

# ROCK VALLEY INDUSTRIAL



**#1 LOCATION  
IN THE MIDWEST**



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

ROCKFORD, IL 61102

<https://www.rockvalleyindustrial.com>

**LEE &  
ASSOCIATES**  
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# ROCK VALLEY INDUSTRIAL

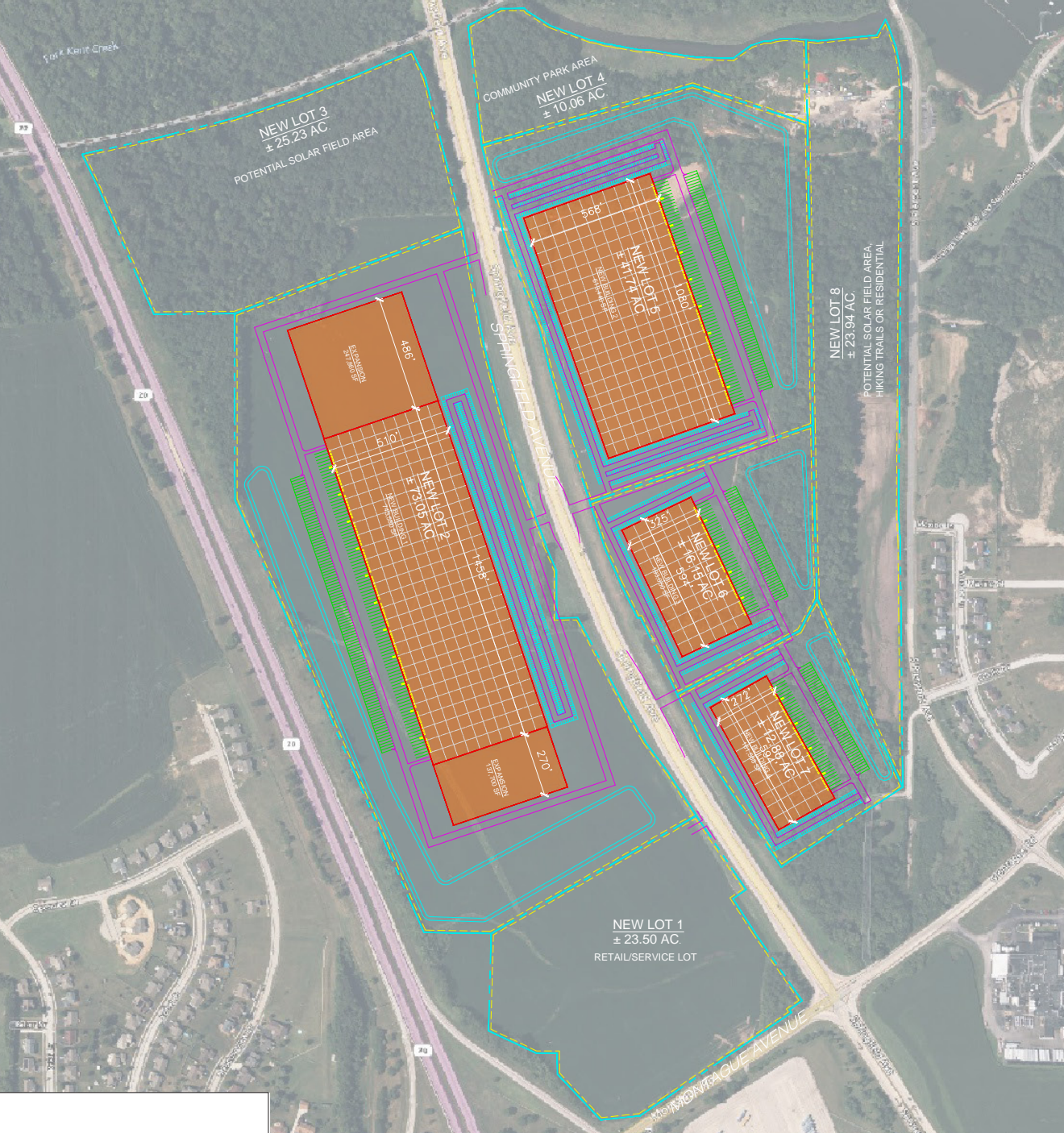
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- Rock Valley is the Midwest's #1 Industrial Location - [See Why!](#)
- **Vetted Site:** identified by Illinois EDC as the top sites available in Illinois based on eight site characteristics: acreage, utilities, logistics, permitting and entitlement, 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 CO<sub>2</sub> 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.





