

## The Business Park at Spring Creek Lakes

**Loves Park, Illinois 61111**  
**Light Industrial; Commercial**

**400 Acres**  
**\$120,000 per Acre**

The Business Park at Spring Creek Lakes (BP-SCL) is a business park and industrial land development project. The BP-SCL serves the greater Rockford metropolitan area, including Loves Park and Belvidere, Illinois, and Beloit, Wisconsin. This industrial land development is a great location for corporate headquarters, industrial manufacturers, and logistics companies. Build-to-Suit and building leasing options available.

### Site Details

Location: Northeast Corner of I-90 and Riverside  
Boulevard, Loves Park, 61111  
Status: Field  
Price per Acre: \$120,000  
Total Available Acres: 400  
Minimum Divisible Acres: 2  
Maximum Contiguous Acres: 250  
Zoning: Light Industrial; Commercial  
Flood Plain: No  
Wetlands: No

### Transportation

Rail to Site: No  
Rail Type: N/A  
Distance to Nearest Rail: 16  
Rail Provider: Illinois Railway (connects to  
multiple Class 1s)  
Nearest Four-Lane Highway: I-90/I-39  
Nearest Large Hub Airport: Chicago O'Hare  
International Airport (ORD) 66.8 miles  
Nearest Cargo Airport: Chicago Rockford  
International Airport (RFD) 15 miles

### Economic Development

TIF District: Yes  
Enterprise Zone: Yes  
River Edge Redevelopment Zone: No  
Tax Rate: 10.0682%  
Workforce within 20 Miles: 219,067  
Workforce within 25 Miles: 257,915  
Workforce within 50 Miles: 1,354,434  
Intent to Sell Letter: Pending  
Government Letter of Support: Pending

### Utilities

Water to Site: Yes  
Water Provider: City of Loves Park  
Water Capacity: 1,250 GPM  
Water Price per Gallon: Pending  
Wastewater to Site: Yes  
Wastewater Provider: Four Rivers Sanitation  
Authority  
Wastewater Capacity: 1,000,000 GPD  
Wastewater Price per Gallon: Contact provider  
Electric to Site: Yes  
Electric Provider: ComEd  
Electric Capacity: Served by a 12kV line and  
1.5 miles from expandable substation.  
Electricity Price per kWh: Contact provider  
Natural Gas to Site: Yes  
Natural Gas Provider: Nicor Gas  
Fiber to Site: Yes  
Fiber Provider: Comcast  
Fiber Capacity: 10 Gbps

### Key Contacts

Economic Development Contact: Gerald Sagona,  
Rockford Area Economic Development  
Council, GSagona@RockfordIL.com  
Local Government Contact: Steve Thompson, City  
of Loves Park, 815-654-5033  
Water Contact: Craig McDonald, City of Loves  
Park, 815-986-9766  
Wastewater Contact: Tim Hanson, Four Rivers  
Sanitation Authority, 815-387-7400  
Owner's Representative/Broker Contact: David  
Anderson, Spring Creek Development  
Group, 815-979-4624

