

Rising Star eNews

Development Opportunities in the
Rockford, Illinois, USA Region

Winter 2014

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COMMUNITY FEATURE



The Rockford Park District recently hosted its 28th **Illinois Snow Sculpting Competition** (ISSC). Teams from across Illinois competed for a spot in the U.S. Nationals Snow Sculpting Competition.

This year's winner, pictured left, was "The Dragon Whisperer Sculpture."

AVAILABLE BUILDINGS & LAND

INDUSTRIAL/MANUFACTURING



Address: 1515 Elmwood, Rockford, IL

Total SF: 125,253 sq. ft. total, 8,500 sq. ft. office space

Zoning: Light Industrial

Ceiling Height: 22' back section, 18' front section

Year Built: 1972

Special Features: Located in Northrock Industrial Park, the structure is a steel framed

masonry and brick building on a 10.8 acre site and includes 6 loading docks, three of which are interior.

For More Info:

Dustin Koch

dustinkoch@yahoo.com

[c] 815.378.4423

INDUSTRIAL/WAREHOUSE



Address: 1155 Prairie Hill Rd., Rockton, IL

Total SF: 140,000 sq. ft./floor, 22,000 sq. ft./office space

Zoning: Industrial

Ceiling Height: 60'/ 48' clear

Year Built: 1973

Special Features: INVESTMENT OPPORTUNITY- Large well-maintained manufacturing facility with a strong single tenant. Five year lease with two different five year options. Large site with parking for 250 cars.

For More Info:

Dwight Kruse

CENTURY 21 Affiliated

dwightkruse@c21affiliated.com

[o] 800.236.1481

[c] 608.751.0379

COMMERCIAL



Address: 10253 N. 2nd St., Machesney Park

Total SF: 118,914 sq. ft.

Zoning: Commercial Community

Year Built: 2000

Special Features: The former Menards Retail Building includes an attached unheated warehouse with an additional 42,900 and has signalized access at IL Highway 173 & North 2nd Street.

For More Info:

Alex Bushey

Menard, Inc.

abushey@menard-inc.com

[o] 715.876.2224

[c] 715.579.0804

LAND



Location: Located between I-90/I-39 and Bell School Road within half mile of full four-way interchange at Riverside Blvd.

Total SF: Build-to-suits from 50,000-650,000 square feet

Acres: Sites from 5-40 acres

Features: The Loves Park Corporate Center's users including Danfoss and PepsiCo.

The established business park has prominent I-90 visibility, close proximity to Rockford Airport, UPS Air Hub and Union Pacific Global III Intermodal. 15 year, 50% tax abatement.

For More Info:

Trevor Ragsdale, SIOR

Jones Lang LaSalle

Trevor.ragsdale@am.jll.com

[o] 773.458.1390

For additional properties in the Rockford area of Illinois please visit RAEDC's [interactive property database](#) for [sites](#) and [buildings](#), or contact Eric Voyles at evoyles@rockfordil.com.

FEATURED DEVELOPMENT: Rock 39



Rock 39 is an Industrial Park located within a half mile of a full four-way interchange at I-39, right off of Baxter Road. The ideal location provides direct ties to Chicago, Milwaukee, Minneapolis, St. Louis and Indianapolis, all utilizing I-39, the least congested interstate in the Midwest.

Rock 39 Industrial Park features sites varying in size from 10 to 120 acres. The build-to-suits are available from 100,000 sf to +1,500,000 sf with a 15-year, 50% tax abatement. In addition to high quality, volume and pressure water available, facilities also have alternative energy sources available. Rock 39 is nestled in an excellent skilled labor market.

Finally, Rock 39 has a **Foreign Trade Zone (FTZ)** in place that allows customers to import cargo without immediately clearing customs. The cargo receives preferential treatment, with duties eliminated, deferred or reduced, often resulting in a faster supply chain, eliminating up to three days.

For more on Rock 39, contact Roy Splansky, Venture One Real Estate, at rls@v1realestate.com. For more information on the region, contact Eric Voyles at evoyles@rockfordil.com.

Focus on the Numbers: Industrial Machine Manufacturing

The Rockford area is an ideal location for manufacturers of **industrial machinery**. With a central location, a supportive business environment and close proximity to some of the major players in the supply chain, leading location advisers recommend Rockford as a prime location for this advanced manufacturing industry.

Rockford is a world leader in industrial machine manufacturing- as large as composite laying machines, all the way down to micro machines. Specifically, the workforce in the Rockford region has 7.2 times the national average for industrial machinery manufacturing and 4.2 times for metal manufacturing. Over 1,600 companies supply



both products and services that contribute to the most advanced and innovative manufacturing processes in the world. For more information, visit Rockfordil.com or email Eric Voyles at evoyles@rockfordil.com.

Regional Win: Chrysler Expansion



Chrysler, the largest employer in the Rockford Region, has grown to an all-time high. This growth is attributed to the dedicated workforce, which allowed the company to make several multimillion dollar expansions over the last decade.

In 2006, Chrysler changed its assembly make process from a 1-shift, 1-model, non-flexible assembly plant to a 3-shift, 3-model flexible smart manufacturing facility in a \$419 million expansion. Within a year of this conversion the Belvidere plant was achieving #1 in productivity in North America by the Harbour Report.

Chrysler was able to implement a \$700 million expansion in 2011, increasing the overall number of employees by 1,800. In the years that followed, Chrysler exceeded all hiring goals, bringing total employment to 4,500 people.

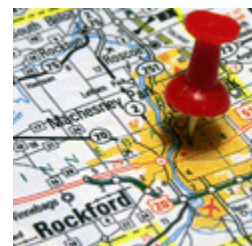
For more information on the Rockford Region's workforce and other advantages suited to your client's needs, contact Eric Voyles, Vice President for National Business Development, evoyles@rockfordil.com, 815.987.8118.

Business Service Spotlight: Global Partnership Search

The Global Partner Search (GPS) is a program designed to connect Rockford region companies with international business development partners across the world. The ultimate goal is to



diversify market share and supply chains, as well as to enhance innovation and create sustainable long term growth. Achieving these goals will increase the opportunities for foreign direct investment in the Rockford region.



Participation in the GPS program is a low risk, low cost investment that will define and focus your

international goals. If you are interested in getting involved, download the "[GPS Survey](#)" and submit it to czethmayr@rockfordil.com.

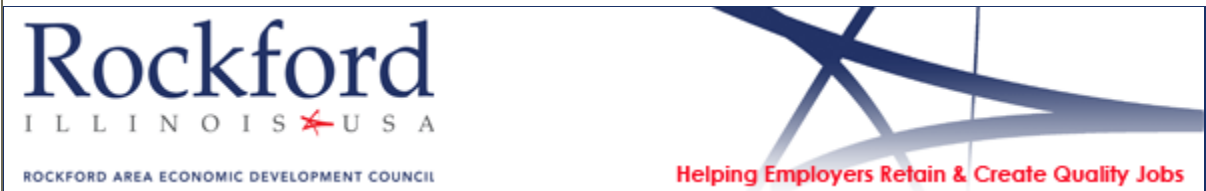
RAEDC will present your goals to appropriate trade representatives. After reviewing and choosing selected partners, RAEDC and the trade representatives will coordinate introductions.

For more information, contact [Carrie Zethmayr](#).

About RAEDC

The primary role of the Rockford Area Economic Development Council is to enhance wealth creation in the Rockford Region by marketing the area and helping employers retain and create quality jobs. The RAEDC 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 work of economic development.

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