

## Cornerstone at Global Trade Park

**Rockford, Illinois 61102**

**Light Industrial; Heavy Industrial; Commercial**

**320 Acres**

**\$65,000 per Acre**

Cornerstone is a 320-acre land parcel with immediate access to both a major cargo airport, interstate highways and major railways. Its location and size makes it ideal for manufacturing and distribution centers alike. Located within the Global Trade Park at the Chicago-Rockford International Airport, Cornerstone is included in an active TIF District. This divisible, shovel-ready property boasts the incentives of being within both the City of Rockford Enterprise Zone and Foreign Trade Zone.

### Site Details

Location: US Route 20 and Main Street, Rockford, 61102

Status: Field

Price per Acre: \$65,000

Total Available Acres: 320

Minimum Divisible Acres: 5

Maximum Contiguous Acres: 90

Zoning: Light Industrial; Heavy Industrial; Commercial

Flood Plain: No

Wetlands: No

### Transportation

Rail to Site: No

Rail Type: N/A

Distance to Nearest Rail: 3

Rail Provider: Illinois Railway (connects to multiple Class 1s)

Nearest Four-Lane Highway: US20

Nearest Large Hub Airport: Chicago O'Hare International Airport (ORD) 69.7 miles

Nearest Cargo Airport: Chicago Rockford International Airport (RFD)

### Economic Development

TIF District: Yes

Enterprise Zone: Yes

River Edge Redevelopment Zone: No

Tax Rate: 13.4267%

Workforce within 20 Miles: 196,150

Workforce within 25 Miles: 237,870

Workforce within 50 Miles: 989,916

Intent to Sell Letter: Yes

Government Letter of Support: Pending

### Utilities

Water to Site: Yes

Water Provider: City of Rockford

Water Capacity: 2,648 GPM

Water Price per Gallon: Contact provider

Wastewater to Site: Yes

Wastewater Provider: Four Rivers Sanitation Authority

Wastewater Capacity: 12" to be expanded

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: Karl Franzen, City of Rockford, 779-348-7424

Water Contact: Karl Franzen, City of Rockford, 779-348-7424

Wastewater Contact: Tim Hanson, Four Rivers Sanitation Authority, 815-387-7400

Owner's Representative/Broker Contact: Emmett Gray, SIOR, Key Realty Commercial, 815-986-9766

