

BTS LEASE OR SALE

# ROCK 39 INDUSTRIAL PARK

## 300 ACRE PARK WITH 161 ACRES AVAILABLE

JUST EAST OF I-39 AT BAXTER ROAD  
ROCKFORD, ILLINOIS



### SITE FEATURES

- + Build-to-suits from 100,000 SF to 1,500,000 SF
- + Sites from 10 to 140 acres
- + Owner will build-to-suit lease or BTS sale. Will also consider sale of the 21 acre parcel.
- + Utilities available to sites
- + 15 year, 50% tax abatement and FTZ in place
- + Strong labor market
- + Cherry Valley taxes
- + Direct access and 0.5 miles to a four-way interchange at I-39 via Baxter Rd. to the west
- + 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



### CONTACT

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 **VENTURE ONE**  
REAL ESTATE

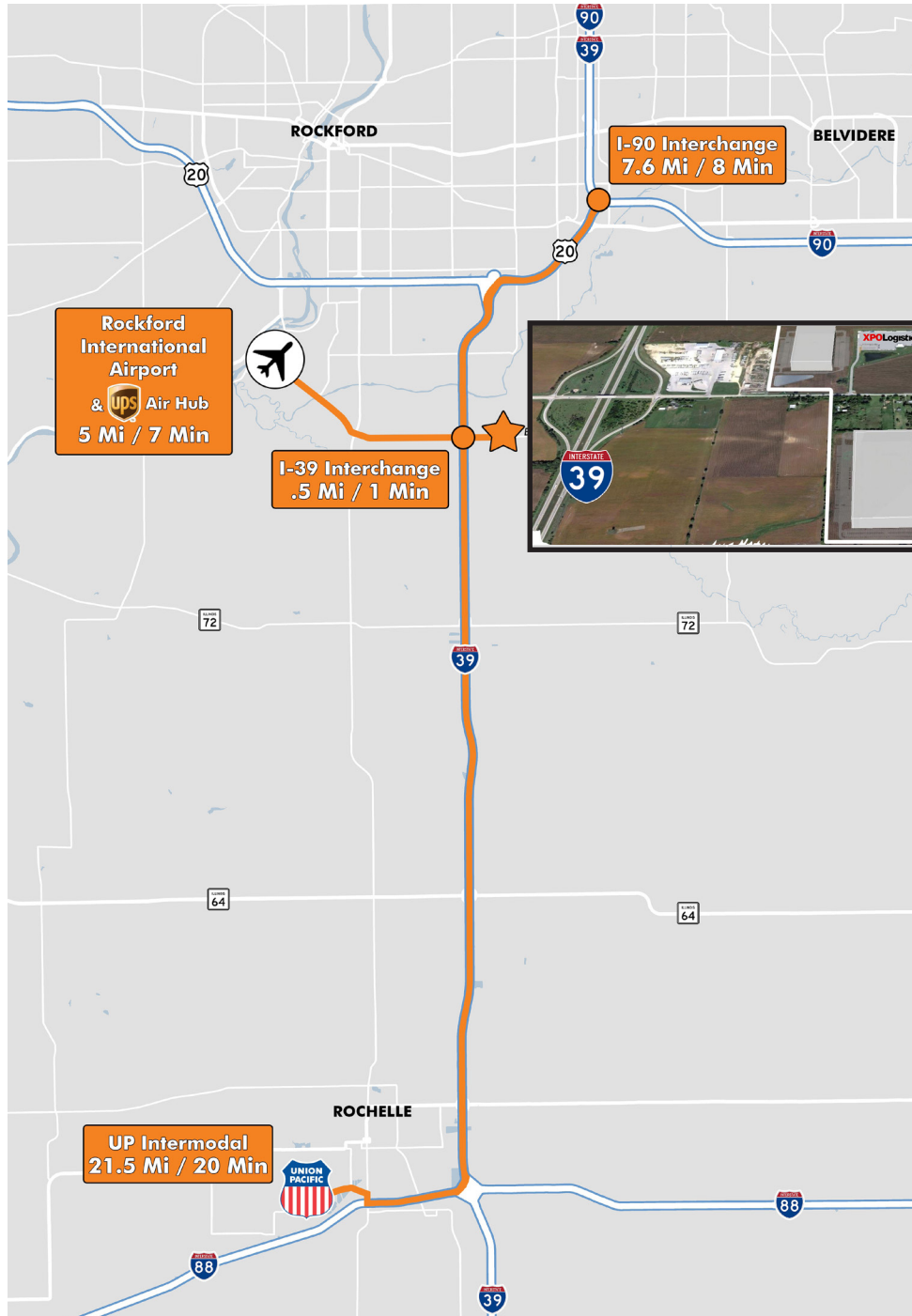
**CBRE**

# 161 ACRES FOR BTS LEASE OR SALE

EAST OF I-39 AND BAXTER RD.  
ROCKFORD, ILLINOIS



## DRIVE-TIME MAP



 **VENTURE ONE**  
REAL ESTATE

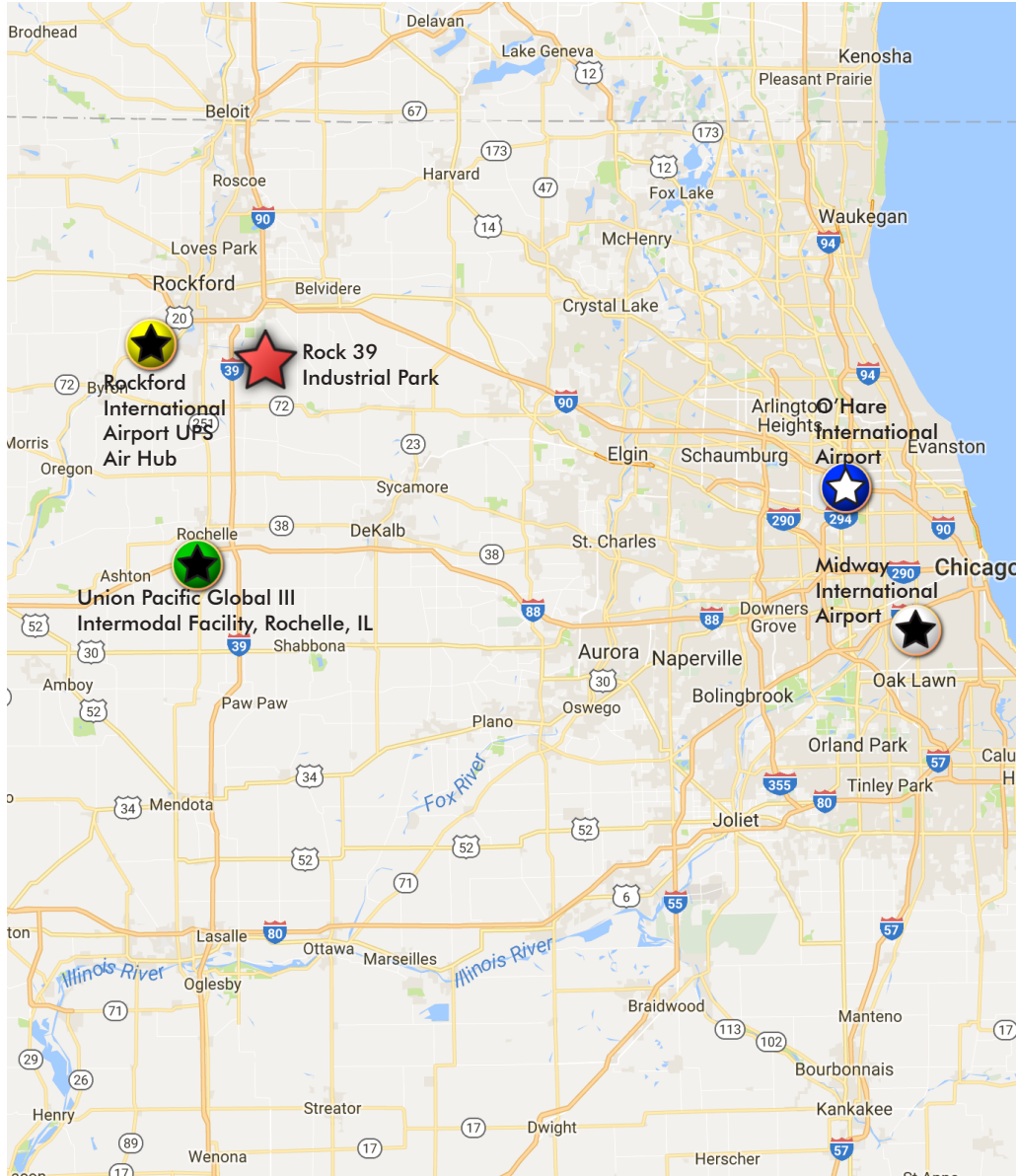
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## REGIONAL MAP



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