

52 Acres For Sale or Build-to-Suit

in Loves Park, IL

Situated along I-90 at East Riverside Boulevard



SPRING CREEK DEVELOPMENT GROUF

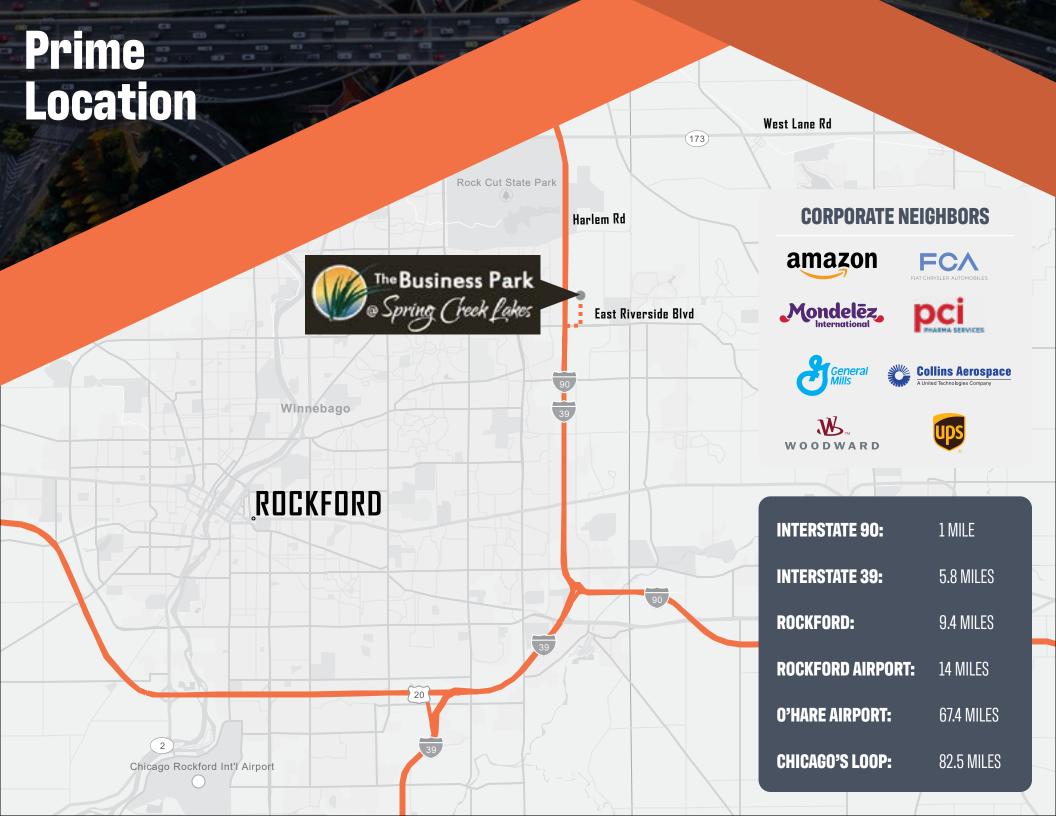
Flexible Site Plan

52-Acre Industrial Park

Situated along I-90 at the four-way interchange of East Riverside Boulevard in Loves Park, Illinois.

- Divisible to meet specific build-to-suit requirements
- State, County and local municipal incentives
- Rapidly growing area for commercial development
- Centrally located between greater Chicagoland and Milwaukee markets





Local Amenities

AERO

Courses

Road

Store and

Rsck Valley College 67

TACO MELL

GreenFire

Riverside Blvd

WOODMAN

MIGS

Inchigan.

Baddy's to Barger

> The Business Park @ Spring Creek Lakes is surrounded by local amenities including retail, hotels, restaurants, recreational facilities and more.

The Business Park Spring Creek Lakes

3

RIVETS

Orth Road

(creyb)

90

CUUS

Addamaticillway

Mercyhealth

Spring Creek Road

IOME

VEDISHÅMERKA

39



Rockford Area Overview

DOWNLOAD FULL REPORT

Incentives

Communities within the Rockford MSA work enthusiastically with new and expanding companies to create a higher standard of living for the region's residents. Incentives are an investment in the future economic well-being of a company and, as such, a return on investment of jobs, tax revenue, community cooperation, and capital investment is expected. Incentives and a location decision must make good fiscal sense to all parties involved. For additional information visit RockfordIL.com.

STATE-DESIGNATED ENTERPRISE ZONES

Belvidere/Boone County, Global Trade Park, Loves Park/ Machesney Park, Rockford I-90, and Rockford EZ 1.

TAX INCREMENT FINANCING DISTRICTS

Rockford, Cherry Valley, Loves Park, Machesney Park, Rockton, and South Beloit.

FLEXIBLE Financing

Industrial Development Revenue Bond and Revolving Loan Fund programs available.

IMMIGRATION THROUGH INVESTMENT

An incentive program where foreign companies investing in the region can receive EB-5 Visas.

Foreign Trade Zone #176

The RAEDC administers FTZ #176 (Foreign Trade Zone #176) on behalf of the Chicago Rockford International Airport. For information regarding participation, contact your local economic development organization.

CASH FLOW

Standing inventory is held in the FTZ subzone/ site without duty, often resulting in large savings, particularly during the first year.

SUPPLY CHAIN TIMELINE

There is no need to hold product for customs clearance.

DUTY DEFERRAL OR ELIMINATION

There is signifi cant duty deferral or elimination of duty on the average inventory during the first year in the FTZ program with capital costs captured each subsequent year.

VALUE ADDED Value added to

merchandise in an FT7

subzone/site is not

dutiable.

PRODUCTION Equipment

Certain duty deferral and reduction benefits apply on production equipment admitted for assembly and testing prior to use in production.



Immediately Available For Sale or Build-to-Suit





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