

Loves Park Corporate Center

Loves Park, Illinois 61111
Light Industrial

33.3 Acres

Loves Park Corporate Center is a well-known 100+ acre business park ideal for distribution, manufacturing, and office. Existing tenants include Pepsi and Danfoss Drives. Owner will Build-to-Suit; land also available for sale.

Site Details

Location: Northwest Corner of I-90 & Riverside
Boulevard, Loves Park, 61111
Status: Field
Price per Acre: \$130,680
Total Available Acres: 33.3
Minimum Divisible Acres: 5
Maximum Contiguous Acres: 40
Zoning: Light Industrial
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) 67.1 miles
Nearest Cargo Airport: Chicago Rockford
International Airport (RFD) 13 miles

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 Loves Park
Water Capacity: 1,250 GPM
Water Price per Gallon: Contact provider
Wastewater to Site: Yes
Wastewater Provider: Four Rivers Sanitation
Authority
Wastewater Capacity: 40,000 GPD
Wastewater Price per Gallon: Contact Provider
Electric to Site: Yes
Electric Provider: ComEd
Electric Capacity: Served by a 12kV line and 2.5
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
Water Department, 815-877-1421
Wastewater Contact: Tim Hanson, Four Rivers
Sanitation Authority, 815-387-7400
Owner's Representative/Broker Contact: Karen
Walsh, CBRE Group, 815-218-3438

