

Park 90 Corporate Center

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

340 Acres

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

