

Rising Star eNews

Development Opportunities in the
Rockford, Illinois, USA Region

Spring 2015

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New!

[10 \(Fun\) Reasons to Choose the Rockford Region](#)

Promote B2B!

[Supply Chain Tool: Connect with local businesses](#)

Quote:

"In my lifetime, I don't think we've had more energy around (redeveloping downtown). We're very excited. It's a good deal of momentum."

-- Rockford Mayor
Larry Morrissey

COMMUNITY FEATURE

Downtown Rockford is booming



Downtown Rockford development has been so busy in the past six months, it's difficult to keep up.

1. Construction has begun on the Reclaiming First indoor sports facility in the former Ingersoll building.
2. Gary Gorman plans to build a [\\$64 million, 150-room hotel and convention center on South Main](#) along the Rock River (rendering above).
3. Joseph James Partners wants to spend \$14 million to create a [boutique hotel](#) by adding three floors to the Trekk building.
4. The [historic Rockford Trust Building](#) has gotten approval to be converted into 62 apartments.

Learn more: Additional links:

[City Council roundup on the 2 hotels and apartment building](#)

[How Reclaiming First drives economic development](#)

AVAILABLE BUILDINGS & LAND

INDUSTRIAL/MANUFACTURING/WAREHOUSE & DISTRIBUTION



Address: [545 Blackhawk Park Ave., Rockford](#)

Total SF: 146,817

Zoning: I-2, heavy industrial

Year Built: 1956

Special Features: Former Mattison Technologies property. Recently insulated R-19 ceilings. A 240' x 70' x 46'-6" high bay w/40-ton crane 30'-6" under hook and three 600' x 40' bays w/15-ton crane 20' under hook. Two 5,000 amp services, 480 & 240. 12.63 acres, perimeter fenced 5' & 6' high.

For More Info:

Ernie Hunter

Ernie@ErnieHunter.com

815.494.1344

INDUSTRIAL



Address: [1354 Clifford Ave., Loves Park](#)

Available SF: 459,643 (divisible, four sections)

Zoning: IG, general industrial

Ceiling Height: 14' and 20' clear height

Years Built: 1953-1966

Special Features: 50' x 432' crane bay. 11 docks with levelers, 2 internal dock bays. 2 hydraulic freight elevators, 1 passenger elevator. Security system and fenced perimeter. 4 air compressors. Back-up generator. Fiber feed. Recent lighting upgrades. Parking: 950 exterior spaces, 490 spaces in parking garages.

For More Info:

Karen Walsh

karen.walsh@cbre.com

815.218.3438

INDUSTRIAL/LIGHT MANUFACTURING



Address: [5196 27th Ave., Rockford](#)

Total available SF: 44,161

Zoning: I-1, light industrial

Ceiling Height: 16' to 17'

Year Built: 1978

Special Features: 2 docks. 4 overhead doors. 2,000 amp electric. Bus bars. Compressed air lines, 2 air compressors, paint booth and tool crib. For sale or lease.

For More Info:

Tracy Eastman

tracye@dickersonnieman.com

815-381-1120 (office) 815.979.4926 (cell)

INDUSTRIAL



Location: [1221 Research Pkwy., Rockford](#)

Total available SF: 32,736

Zoning: general industrial

Ceiling Height: 18'

Features: Data center/disaster recovery facility could be repurposed as back office/call center. Steel/concrete construction. 10,000 SF raised floor area (expandable). Dual 2,500 KVA power feeds from separate ComEd substations to property. Expandable.

For More Info:

C. Shane Van Sickle

svansickle@lmc.com

815.639.0034 (office) 815.979.0242 (cell)

LAND



Address: 4900 Linden Road, Rockford

Size: Shovel-ready site with up to 20 acres available; can be divided

Description:

Near I-39, with easy access to I-88 and I-80. Surrounded by light manufacturing. Municipal water and sewer. Owned by Cord Construction, which can build-to-suit.

