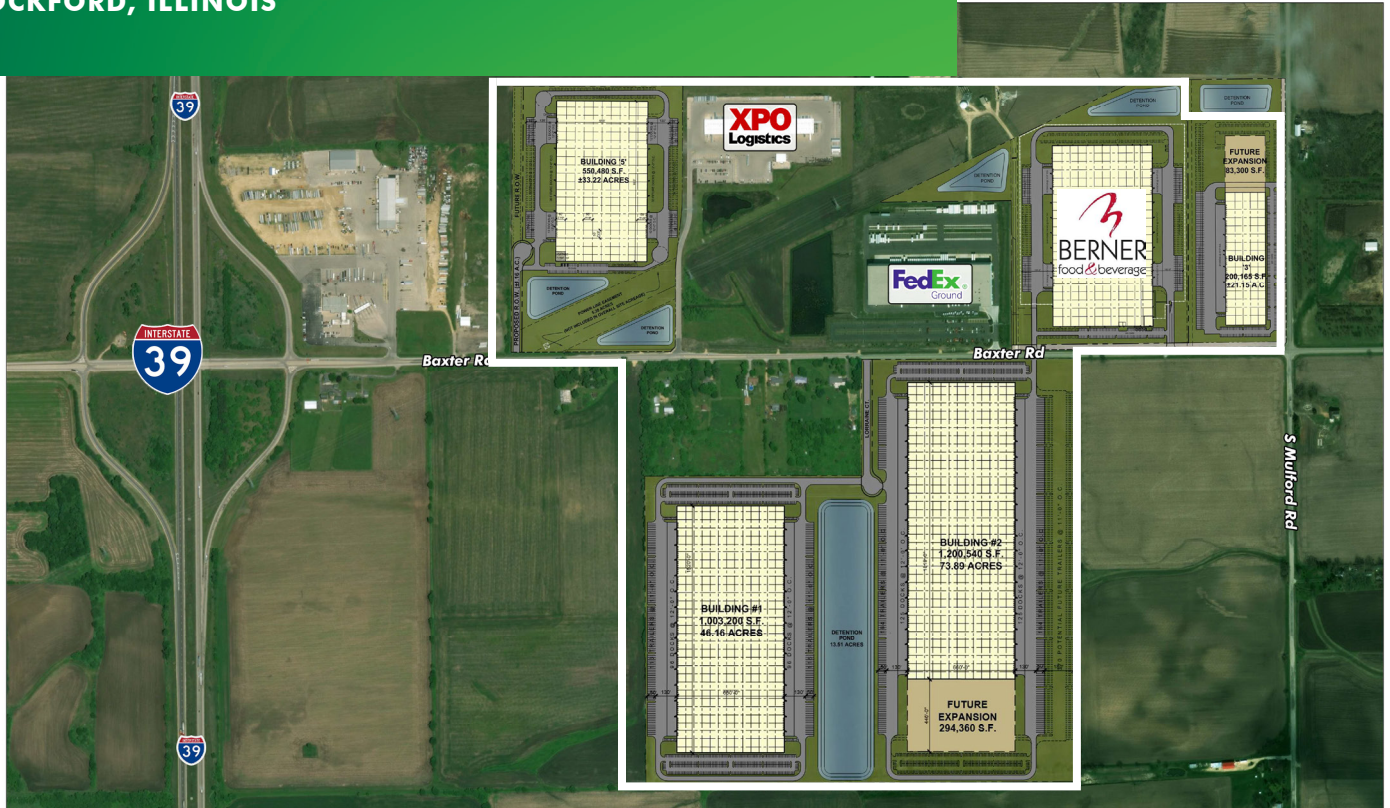


BTS LEASE OR SALE

ROCK 39 INDUSTRIAL PARK 300 ACRES AVAILABLE (DIVISIBLE)

NEC OF I-39 AND BAXTER ROAD

ROCKFORD, ILLINOIS



SITE FEATURES

- + Sites from 10 to 135 acres
- + Build-to-suits from 100,000 SF to 1,500,000 SF+
- + Owner will build-to-suit lease or sell
- + Utilities available
- + 15 year, 50% tax abatement
- + Neighboring companies include Fed Ex, Berner Foods, and XPO Logistics
- + Strong labor market
- + FTZ in place
- + Direct access and 0.5 miles to a four-way interchange at I-39 via Baxter Rd. to the west
- + Easy drive to Chicago Rockford International Airport (with US Customs Port of Entry and 2nd largest UPS hub in the US) and Union Pacific Global III Intermodal Facility.
- + Overweight drayage (120,000lbs) allowed from UP Global III to Rock 39



