

PARK 90

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MIDWEST | SHOVEL-READY | TOLLWAY

INDUSTRIAL SITES TO ACCOMMODATE UP TO **1,200,000 SF**

COMMERCIAL/RETAIL SITES FRONTING IL RTE 173

NEC Interstate 90 and Illinois Route 173 | Machesney Park, Illinois

PARK 90 CORPORATE & LOGISTICS SITES FOR SALE OR BUILD-TO-SUIT

- TIF DISTRICT & ENTERPRISE ZONE
- IMMEDIATE TOLLWAY ACCESS
- FULLY SIGNED INGRESS/EGRESS AT HWY 173 WITH DOUBLE TURN
- 340 TOTAL ACRES
- SHOVEL READY WITH WATER/SEWER ON SITE OR ADJACENT
- ZONED COMMERCIAL-INDUSTRIAL
- NEC I-90/39 AND IL 173
- CENTRAL TO MIDWESTERN DISTRIBUTION NETWORKS
- 75 MILES NW OF O'HARE INTERNATIONAL AIRPORT
- 20 MILES NE OF THE CHICAGO/ROCKFORD INT'L AIRPORT AND THE NATION'S THIRD LARGEST UPS AIR HUB

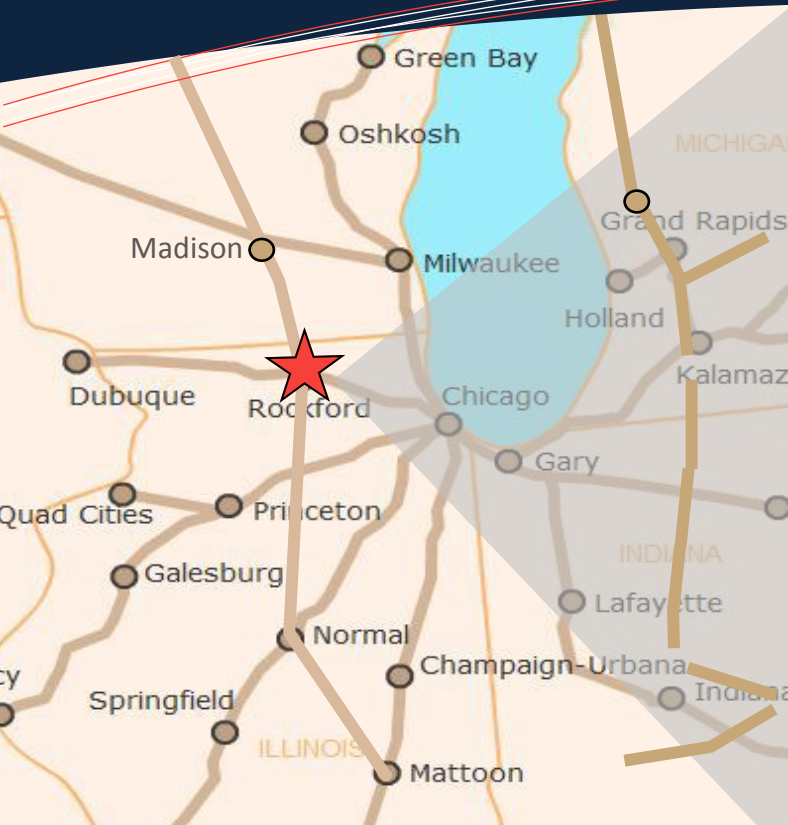
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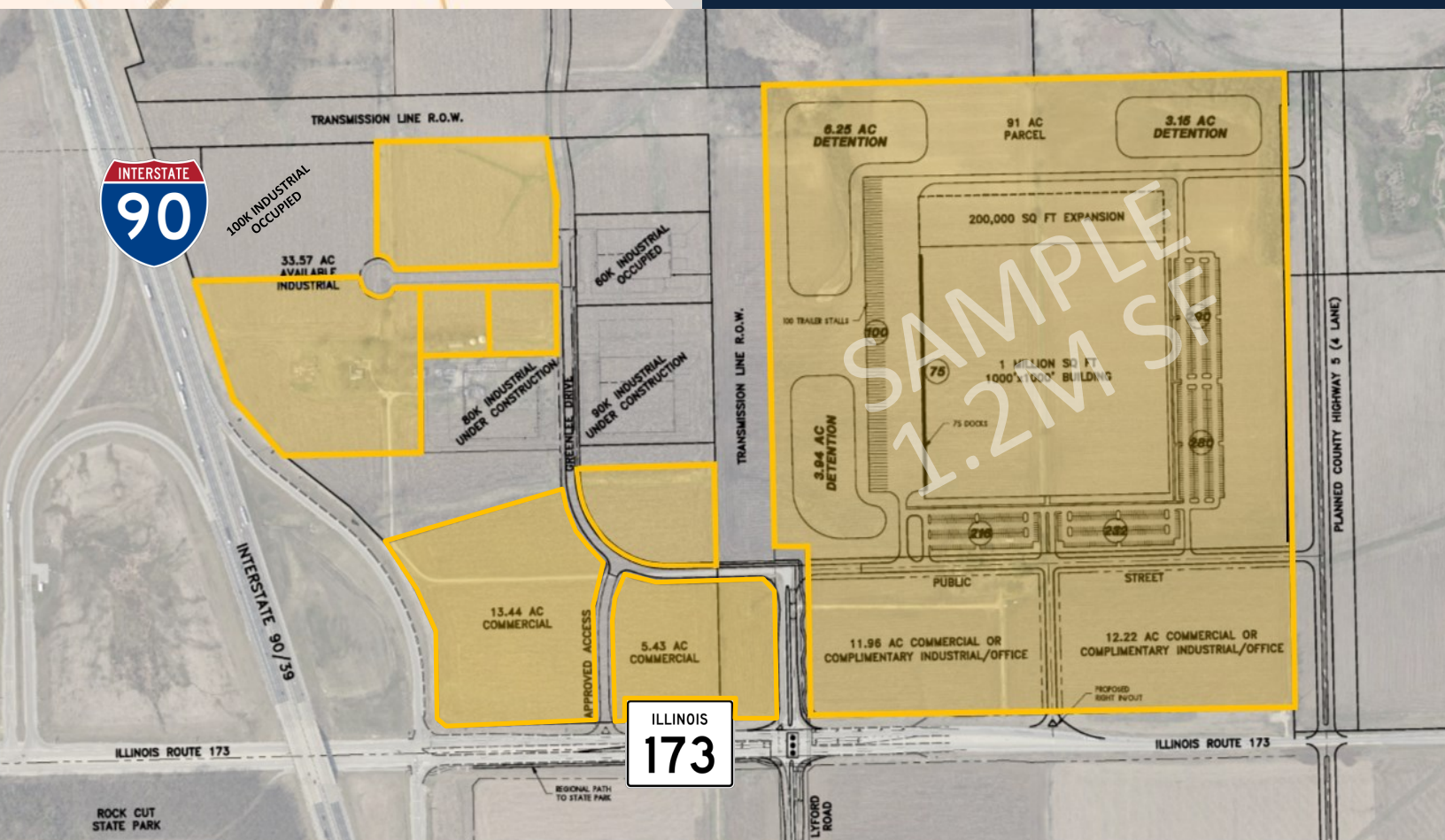
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PARK 90 is a 340-acre, regional, commercial and logistics center located at the NE corner of I-90 and IL 173, just north of Rockford, Illinois. Ideal for logistics, corporate headquarters, retail/dining/service and other complimentary uses, **PARK 90** features immediate tollway access, over 2,500 ft. tollway frontage and fully-signalized ingress/egress. It is strategically located 85 miles NW of Chicago and 80 miles SW of Milwaukee—central to major distribution networks. **PARK 90** also features two incentive districts and benefits from the Rockford region's diverse and quality labor pool.



