



Venture Park 39

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**



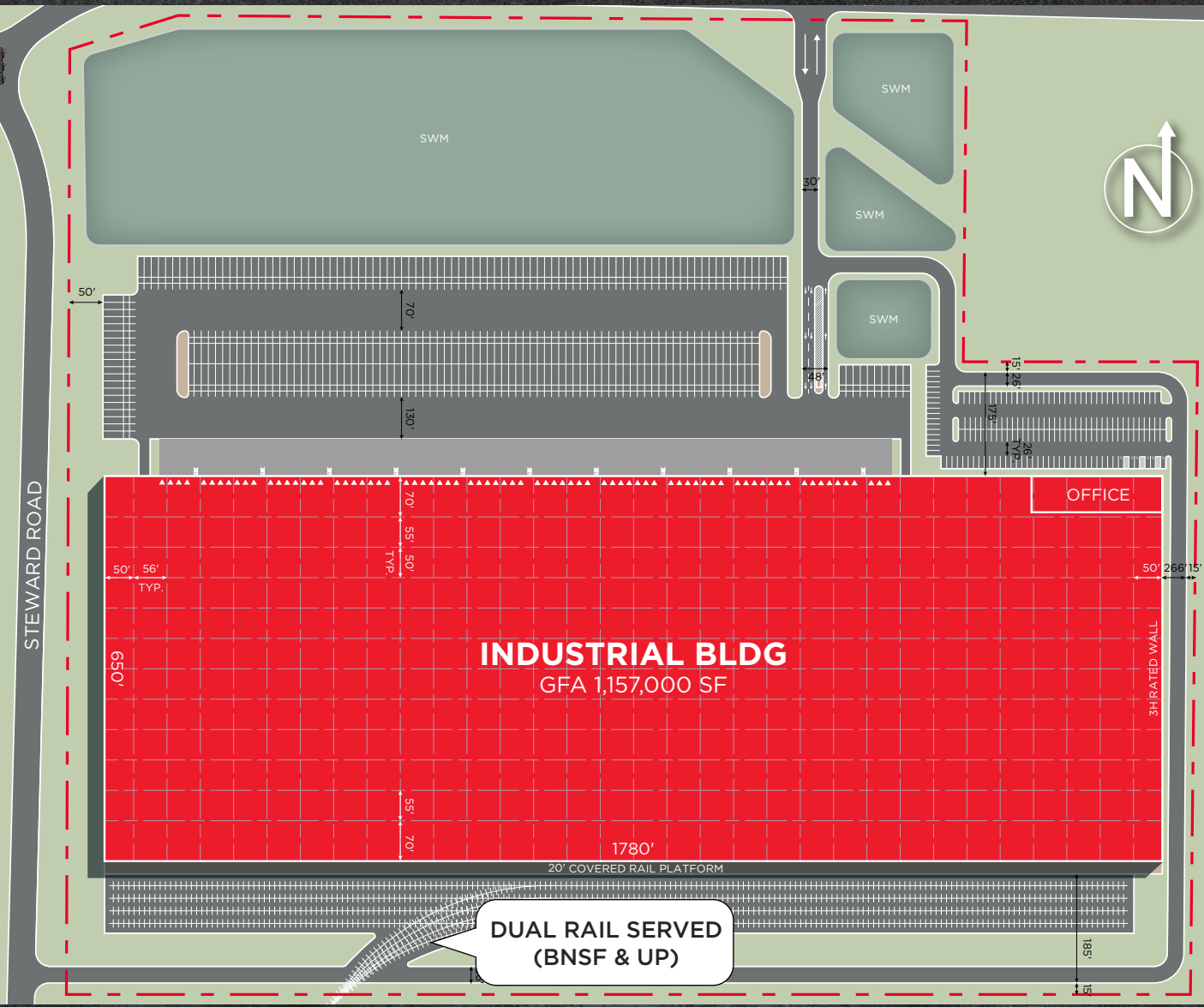
A Development by:



Exclusive Agents:




CONCEPTUAL PLAN



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

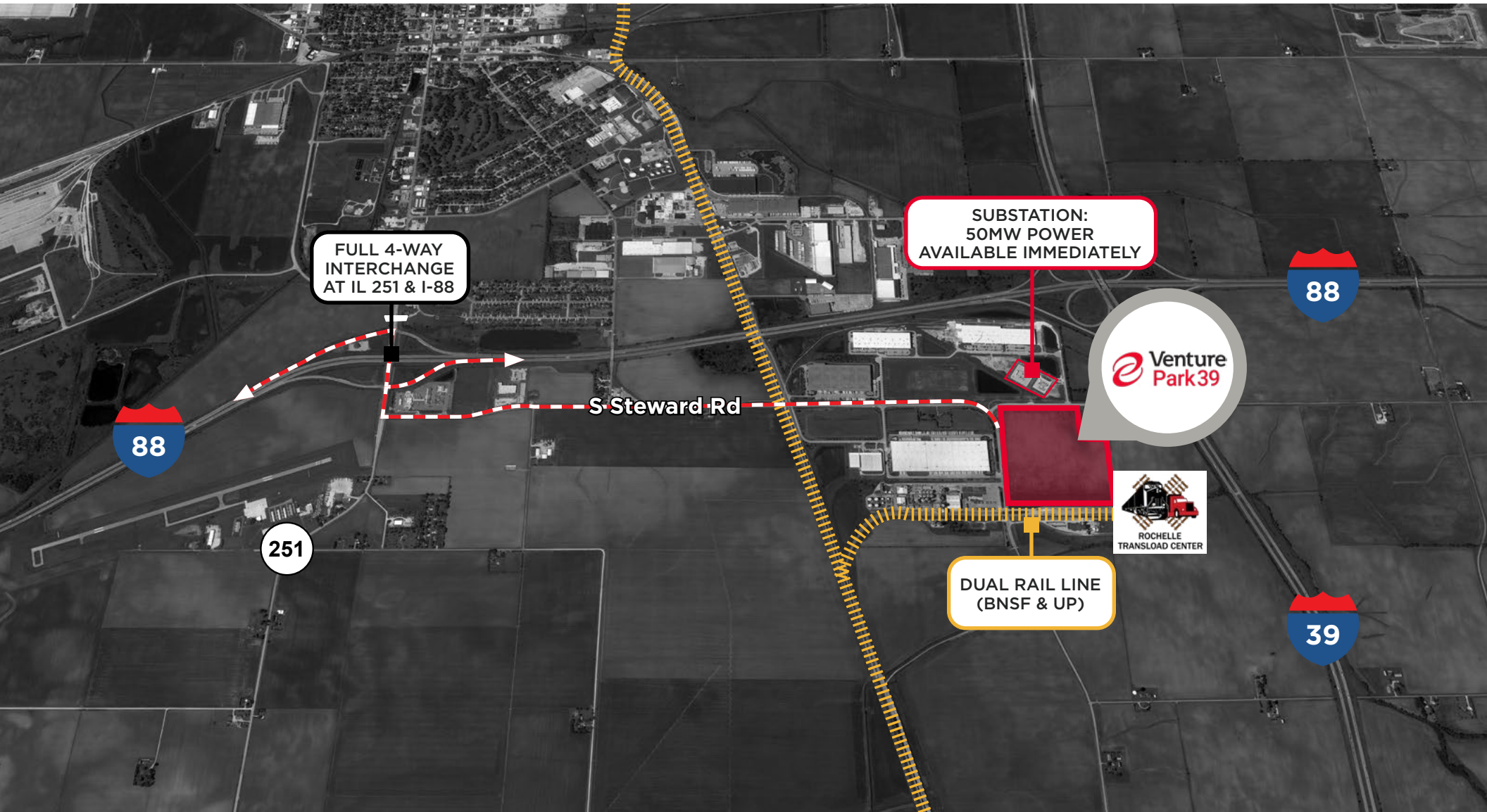
 IMMEDIATE ACCESS TO I-88 & I-39

 DUAL RAIL SERVED SITE (BNSF & UP)

 50MW POWER AVAILABLE IMMEDIATELY

 ENTERPRISE ZONE

FLEXIBLE ZONING



FULL 4-WAY
INTERCHANGE
AT IL 251 & I-88

S-Steward Rd

SUBSTATION:
50MW POWER
AVAILABLE IMMEDIATELY

Venture
Park 39

ROCHELLE
TRANSLOAD CENTER

DUAL RAIL LINE
(BNSF & UP)

