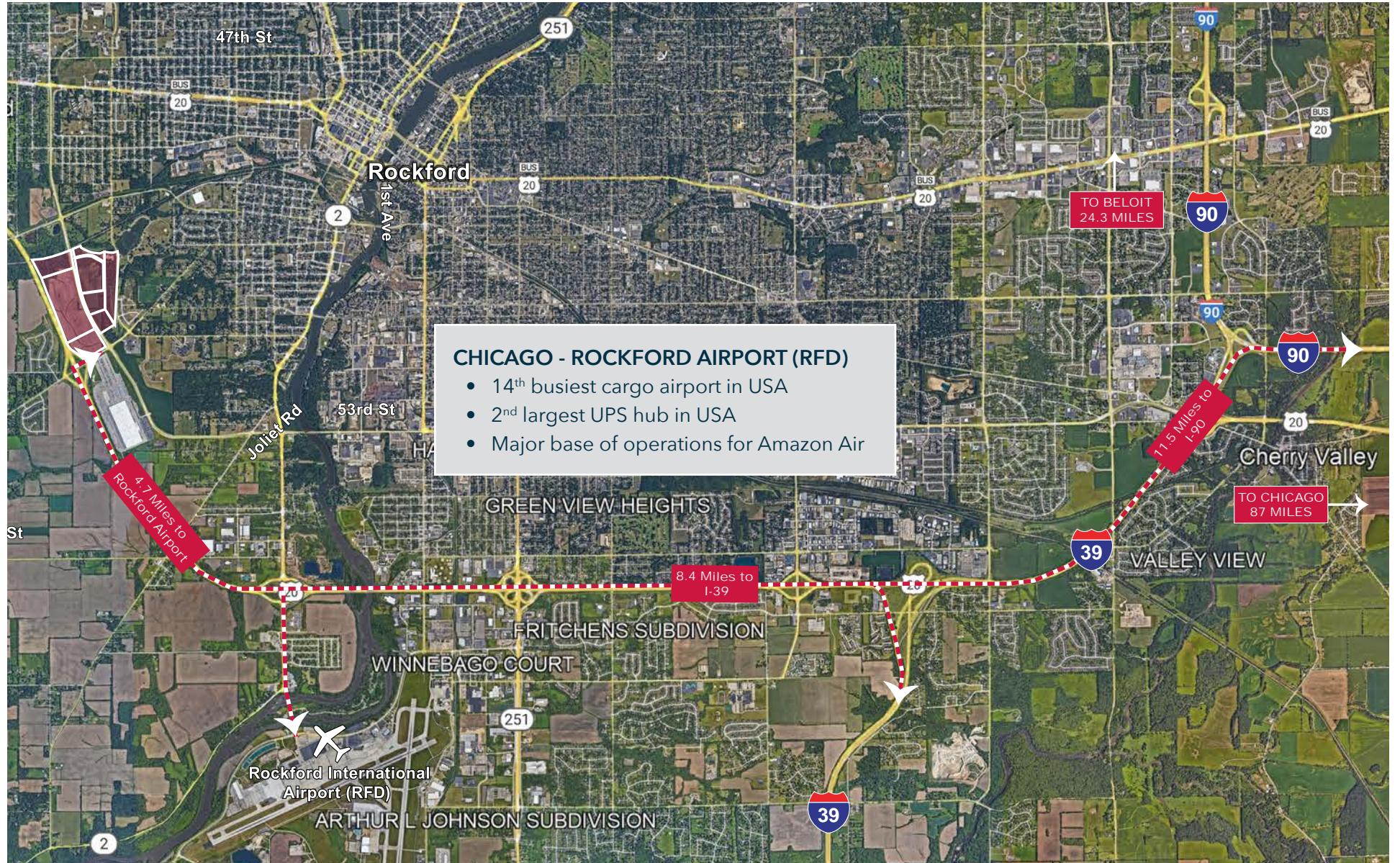


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INCENTIVES

- \$10M - \$50M+ of incentive potential (depending on size of project)
 - **Enterprise Zone:** tax exemption for construction materials, elimination of state utility tax for electricity and natural gas, sales tax exemptions on purchases of personal property used or consumed in the manufacturing process or in the operation of a pollution control
 - **New Market Tax Credits:** a federal program that provides up to ~25% reduction in cost of equipment purchases and construction costs (short and long-term benefits)
 - **TIF Eligibility:** potential for a 23-year substantial property tax rebate or ability to pull cash forward through a 3rd party bond sale
 - Applying for **Opportunity Zone Designation:** investment into an OZ creates permanent exclusion of capital gains tax on any appreciation of the new investment (real estate, company, stocks etc.), provided it is held for at least 10 years.
- **Foreign Trade Zone:** allows companies to defer, reduce, or eliminate import duties, improving cash flow and lowering costs. It also streamlines customs processes and logistics, making it ideal for manufacturers and distributors in global supply chains.
- Some of the lowest property taxes in the Midwest
- Ability to fund up to \$200M of personal property / equipment

ACESSIBLE LOCATION TO I-90 / I-39 / ROCKFORD AIRPORT



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AREA AMENITIES

- 5th largest Illinois City & centrally located to major hubs
- Recognized as the nation's top housing market by *The Wall Street Journal* in 2024
- Restoration of Chicago-Rockford passenger rail service by 2027
- Hundreds of millions invested infrastructure & transportation, residential & mixed use, commercial enhancements, etc.
- Average home price: \$124,900, significantly below the national
- Award-winning parks and forest preserves

DEMOGRAPHICS



\$58,714

Average Household Income



31,013

Total Population



12,575

Daytime Employees



11,188

Total Households



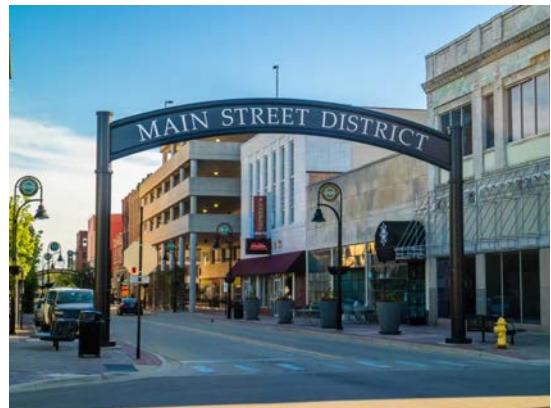
26.9%

College Educated



53.9

Median Age



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