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 **VENTURE ONE**
REAL ESTATE

CBRE

300 ACRES FOR BTS LEASE OR SALE

NEC OF I-39 AND BAXTER RD.
ROCKFORD, ILLINOIS



SITE PLAN

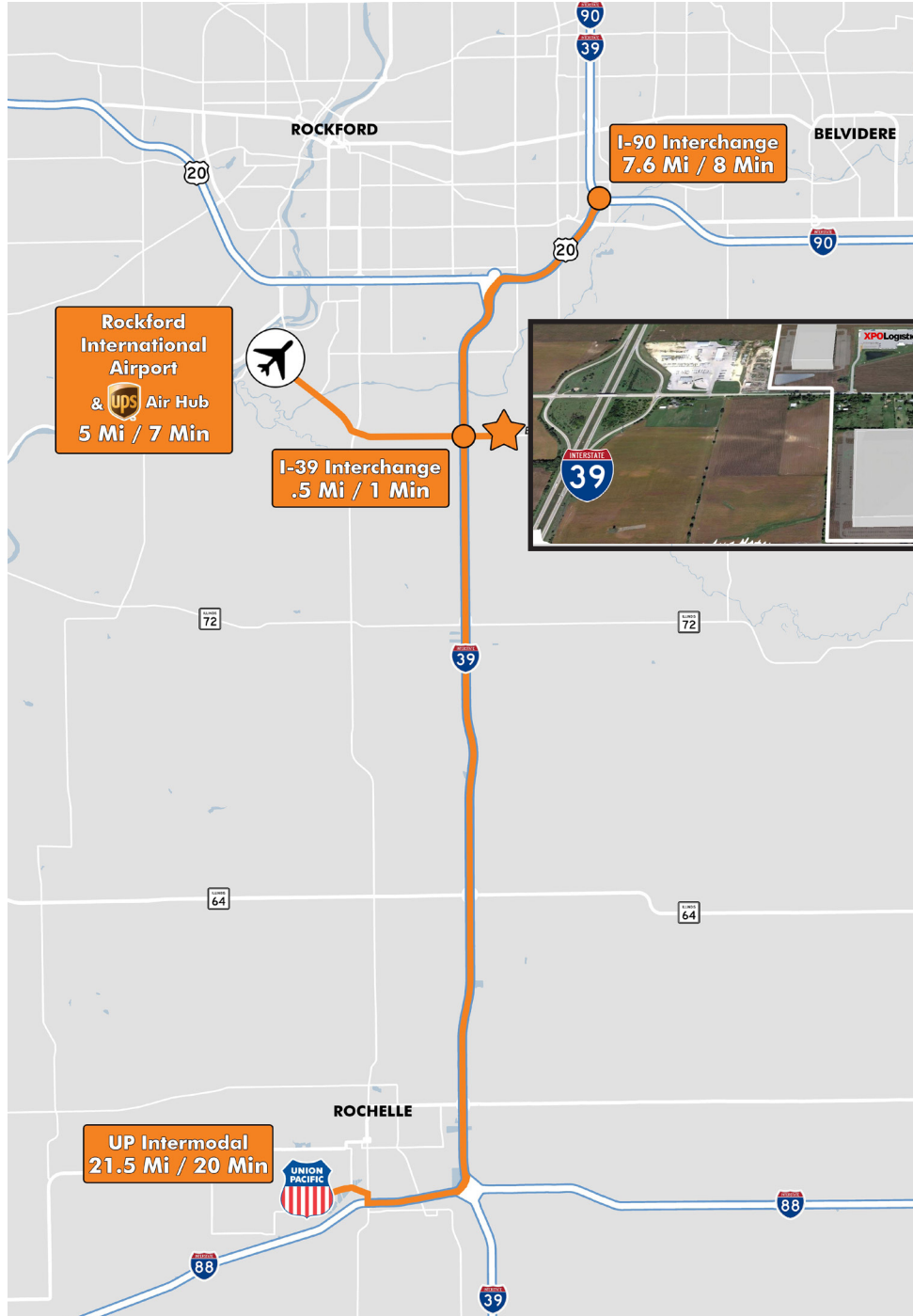


300 ACRES FOR BTS LEASE OR SALE

NEC OF I-39 AND BAXTER RD.
ROCKFORD, ILLINOIS



