

#### **60+ ACRES AVAILABLE**

BUILD-TO-SUITS FROM 100,000 SF TO 1,200,000 SF

**Dual Rail Available** 

**50MW Power Available Immediately** 

Suitable for Data Centers & Manufacturing

LOCATED ON THE SOUTHEAST CORNER OF STEWARD ROAD AND RITCHIE ROAD IN ROCHELLE, ILLINOIS

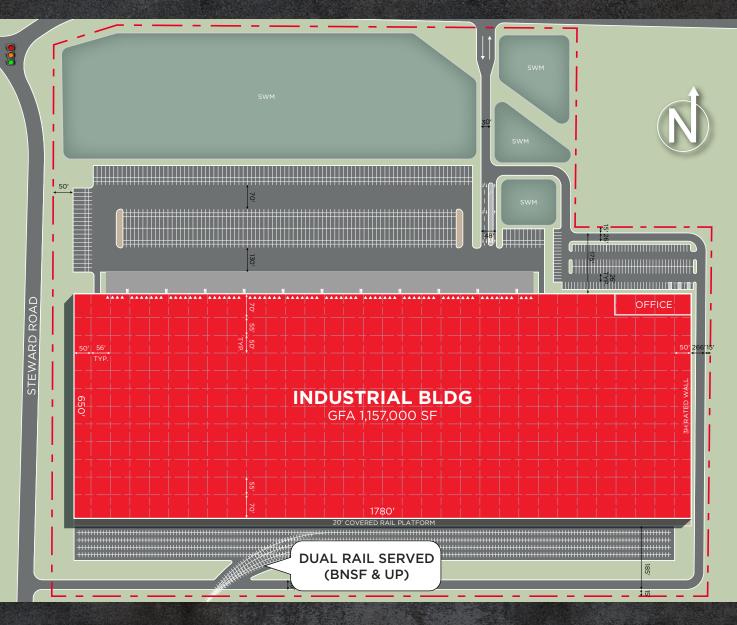
A Development by:

Exclusive Agents:





# CONCEPTUALPLAN





BUILD-TO-SUITS FROM 100,000 SF TO 1,200,000 SF AND ABOVE



IMMEDIATE ACCESS TO I-88 & I-39



DUAL RAIL SERVED SITE (BNSF & UP)