For More Info:

Craig Erdmier

815.965.6630

erdmier@cordconstruction.com

LAND



Address: Interstate Crossings at I-90 and Highway 173, Machesney Park

Size: 90-acre park, with lot sizes to suit

Description:

Exceptional visibility and access to I-90 on the I-39 Logistics Corridor. TIF, other incentives available. Zoned industrial/flexible/commercial. Amenities within a mile.

For More Info:

Bharat Puri

815.229.3000

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For additional properties in the Rockford area of Illinois, [search site and building listings online](#) or contact Carrie Zethmayr at czethmayr@rockfordil.com.

SUCCESS STORY: ALL WORLD MACHINERY SUPPLY



The right place to grow

[All World Machinery Supply Inc.](#), a machine tool parts supply company that also designs, services, builds and supplies hydraulic, pneumatic and motion-control parts, is gearing up to move this June near Rockton Road and Interstate 90 in Roscoe.

The company chose the site to gain great visibility and expand its working space. And it chose the Rockford Region because of its growth potential.

"We see many great opportunities in this region including manpower, skill sets, manufacturing base and location. All of these are great benefits for us as a business and the companies we partner with," said David Koepp, President and CEO.

See page 7 of the [RAEDC's 2014 annual report](#) to read why they are creating 58 new jobs and investing nearly \$4 million in the Rockford Region.

All World Machinery Supply is not alone. Dozens have expanded or located here. Glance quickly through our digest of [2014 Success Stories](#).

BUSINESS SERVICE SPOTLIGHT: Find and secure that funding!

Rockford Region Economic Development District, which is changing its name this spring to Economic Development District of Northern Illinois, is a regional leader in **grant research, writing, proposal review and project management** for not-for-profit and government organizations.



Clients can expect the highest quality and best rates for grant-related services, thanks to an experienced team and the Rockford Region's only Grant Professional Certified professional, Dana Northcott.


If you are looking for funding opportunities, RREDD can help you at any level and build the strategic partnerships that open up your possibilities.


For more information, call 815.969.4252, email dnorthcott@myedd.org or go to www.myedd.org.

UPCOMING EVENTS


AIRE "Mission: Possible" Virtual Market Tour, April 16:

Association of Industry Real Estate Brokers event, 2:30 to 5:30 p.m. April 16, River Casino, Des Plaines. Cost is \$25 for members, \$35 for nonmembers; [register here](#).

 **AIRE Lunch, Learn and Lead, May 12:** 11:30 a.m. to 1:30 p.m. May 12. [Details to come; sign up here](#).

 **I-39 Logistics Corridor Association meeting, May 13:** Details to come; [watch the website for more](#).

 **SIOR May luncheon, May 26:** Society of Industrial and Office Realtors event, 11:30 a.m. May 26, Cafe Le Cave, Des Plaines. [Learn more here](#).

 **Rockford AirFest, June 6-7:** See the U.S. Navy Blue Angels at the best air show in the Midwest, June 6-7, Chicago Rockford International Airport. [Find tickets, schedule and more](#).

For a *comprehensive list of business-related events in the Rockford Region*, check the RAEDC's [Upcoming Events page](#).

IN THE NEWS

[Illinois is a good place to locate a business](#)

Our state maintained its third-place ranking in Site Selection magazine's annual recognition for top-performing states in capital investment attraction for new plant announcements.

[Outlook strong for I-39 corridor this year](#)

Investments in the I-39 Logistics Corridor in 2013 and 2014 represented an 81 percent increase over the previous two years and growth is expected to continue with a strong start already to 2015.

Stay up to date with the [RAEDC's news feed](#) and our [new monthly President's Newsletter](#) (sign up at information@rockfordil.com)!

About RAEDC

The primary role of the Rockford Area Economic Development Council is to collaboratively improve the wealth of the Rockford Region by helping employers retain and create quality jobs. The [RAEDC staff](#) works closely with many partners to serve as a one-stop resource for clients, to improve the competitiveness of the region and to engage the community in the daily work of economic development.

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