INDUSTRIES

The Rockford Region's industrial history began with its rise to national prominence in furniture manufacturing and progressed as a center of excellence for farm implement manufacturing.

Also known as "the Screw Capital of the World" our region specializes in fastener manufacturing, and has extended our excellence into engineering, and other highly technical manufacturing processes. The combination of these factors allowed the Rockford Region to diversify into automotive, aerospace/defense, fasteners, machine tools, and heavy machinery.

The Rockford Region is considered an excellent location for:



**ADVANCED
MANUFACTURING**



AEROSPACE



AUTOMOTIVE



**CUSTOMER SERVICE
CALL CENTER**



**FOOD
PROCESSING**



HEALTHCARE



HYDRAULICS



**LOGISTICS &
DISTRIBUTION**

The Rockford Region consists of Boone, Ogle, Stephenson, and Winnebago counties in northern Illinois. The area lies in the heart of the Midwest, and in very close proximity to Chicago, Milwaukee, Madison, Quad-Cities, and Peoria. Its central time zone location allows your company to reach customers from coast to coast during normal business hours.

The 75 institutions of higher learning that lie within a 90-mile commute of Rockford provide a skilled and readily available workforce.

The Rockford Region's low cost of living, high quality of life, and competitive wage rates benefit both employer and employee.

WORKFORCE IN ROCKFORD REGION

The Rockford MSA (which includes Boone and Winnebago Counties) is a thriving area, and the Rockford Area Economic Development Council is dedicated to making the most of our economy through our workforce development programs. The Rockford MSA has an abundant workforce of 176,700 people, and this group has twice the national average of manufacturing employment, along with strong technical and engineering skills and, of course, our great Midwest work ethic. The workforce grows to 453,000 if commutable traffic is included in the figures. All of this combined makes us the perfect location for industrial, automotive, and aerospace site selection.



Nearly 21% of the Rockford Area workforce is employed in manufacturing, which is twice the national average. The Rockford Region is a community that still understands shift work and values companies that need employees with industrial skills.

The recent edition of the *Northern Stateline Economy & Jobs Report* on employers found the Rockford Region's Metropolitan Statistical Area (MSA) labor-shed contains a workforce of 176,700 and the larger Economic Development Region (EDR) of a four-county region with a workforce of over 228,600.

Availability

- Within a 2 hour commute, one can reach approximately 13 million people
- Within a 30-40 minute commute of the Rockford Region MSA, one can reach a total population of approximately 445,800 people
- The labor force is determined to be approximately 176,700 people
- The labor shed contains approximately 11,000 unemployed people who are actively seeking work
- Approximately 48,500 people commute out of Winnebago and Boone counties to work
- When surveyed, 73% of the commuting individuals said they would consider taking a job in Boone or Winnebago County if one comparable to their current job became available, 47% indicated that they would be willing to take a job in Boone/Winnebago County that was available, but not comparable to their current job.

EMPLOYMENT BY INDUSTRIES IN WINNEBAGO COUNTY



EMPLOYMENT BY OCCUPATION IN WINNEBAGO COUNTY