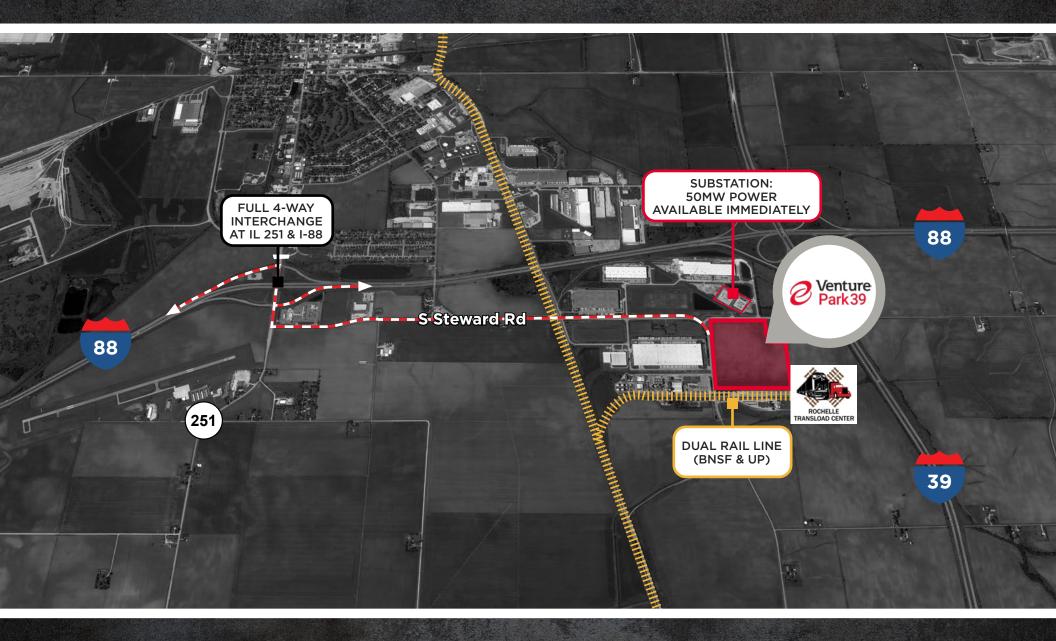


50MW POWER AVAILABLE IMMEDIATELY



ENTERPRISE ZONE

# FLEXIBLE ZONING

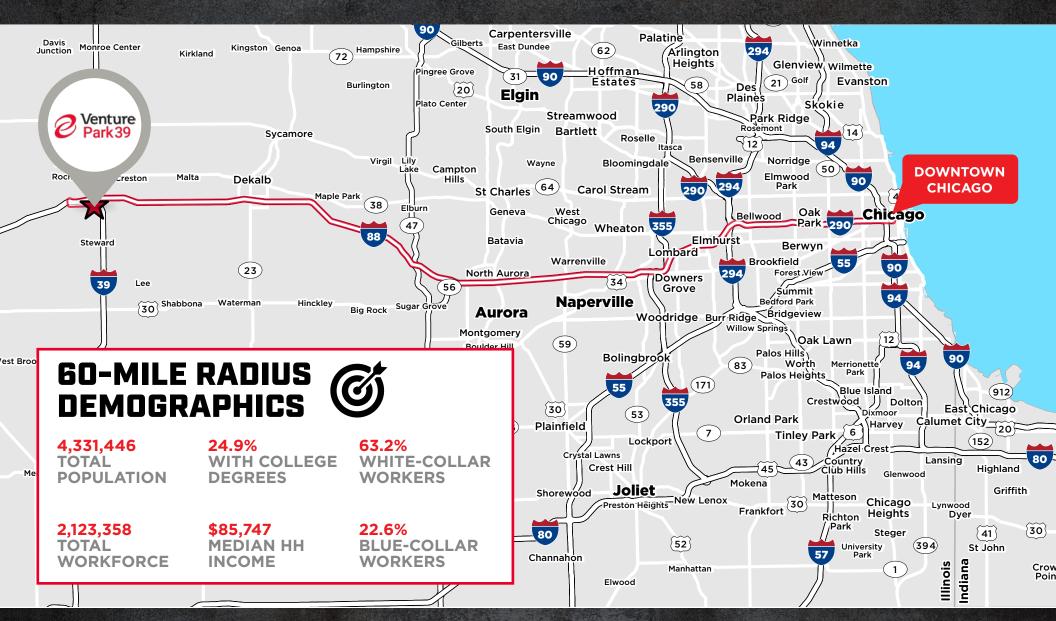


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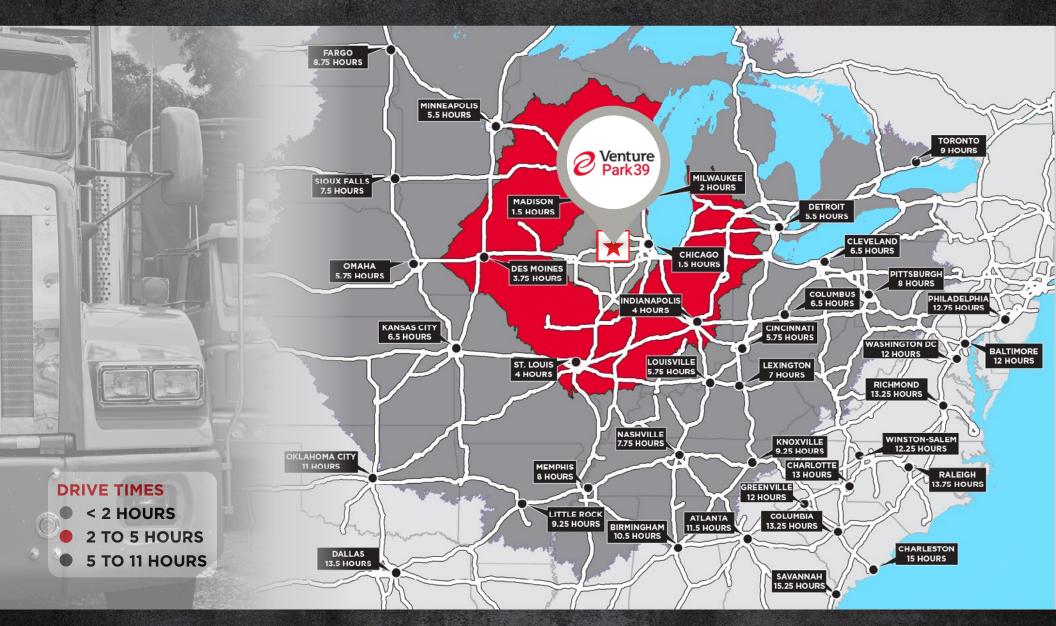


COMPANY

# IN AN UNBEATABLE



### REGIONAL CONNECTIVITY



PREGUUS TIME



# GET IN TOUGH

FOR MORE INFORMATION AND LEASING OPPORTUNITIES, PLEASE CONTACT A MEMBER OF OUR TEAM:



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