



PROPERTY HIGHLIGHTS

LandMark Real Estate Group is proud to offer a 117,000 SF build-to-suit opportunity in Belvidere, Illinois near the Belvidere Stellantis Assembly Plant—*IDEAL FOR AUTOMOTIVE SUPPLIERS.*

This turnkey industrial project can be designed to meet your specific needs, value-engineered for cost savings and delivered for lease by LandMark's in-house construction team.

- > **Land Site.** 8.60 acres, including detention
- > **Total Building.** 117,000 SF
- > **Office.** Build-to-suit
- > **Clear Heights.** 32'-37' (as designed)
- > **Column Spacing.** 50' x 52' (as designed)
- > **Loading.** (16) fully equipped raised docks; (1) 14'Wx14'H Grade-Level door (as designed)
- > **Power.** 800 amp/480v/3-phase, expandable
- > **Rail.** Union Pacific rail adjacent, no existing spur
- > **Lighting.** LED
- > **HVAC.** Office—heat &A/C; Warehouse—heat only (as designed)
- > **Car Parking.** 50, including ADA, expandable
- > **Trailer Parking.** Approx. 16, expandable
- > **Water/Sewer.** City
- > **Fire Protection.** Wet ESFR sprinkler system

For Lease

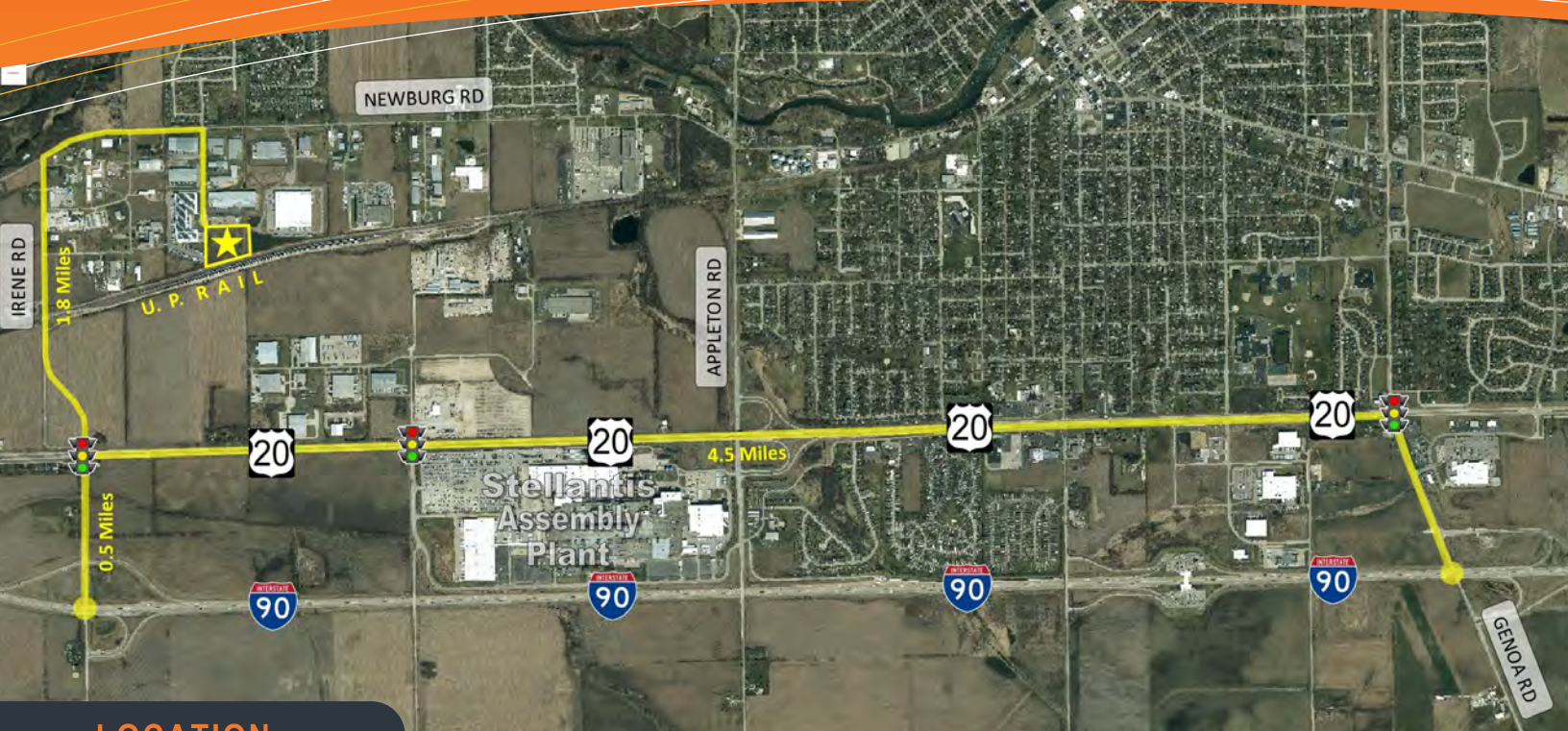
117,000 SF Industrial
Warehouse/Manufacturing Center
with Modern Amenities