DRIVE-TIME MAP



 **VENTURE ONE**
REAL ESTATE

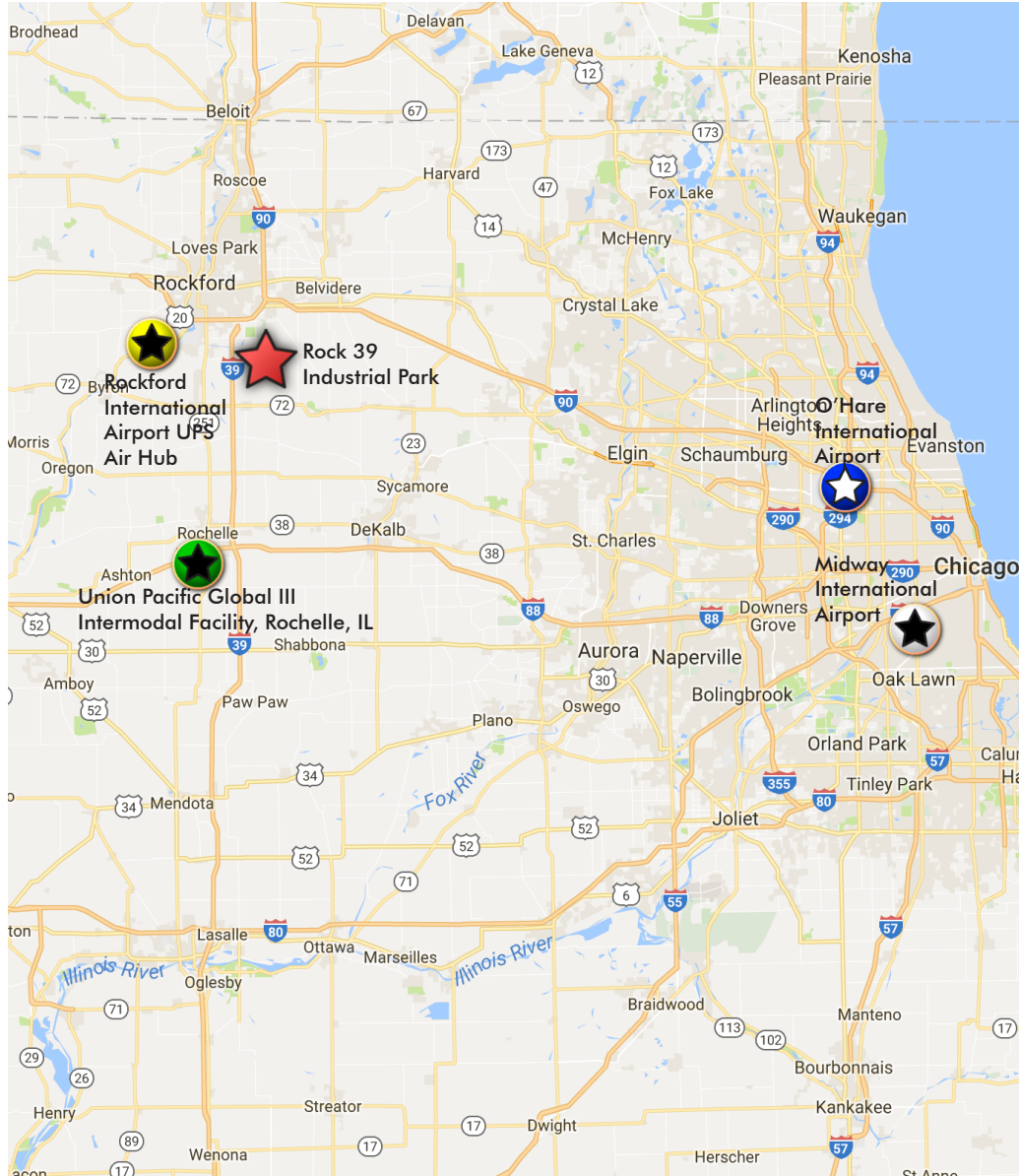
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300 ACRES FOR BTS LEASE OR SALE

NEC OF I-39 AND BAXTER RD.
ROCKFORD, ILLINOIS



AERIAL



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