



# 52 Acres For Sale or Build-to-Suit

in Loves Park, IL

Situated along I-90 at  
East Riverside Boulevard



# 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



# Prime Location



## CORPORATE NEIGHBORS



**ROCKFORD**

<b>INTERSTATE 90:</b>	1 MILE
<b>INTERSTATE 39:</b>	5.8 MILES
<b>ROCKFORD:</b>	9.4 MILES
<b>ROCKFORD AIRPORT:</b>	14 MILES
<b>O'HARE AIRPORT:</b>	67.4 MILES
<b>CHICAGO'S LOOP:</b>	82.5 MILES

Chicago Rockford Int'l Airport



# Local Amenities



 **The Business Park**  
@ Spring Creek Lakes

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



# Aerial View



I-90 FRONTAGE

The Business Park  
at Spring Creek Lakes



FULL INTERCHANGE

Interstate Blvd

East Riverside Blvd



The Business Park  
at Spring Creek Lakes



# Rockford Area Overview

## MOTOR FREIGHT CARRIERS IN THE AREA

Local.....	50
Long-Distance Truckload.....	33
Long-Distance Less Than Truckload.....	17
Specialized.....	54

## 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](http://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 significant 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 FTZ 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.

[DOWNLOAD FULL REPORT](#)





**Immediately Available  
For Sale or Build-to-Suit**



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