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LOCATION

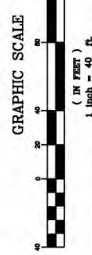
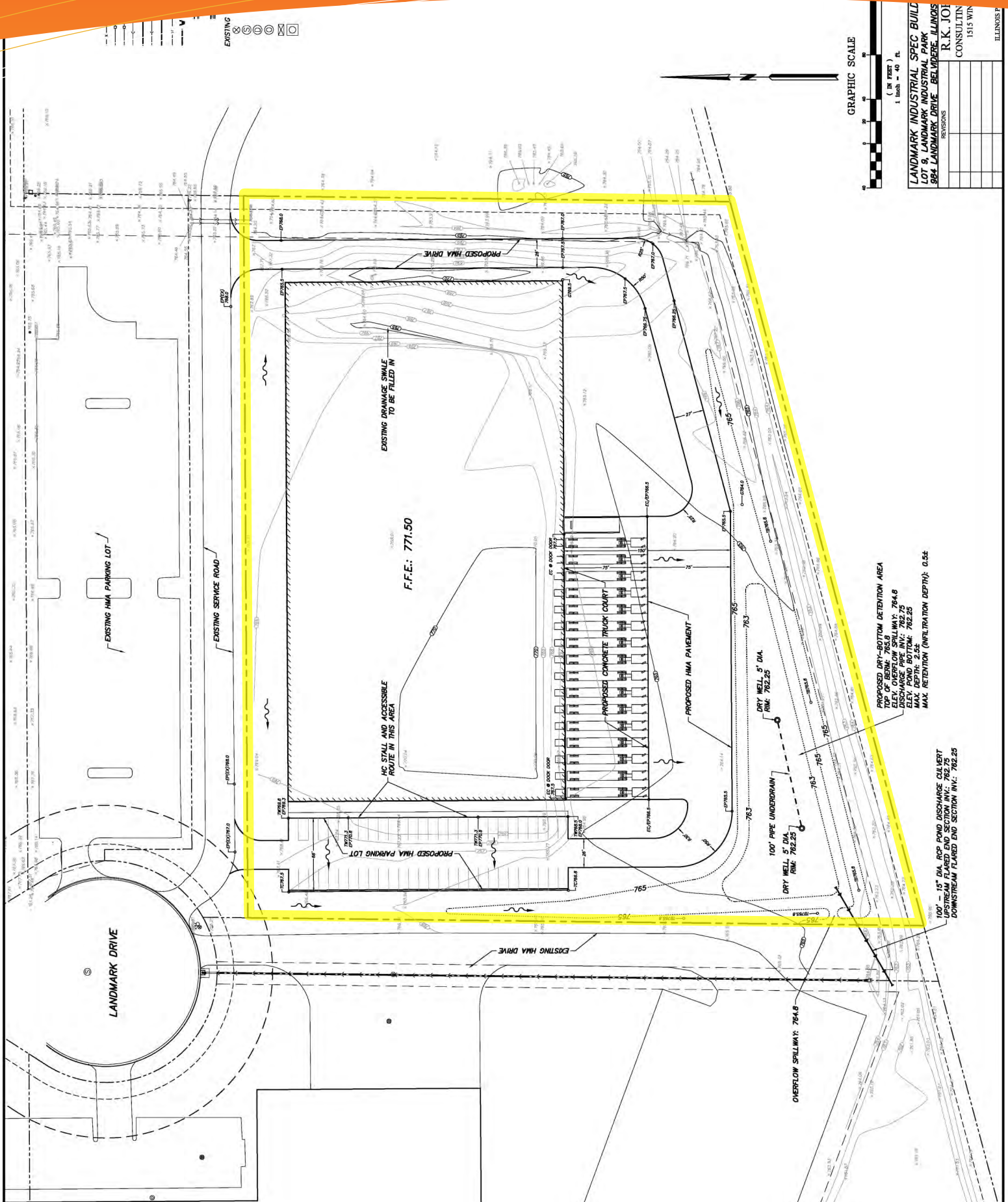
Located just off Newburg Rd. on the last shovel-ready lot in LandMark Industrial Park, the property is just 1.8 miles from US Bypass 20 and 2.3 miles from I-90 @Irene Rd.