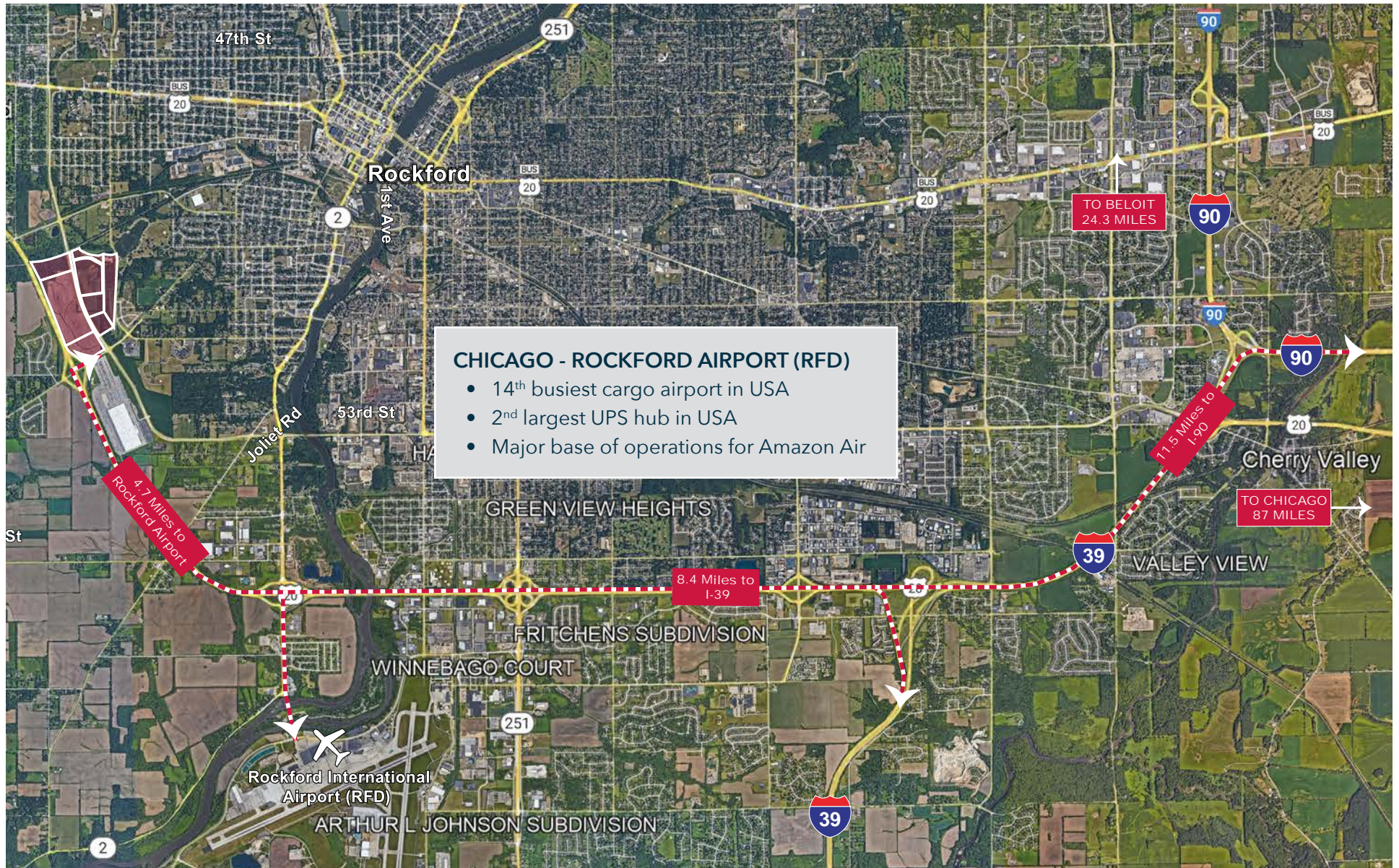


## INCENTIVES

- \$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



## ACCESSIBLE LOCATION TO I-90 / I-39 / ROCKFORD AIRPORT





## AREA AMENITIES

- 5<sup>th</sup> 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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