

BTS LEASE OR SALE

ROCK 39 INDUSTRIAL PARK

300 ACRE PARK WITH 140+ ACRES AVAILABLE

JUST EAST OF I-39 AT BAXTER ROAD

ROCKFORD, ILLINOIS



SITE FEATURES

- + Build-to-suits from 500,000 to 1,500,000
- + 140+ Acres available
- + Owner will build-to-suit lease or BTS sale
- + All utilities available to all sites
- + 15 year, 50% tax abatement and FTZ in place
- + Strong labor market
- + Cherry Valley taxes
- + Direct access and 0.5 miles to a four-way interchange at I-39 via Baxter Rd.
- + Quick and easy drive to Chicago Rockford International Airport (with US Customs Port of Entry and 2nd largest UPS hub in the US) and Union Pacific Global III Intermodal Facility
- + Overweight drayage (120,000 lbs.) allowed from UP Global III to Rock 39



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 **VENTURE ONE**
REAL ESTATE

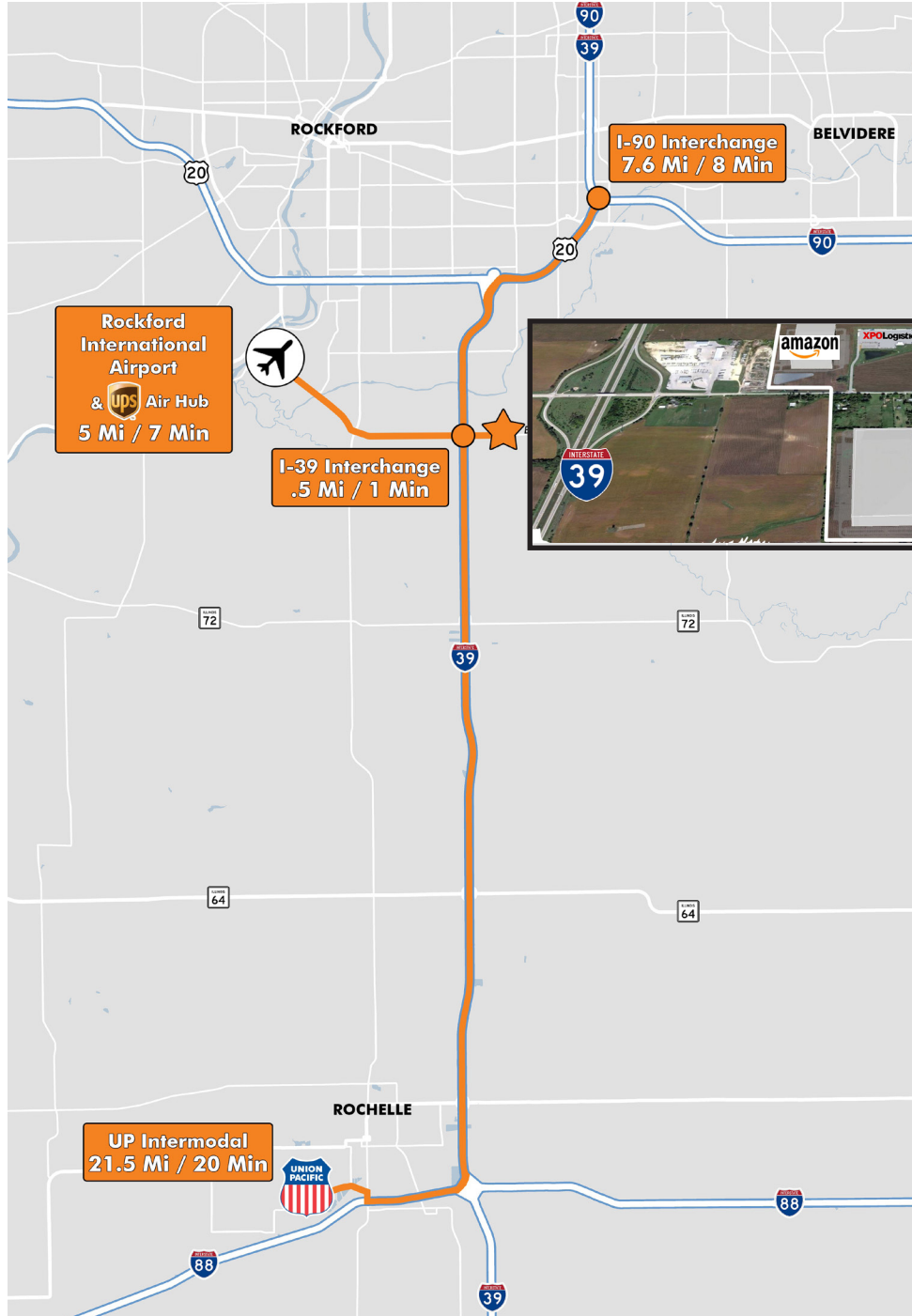
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140+ ACRES FOR BTS LEASE/SALE