Belvidere is a well-established and growing community with quality schools, regional work force, and great proximity to interstate, regional highways and transportation centers such as The Chicago/Rockford Int'l Airport and O'Hare International Airport.

Adjacent west is Rockford, Illinois' third largest city (MSA population +/- 340,000); Chicago and O'Hare are 70 miles to the east—all 6-lane interstate. Full I-90 access at Irene Rd (2.3 mi) and Genoa Rd (5 mi).



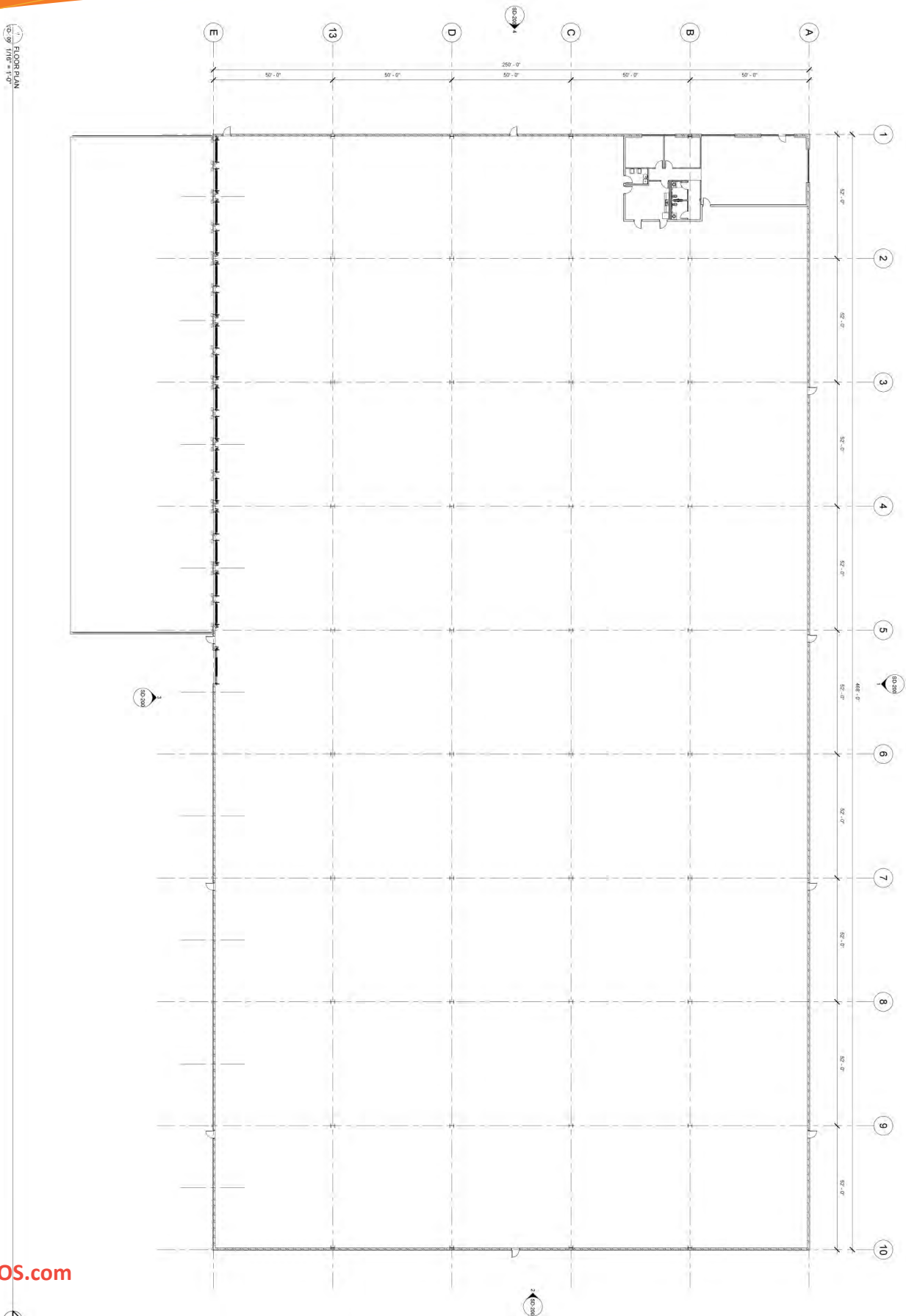
★ Designed by TownMapatUSA.com

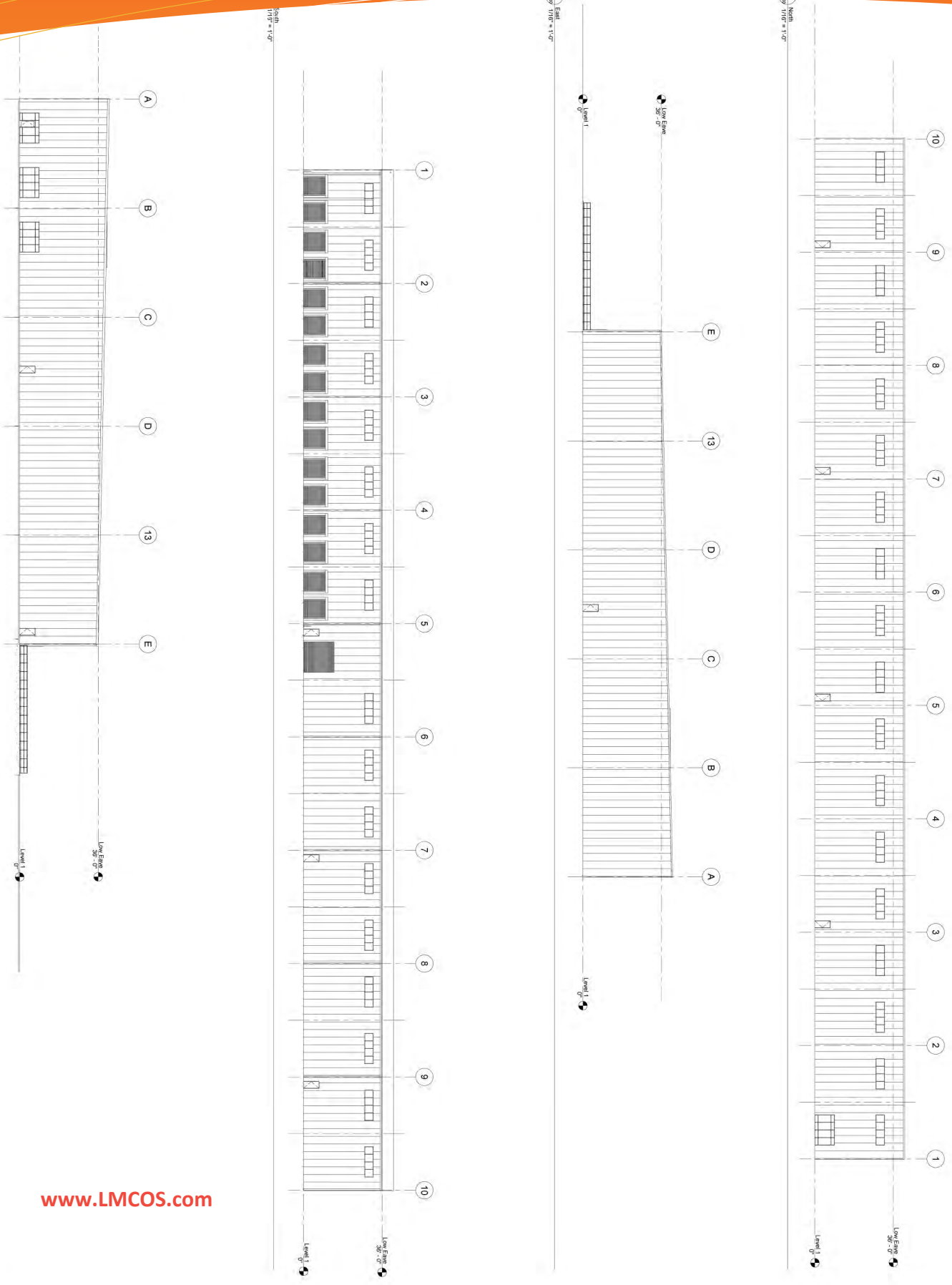


LANDMARK INDUSTRIAL SPEC BUILD
LOT 9, LANDMARK INDUSTRIAL PARK
984 LANDMARK DRIVE - BELVIDERE, ILLINOIS

REVISIONS	DATE	BY	CHKD

R. K. JOI
CONSULTING
1515 WIN
ILLINOIS P





LOCATION OVERVIEW

Rockford MSA (Winnebago and Boone Counties)

Population

336,928

Median Household Income

56,899

Number of Employees