88

39

88

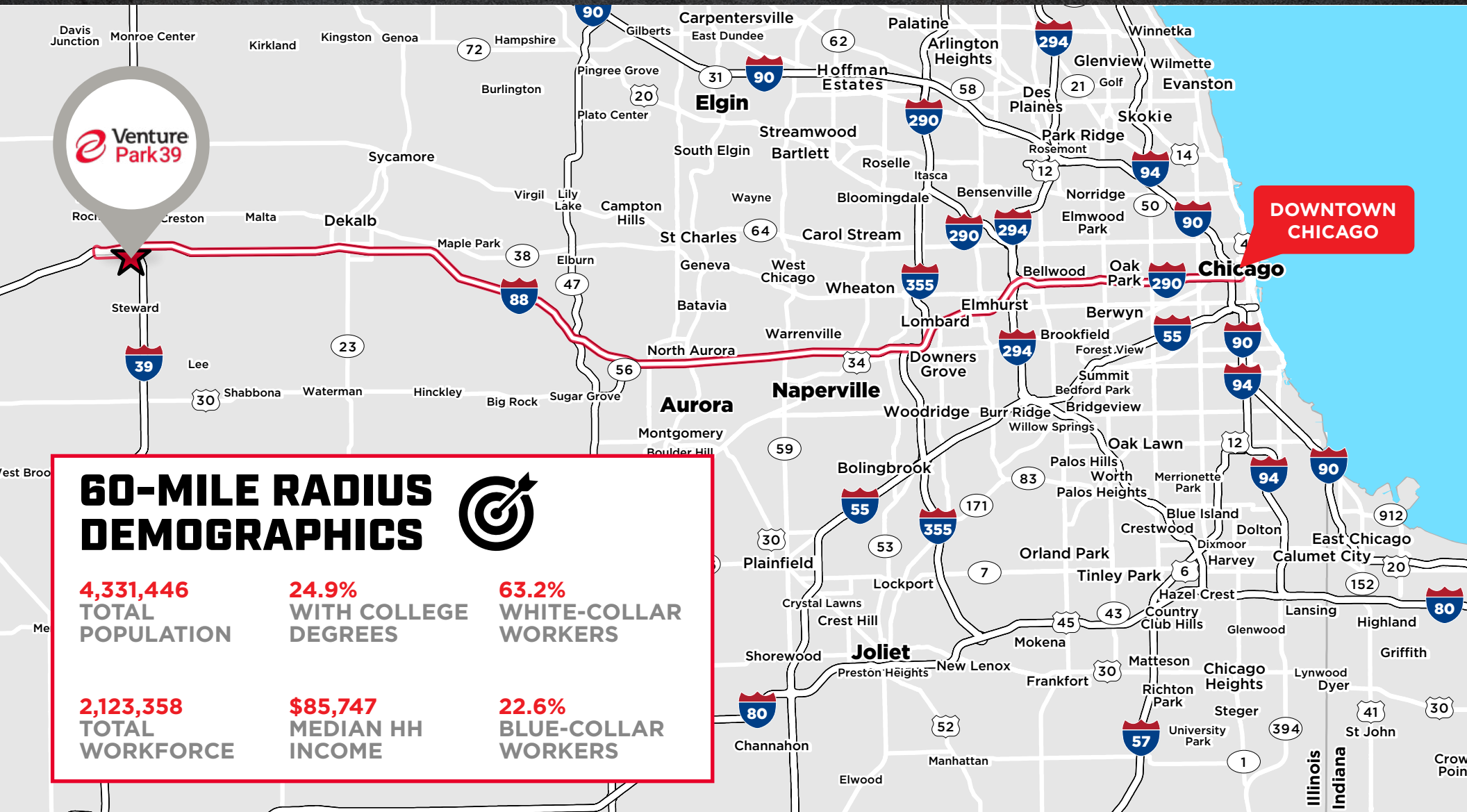
251

IN GOOD



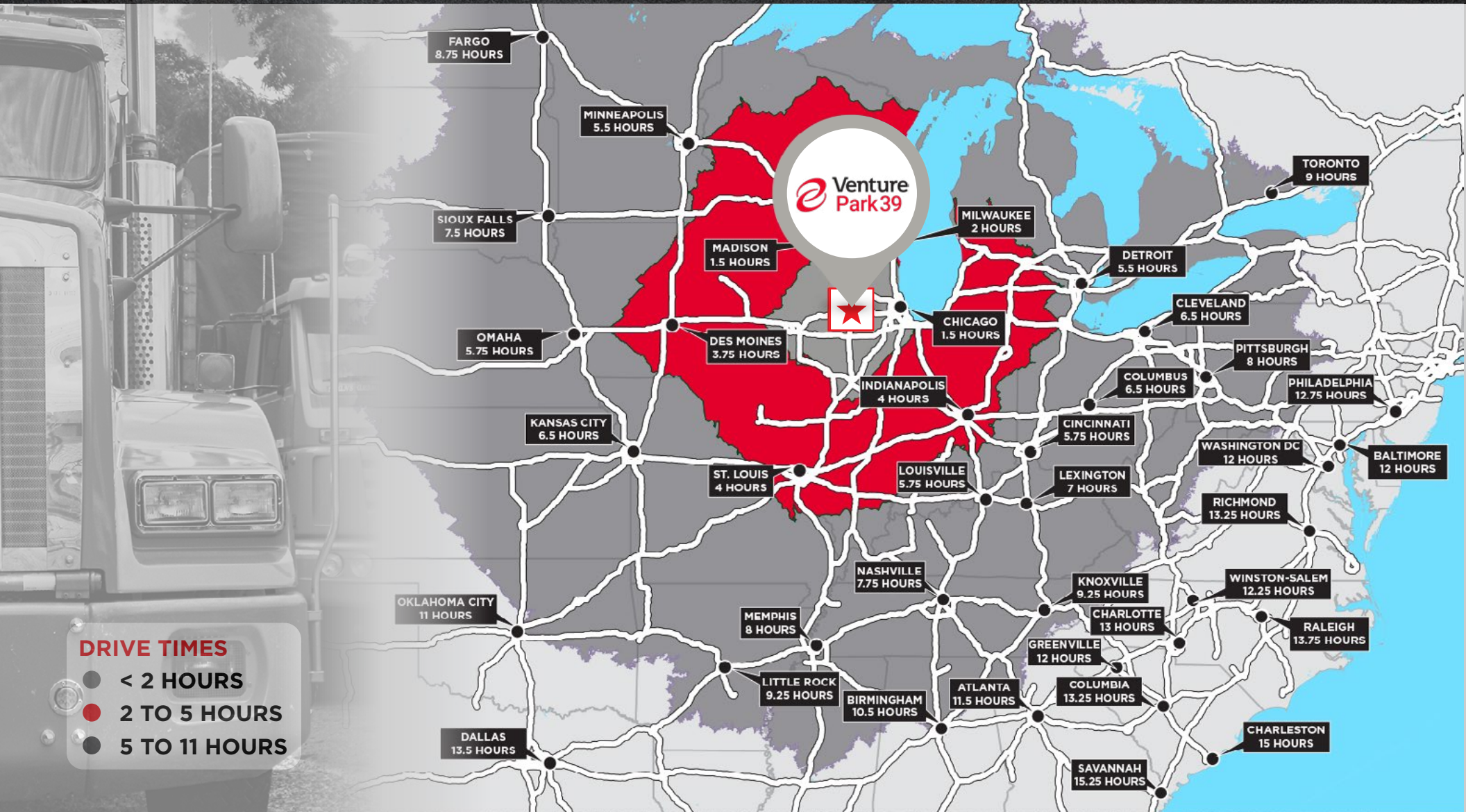
COMPANY

IN AN UNBEATABLE



LOCATION

REGIONAL CONNECTIVITY



PRECIOUS TIME



GET IN TOUCH

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



JASON WEST, SIOR
Executive Vice Chair
+1 847 518 3210
jason.west@cushwake.com

SEAN HENRICK, SIOR
Vice Chair
+1 847 518 3215
sean.henrick@cushwake.com



MICHAEL MAGLIANO
Executive Managing Director
+ 1 847 518 3259
michael.magliano@cushwake.com

MARK GOODE
Principal
+1 847 274 6089
markg@ventureonere.com

RYAN STOLLER
Principal
+1 847 495 4619
ryans@ventureonere.com