

## Park 90 Corporate Center

**Machesney Park, Illinois 61011**  
**Light Industrial; Heavy Industrial;**  
**Commercial**

**340 Acres**  
**\$108,900 per Acre**

Park 90 is a regional, commercial and logistics center. Ideal for logistics, corporate headquarters and other complimentary uses, Park 90 features immediate toll way access, over 2,500 ft. toll way frontage, and is just 85 miles SW of Milwaukee. Central to major Midwestern trucking destinations, Park 90 benefits from the Rockford region's diverse and quality labor pool.

### Site Details

Location: Northeast Corner of I-90 and IL Route 173, Machesney Park, 61011  
 Status: Field  
 Price per Acre: \$108,900  
 Total Available Acres: 340  
 Minimum Divisible Acres: 2  
 Maximum Contiguous Acres: 128.5  
 Zoning: Light Industrial; Heavy Industrial; Commercial  
 Flood Plain: No  
 Wetlands: No

### Transportation

Rail to Site: No  
 Rail Type: N/A  
 Distance to Nearest Rail: 20  
 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) 71 miles  
 Nearest Commercial Airport: Chicago Rockford International Airport (RFD) 20 miles

### Economic Development

TIF District: Yes  
 Enterprise Zone: Yes  
 River Edge Redevelopment Zone: No  
 Tax Rate: 10.8261%  
 Workforce within 20 Miles: 218,141  
 Workforce within 25 Miles: 282,997  
 Workforce within 50 Miles: 1,274,782  
 Intent to Sell Letter: Pending  
 Government Letter of Support: Pending

### Utilities

Water to Site: Yes  
 Water Provider: North Park Public Water District  
 Water Capacity: 750 GPM  
 Water Price per Gallon: Contact provider  
 Wastewater to Site: Yes  
 Wastewater Provider: Four Rivers Sanitation Authority  
 Wastewater Capacity: 400,000 GPD  
 Wastewater Price per Gallon: Contact provider  
 Electric to Site: Yes  
 Electric Provider: ComEd  
 Electric Capacity: Served by a 12kV line and 1 mile from expandable substation.  
 Electricity Price per kWh: Contact provider  
 Natural Gas to Site: Yes  
 Natural Gas Provider: Nicor Gas  
 Natural Gas Capacity: 60  
 Natural Gas Price: Contact provider

### Key Contacts

Economic Development Contact: Gerald Sagona, Rockford Area Economic Development Council, GSagona@RockfordIL.com  
 Local Government Contact: James Richter II, Village of Machesney Park, 815-791-2121  
 Water Contact: Kelly Saunders, North Park Public Water District, 779-210-3080  
 Wastewater Contact: Tim Hanson, Four Rivers Sanitation Authority, 815-387-7400  
 Owner's Representative/Broker Contact: Shane Van Sickle, LandMark, 815-639-0034 extension 16