157,305

Median Age

39.7

Unemployment Rate

5.9%

Housing Units

145,523



Regional Investment

The regional economic impact figures and industry specific capital investment includes data from January 2016 through December 2021
Source: RAEDC Project Database



New & Renovated Space 6,388,440 sq. ft.	Capital Investment \$1,333,641,056	New & Retained Jobs 8,320
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Manufacturing

Capital Investment
\$221,448,414

This includes but is not limited to aerospace, medical, automotive, and additive manufacturing.



Education

Capital Investment
\$144,625,000

Includes universities, private schools, RPS205, HSD 122, & HCSD 206.



Logistics & Distribution

Capital Investment
\$80,045,900

This includes but is not limited to warehouse, airport improvements, and distribution.



Healthcare

Capital Investment
\$649,833,160

This combines data from our region's four health systems, VA services, and other medical establishments.

Awards & Recognition

IndustryWeek

#4

IndustryWeek
Best Places
to Work in
Manufacturing in
the Nation

smartasset™

#4

SmartAsset
Healthcare
access & home
affordability
(3rd straight year)



#5

Milken Institute
Best-Performing
Cities for Job
Growth

Forbes

#6

Forbes
Easiest Places to
Make Your Mark

smartasset™

#9

SmartAsset
Best Places to
Work In
Manufacturing

Reader's
Digest

Top 15

Reader's Digest
Best Places to
Move to in the
Nation

USA TODAY

#6

USA Today
Fastest Growing
Housing Market

Rockford
ILLINOIS + USA

ROCKFORD AREA ECONOMIC DEVELOPMENT CORP.

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Legal Disclaimer

Information contained herein has been compiled to the best of our knowledge.

Any inaccuracies can be reported to information@RockfordIL.com.