

Rock 39 Industrial Park

Cherry Valley, Illinois 61109
Light Industrial; Heavy Industrial

240 Acres
\$120,000 per Acre

Rock 39 is a 300-acre industrial park ideal for large distribution and manufacturing uses. Tenants include FedEx ground hub and Con-way Freight. Build-to-Suit from 100,000 square feet to +1.5 million square feet. Onsite water system provides high quality, volume, and pressure. Alternative energy sources available.

Site Details

Location: 0.5 miles east of I-39 and Baxter Road,
Cherry Valley, 61109
Status: Field
Price per Acre: \$120,000
Total Available Acres: 240
Minimum Divisible Acres: 10
Maximum Contiguous Acres: 120
Zoning: Light Industrial; Heavy Industrial
Flood Plain: No
Wetlands: No

Transportation

Rail to Site: No
Rail Type: N/A
Distance to Nearest Rail: 5
Rail Provider: Illinois Railway (connects to
multiple Class 1s)
Nearest Four-Lane Highway: I-90/I-39
Distance to Nearest 4-lane Highway: 0.5 miles
Nearest Large Hub Airport: Chicago O'Hare
International Airport (ORD) 67.5 miles
Nearest Commercial Airport: Chicago Rockford
International Airport (RFD) 8 miles

Economic Development

TIF District: Yes
Enterprise Zone: No
River Edge Redevelopment Zone: No
Tax Rate: 11.4382%
Workforce within 20 Miles: 201,442
Workforce within 25 Miles: 270,783
Workforce within 50 Miles: 1,405,647
Intent to Sell Letter: Pending
Government Letter of Support: Pending

Utilities

Water to Site: Yes
Water Provider: Winnebago County
Water Capacity: 1,000 GPM
Water Price per Gallon: Contact provider
Wastewater to Site: Yes
Wastewater Provider: Four Rivers Sanitation
Authority
Wastewater Capacity: 850,000 GPD
Wastewater Price per Gallon: Contact provider
Electric to Site: Yes
Electric Provider: ComEd
Electric Capacity: Served by a 12kV line and
3.5 miles 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: 0.38
Fiber Provider: Dark fiber network 1 mile from site.

Key Contacts

Economic Development Contact: Gerald Sagona,
Rockford Area Economic Development
Council, GSagona@RockfordIL.com
Local Government Contact: Chris Dornbush,
Winnebago County, 815-319-4367
Water Contact: Chris Dornbush, Winnebago
County, 815-319-4367
Wastewater Contact: Tim Hanson, Four Rivers
Sanitation Authority, 815-387-7400
Owner's Representative/Broker Contact: Karen
Walsh, CBRE Group, 815-218-3438

