

Rock 39 Industrial Park



Just East of I-39 at Baxter Road

Rockford, Illinois



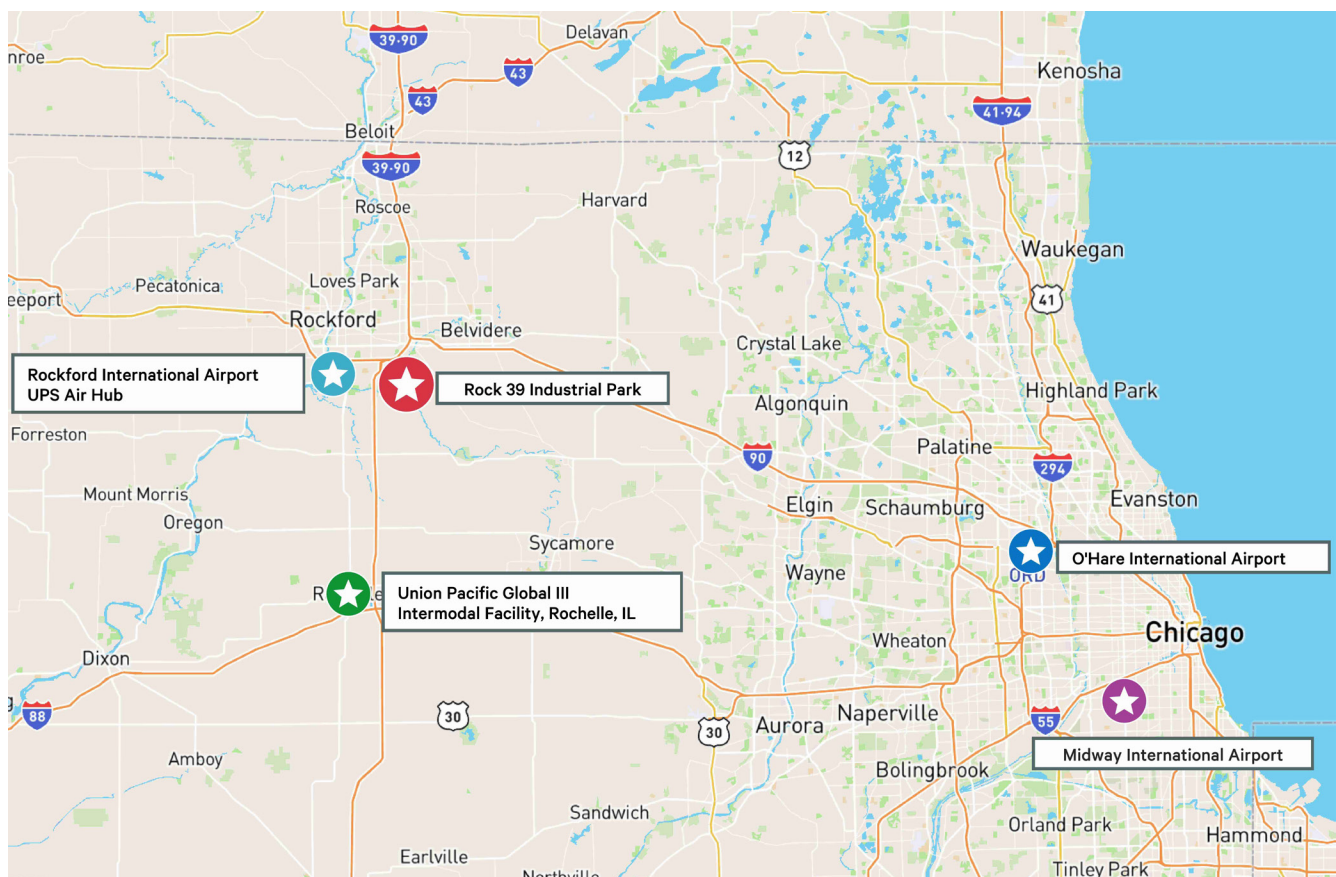
Property Highlights

- + Build-to-suits from 250,000 to 1,500,000 SF
- + 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
- + Low Cherry Valley Real Estate Taxes
- + Direct access and 0.5 miles to I-39/Baxter Rd. interchange
- + 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

