

The Business Park at Spring Creek Lakes

Loves Park, Illinois 61111
Light Industrial; Commercial

400 Acres

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: Therese Thill,
Rockford Area Economic Development
Council, TThill@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

