



# Venture Park 39

**BUILDINGS  
RANGING FROM  
100,000 SF TO  
1,200,000 SF  
DUAL RAIL AVAILABLE**

**LOCATED ON THE SOUTHEAST  
CORNER OF STEWARD ROAD AND  
RITCHIE ROAD IN ROCHELLE, IL**

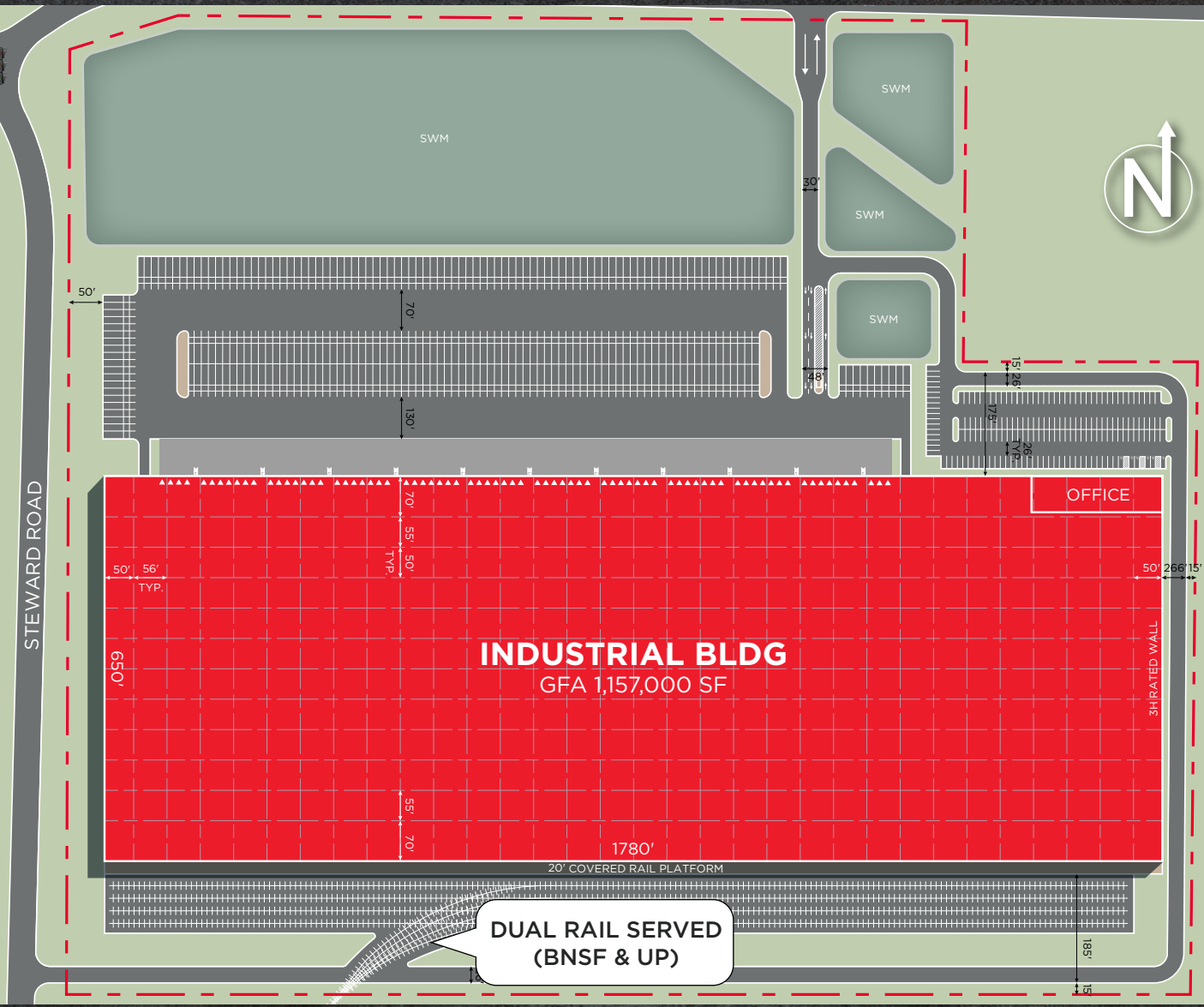
A Development by:



Exclusive Agents:



# CONCEPTUAL PLAN



**BUILDINGS FROM  
100,000 SF TO  
1,200,000 SF  
AND ABOVE**



**IMMEDIATE  
ACCESS TO  
I-88 & I-39**

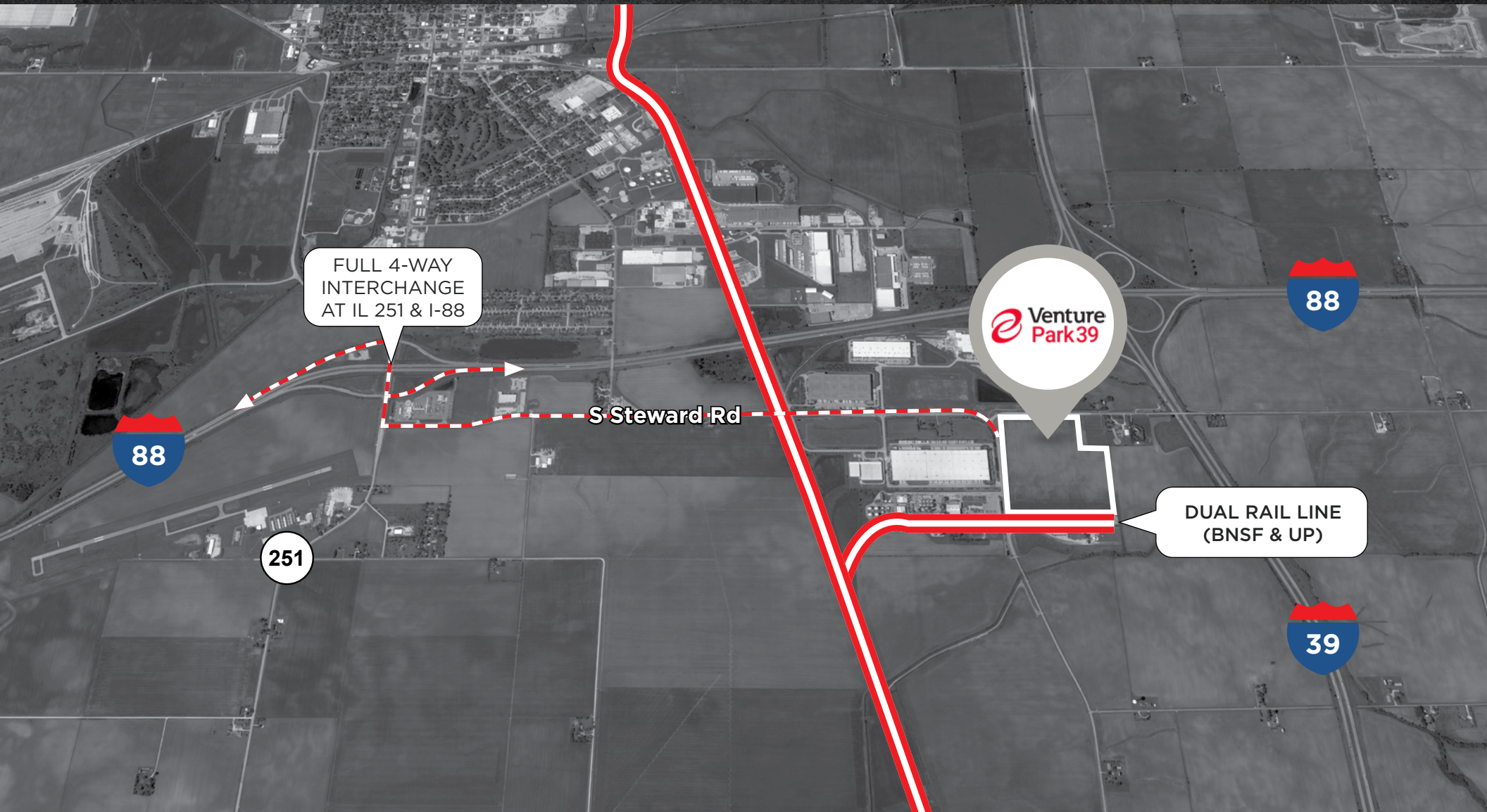


**DUAL RAIL  
SERVED SITE  
(BNSF & UP)**



**ENTERPRISE  
ZONE**

# FLEXIBLE ZONING



# RAIL POTENTIAL

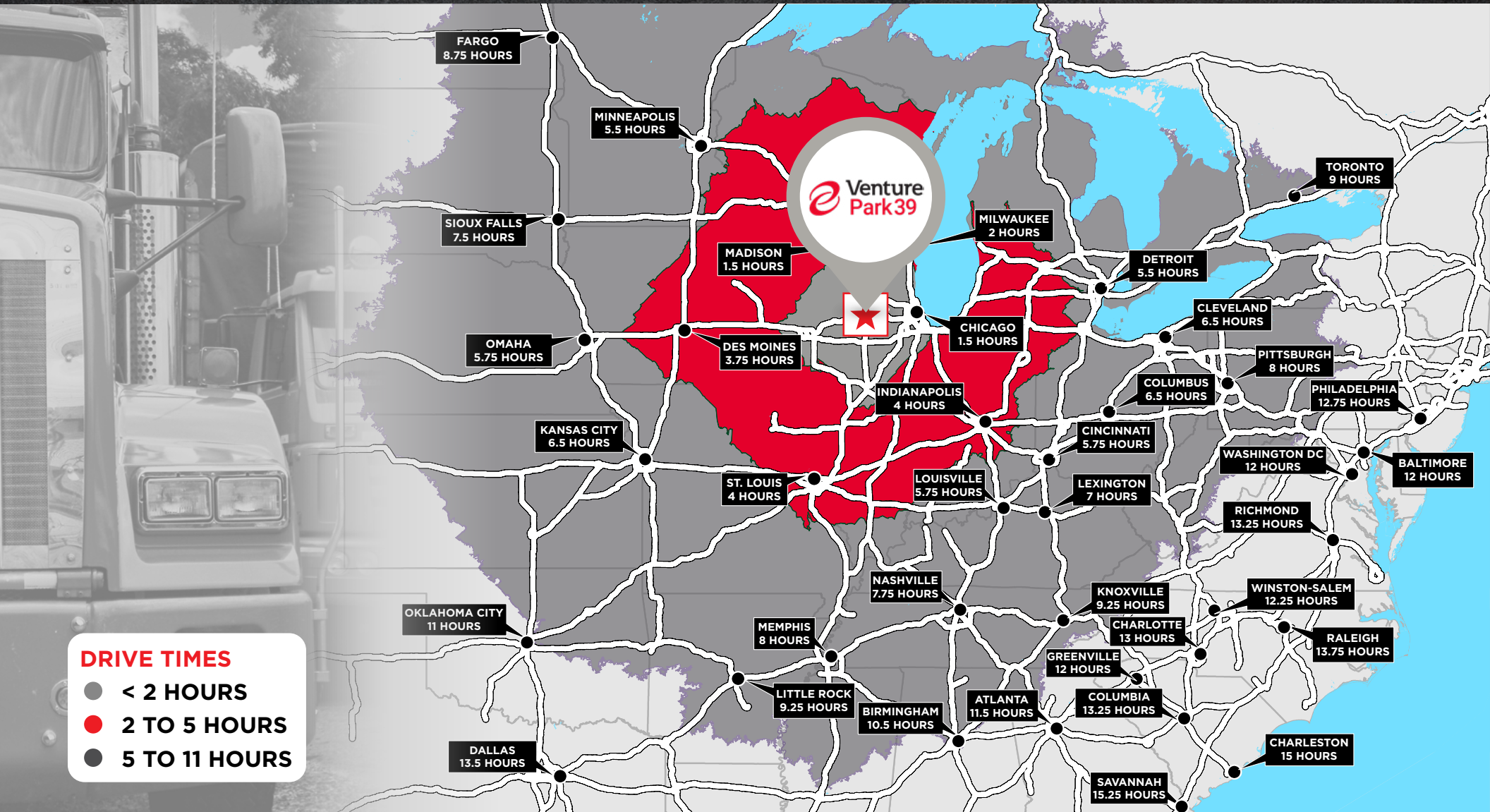
# IN GOOD



# COMPANY



# REGIONAL CONNECTIVITY



# PRECIOUS TIME



# Venture Park 39

## GET IN TOUCH

FOR MORE INFORMATION AND LEASING OPPORTUNITIES,  
PLEASE CONTACT A MEMBER OF OUR TEAM:



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