

# Rising Star eNews

Development Opportunities in the  
Rockford, Illinois, USA Region

## Summer 2015

### QUICK LINKS

[Available Buildings & Land](#)

[Success Story](#)

[Business Service Spotlight](#)

[Upcoming Events](#)

[In The News](#)

[About RAEDC](#)

[2014 Annual Report](#)

**New!**

[Survey: Community perceptions radically improve among business leaders](#)

**Bookmark this!**

[New initiative helps redevelopment efforts](#)

**Promote B2B!**

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

### Newsorthy quote:

*"We are excited to offer these services to our customers at RFD."*

-- Executive Director Mike Dunn, announcing flights from Chicago Rockford International Airport to the New York City and Denver areas ([learn more here](#))

### COMMUNITY FEATURE

## Summer fun for everyone -- and for every day



The weather isn't the only thing heating up this summer in the Rockford Region. Thanks to a growing number of events, you can feel energy on the rise in our community. Let us pique your interest:

- Can you resist this perfect pairing: [Pints with Pups?](#)
- Did you know that Rockford has a [Frank Lloyd Wright home](#) to tour?
- Have you ever seen [a play under the stars](#) at Starlight Theatre?

**The summer months are rich with outdoor markets, music, movies and more.**

See our day-by-day breakdown at [rockfordil.com/summerfun!](http://rockfordil.com/summerfun!)

## AVAILABLE BUILDINGS & LAND

### OFFICE SPACE



**Address:** [6000 E. State St., Rockford](#)

**Total SF:** 4,157 to 23,831 available

**Zoning:** Commercial, General

**Special Features:** Class-A, 5-story professional complex overlooking one of the market's most heavily traveled corridors at over 64,000 VPD. Two-story atrium. Key-card access. Double loading docks and elevators.

**For More Info:**

C. Shane Van Sickle

[svansickle@lmc.com](mailto:svansickle@lmc.com) 815.639.0034 (office) 815.979.0242 (cell)

### INDUSTRIAL, BUSINESS PARK, WAREHOUSE/DISTRIBUTION



**Address:** [4250 McFarland Road, Loves Park](#)

**Available SF:** 40,500

**Zoning:** Industrial

**Ceiling Height:** 21' 8" to 25' clear

**Year Built:** 1990

**Special Features:** Expandable to total building 93,400 SF; 8 interior docks, 2 drive-up overhangs, 2 5-ton cranes.

**For More Info:**

Karen Walsh

[karen.walsh@cbre.com](mailto:karen.walsh@cbre.com)

815.218.3438

## INDUSTRIAL/HEAVY



**Address:** [481 Gardner St., South Beloit](#)

**Total available SF:** 87,031

**Zoning:** IH, heavy industrial

**Ceiling Height:** High ceilings (11' to 24'). Ceiling height under hook, 17' 10"

**Year Built:** 1925

**Special Features:** Former machine production facility. Heavy- and light-duty cranes (1/2 ton to 30 tons), drive docks, lots of power. Close to I-90.

**For More Info:**

George Licari

[licari45@comcast.net](mailto:licari45@comcast.net) 815.381.1146 (office) 815.978.4534 (cell)

## LIGHT INDUSTRIAL/WAREHOUSE

**Address:** 4301 Kishwaukee St., Rockford

**Total available SF:** 120,000 (expandable to 200,000)

**Zoning:** light industrial

**Ceiling Height:** 12' to 13' in manufacturing area and 18' to 19' in warehouse area

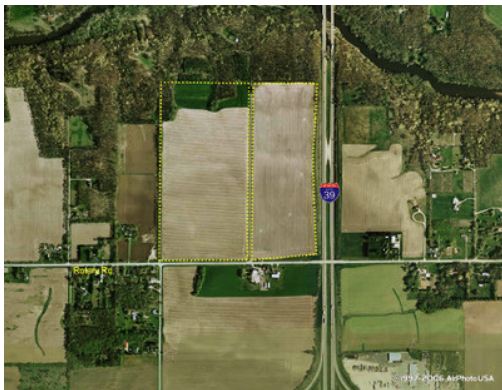
**Features:** 5 truck docks at 48" above grade; 3 drive-in doors; 4 electrical services; in Greater Rockford Industrial Park, with easy highway and airport access.

**For More Info:**

Bharat Puri

[bharat@firstmidwestgroup.com](mailto:bharat@firstmidwestgroup.com) 815.229.3000

## LAND



**Address:** [43XX Rotary Road, Rockford](#)

**Size:** 5,839,183 SF

**Description:** Industrial development land along I-39. Two parcels. Developer finalizing agreement to bring water and sewer to site industrial TIF. Great opportunity for development near Baxter Road and Rock 39 Industrial Park.