300 Acre Park With 140+ Acres Available

Rock 39 Industrial Park

For BTS Lease/Sale

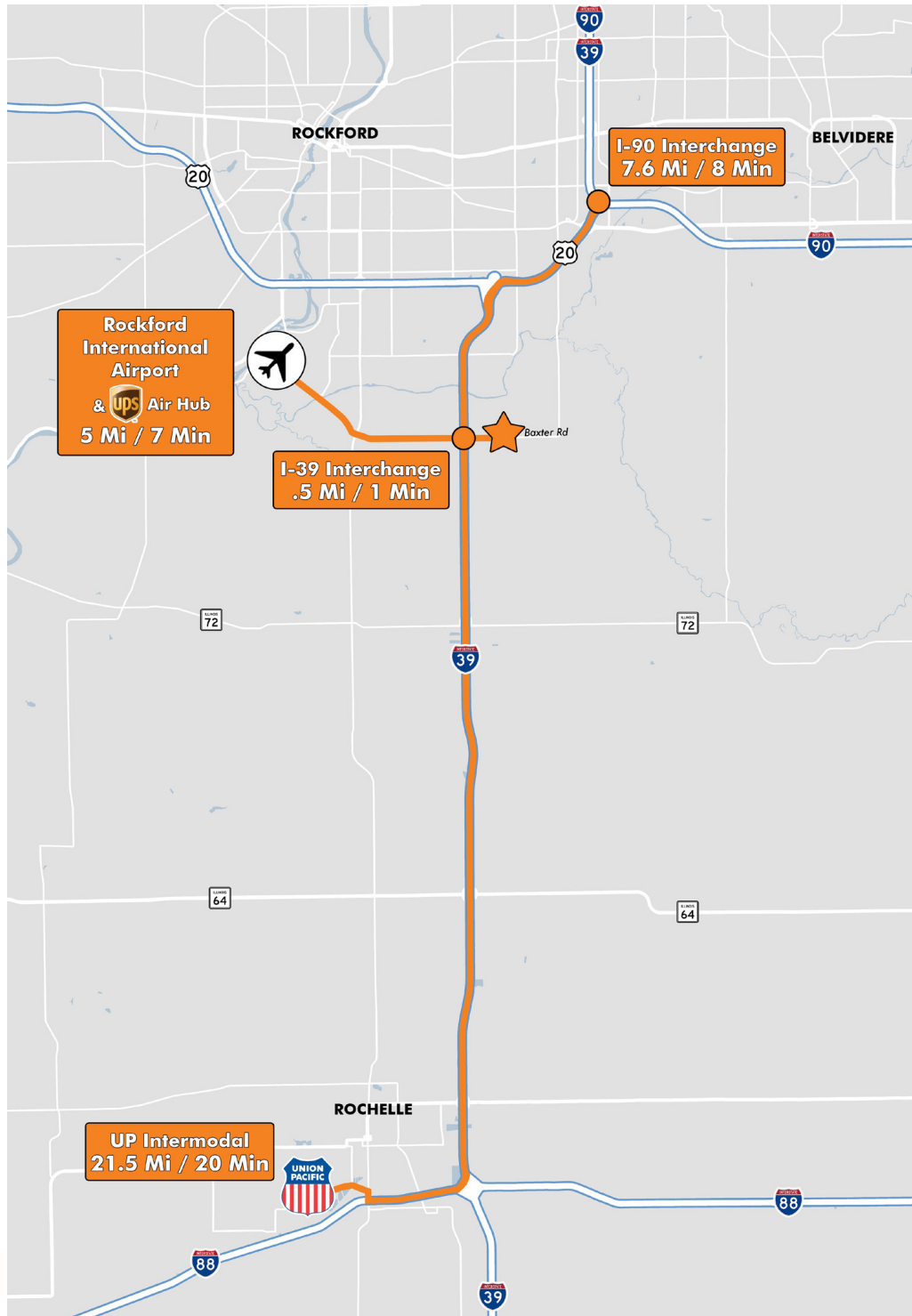


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Drive-Time Map



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