

Rock 39 Industrial Park

Cherry Valley, Illinois 61109

240 Acres

Light Industrial; Heavy Industrial

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