**For More Info:**

Linda Cooper and Charles Thompson

815.963.7447 [lcooper@williamcharles.com](mailto:lcooper@williamcharles.com) or [wthompson@williamcharles.com](mailto:wthompson@williamcharles.com)

**LAND**



**Property area:** [Loves Park Corporate Center](#)

**Size:** Sites from 5 to 40 acres; build-to-suits from 50,000 to 650,000 SF

**Description:**

Within 1/2 mile of four-way interchange at I-90 and Riverside Boulevard. Proximate to Chicago Rockford International Airport's UPS hub and UP's intermodal hub in Rochelle. 15 year, 50 percent tax abatement. Prominent interstate visibility in established business park setting.

**For More Info:**

Trevor Ragsdale, SIOR

773.458.1390 [trevor.ragsdale@am.jll.com](mailto:trevor.ragsdale@am.jll.com)

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

**SUCCESS STORY: KOMAX**



## Komax Medtech: The picture of growth

**This spring, [Komax Systems moved into its new home](#) as the first tenant in The Business Park at Spring Creek Lakes in Loves Park. The manufacturer of automated assembly systems chose to stay in Winnebago County to double its work space and expand its workforce. **President Gene Haffely took time to share more about what the expansion has meant for the booming business.****

Q: You've been in your new location for a few months, which you needed to grow your business. What have you found to be the best benefits?

A: *Having enough office space and assembly space, designed specifically for our business, to not only accommodate our current backlog but also allow for future growth. The positive impact on the staff's attitude, seeing that our parent company recognizes our recent success and is willing to make this investment for our future growth. Also the positive statement our new facility makes to our employees, customers and community about where Komax Medtech is going!*

Q: What do you see as your greatest new opportunity in the next 6 to 12 months?

A: *The ability to take on increased business with current customers and attract business from new customers. The new facility shows that Komax Medtech has the infrastructure in place to grow our business and exceed our current and future customers' expectations.*

Q: What is something you learned in the process that would be helpful to others growing their businesses?

A: *There are a significant number of financial incentives available to businesses in Illinois and Winnebago County. It's important to take the time to understand and leverage those incentives as business owners look at growing their businesses in Northern Illinois.*

Q: Is there anything else you'd like to share?

A: *Find the right partners! Our partners in developing this site and constructing the building are still at our side supporting us as we move forward, and without that support we would not have been able to complete the project as fast and on time, allowing us to accept additional orders with short delivery requirements.*

See pages 6-9 of the [RAEDC's 2014 annual report](#) to read why businesses are creating/retaining 2,500+ jobs and investing nearly \$320 million in the Rockford Region.

### BUSINESS SERVICE SPOTLIGHT: UTILITIES

**The Rockford Region is a great place to do business because of competitively priced, reliable utilities.**

ComEd has provided more than \$244 million in incentives to northern Illinois businesses since 2008 -- adding up to nearly \$211 million in annual electric bill savings. And the electric utility just recorded its second-best year for reliability in 2014, followed only by its best in 2013 thanks to extensive smart grid investments.



Nicor Gas has given more than 50 Rockford businesses nearly \$10 million in incentives through energySMART to boost energy efficiency.

[See all of the energy efficiency incentives and case studies here.](#)


[See the utility infrastructure, including updated water/sewer rates, here.](#)


## UPCOMING EVENTS


 **SIOR Golf Outing, July 16:** At Cantigny Golf in Wheaton. Call 630.510.4570 or check the [events page](#).

 **Chicago Industrial Properties 2015 Development Day, July 23:** At Aeroterm US, Chicago. [Register here](#).

 **AIRE Golf Outing, July 29:** At Harborside International Golf Center in Chicago. [Register here](#).

 **AIRE Developers Showcase, Sept. 8:** 4 to 7 p.m.; location TBA but [more information to follow](#).

 **SIOR Luncheon, Sept. 22:** Noon, Café Le Cave, Des Plaines. Call 630.510.4570 or check the [events page](#).

 **I-30 Logistics Corridor Association meeting, September:** Date TBA, in LaSalle/Peru. Watch the [website](#) for updates.

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

## IN THE NEWS

### [Airfest draws 140,000 to RFD](#)

Big crowds (Saturday's attendance broke a record) see the Navy Blue Angels and what Chicago Rockford International Airport has to offer.

### [Airport announces two new destinations](#)

Starting in August, Emery Air will fly from Rockford to Newark, just a quick train ride away from New York City, and Fort Collins, north of Denver.

### [Rockford makes a hot jobs Top 10 list](#)

Rockford ranks 8th of the 10 U.S. metro areas with the highest percentage of new jobs in occupations that pay a living wage, according to CareerBuilder.

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

100 Park Avenue, Suite 100 | Rockford, IL 61101  
t: 815.987.8118 | f: 815.987.8129 | [czethmayr@rockfordil.com](mailto:czethmayr@rockfordil.com)