EAST OF I-39 AT BAXTER RD.
ROCKFORD, ILLINOIS



DRIVE-TIME MAP



 **VENTURE ONE**
REAL ESTATE

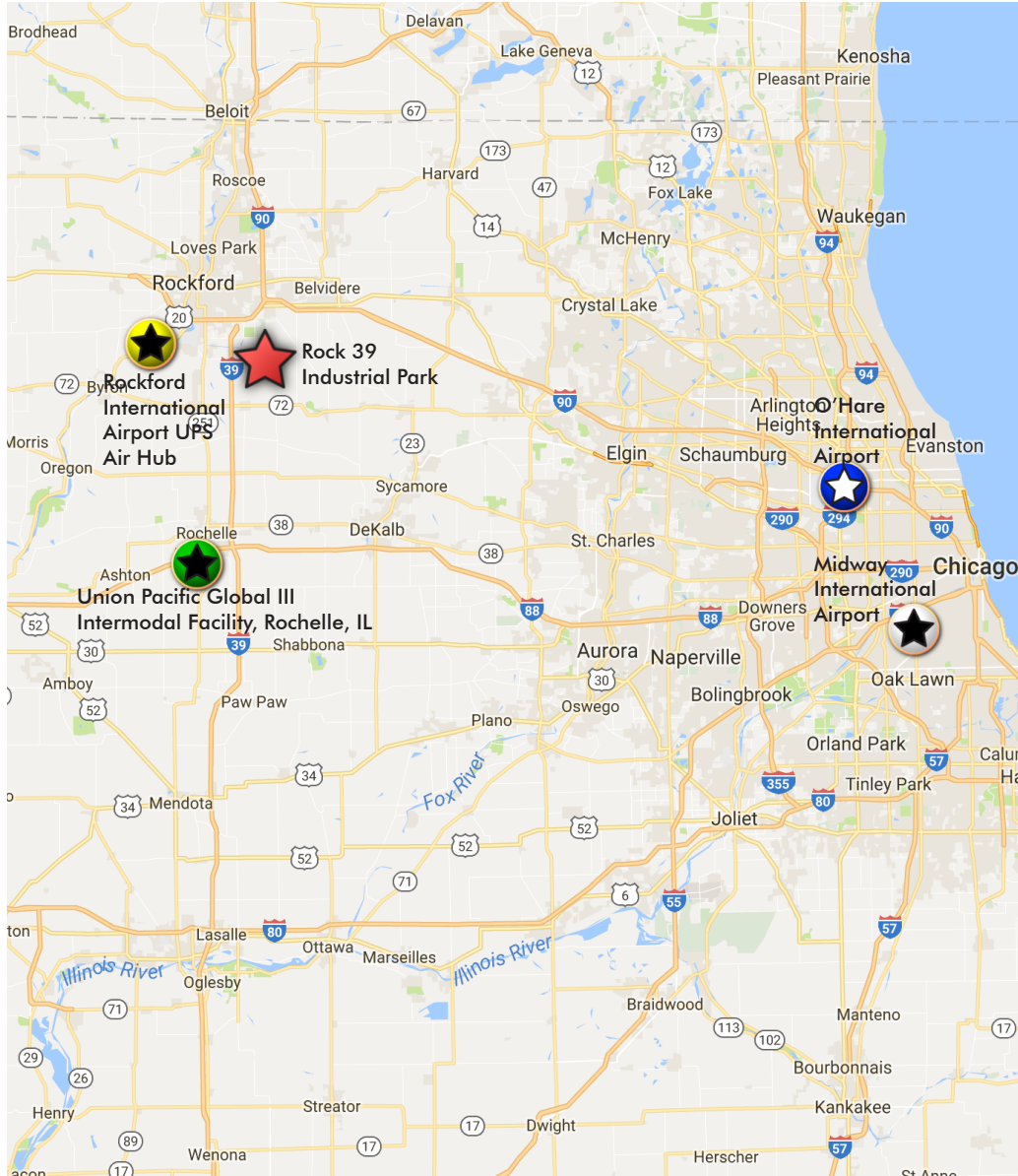
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REGIONAL MAP



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