

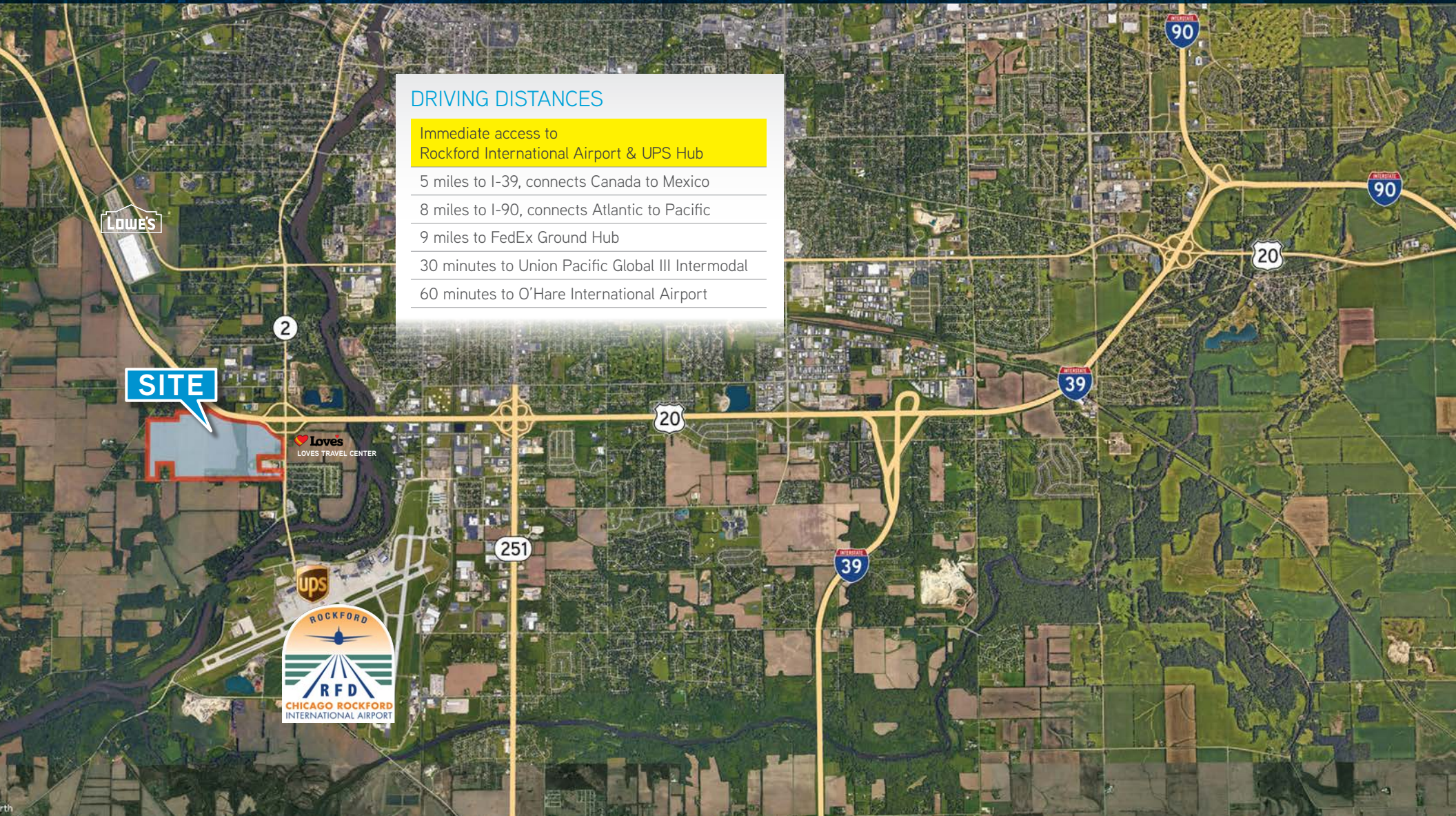


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DRIVING DISTANCES

Immediate access to
Rockford International Airport & UPS Hub

5 miles to I-39, connects Canada to Mexico

8 miles to I-90, connects Atlantic to Pacific

9 miles to FedEx Ground Hub

30 minutes to Union Pacific Global III Intermodal

60 minutes to O'Hare International Airport



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PROPERTY HIGHLIGHTS

- > 320 Acres – Divisible
- > Zoned I-3, Airport Industrial District and C-3 Commercial
- > 90 acres in TIF District #2 expandable to entire park
- > 90 acres in in Enterprise zone expandable to entire park
- > Foreign Trade Zone eligible/Customs port of entry status



LAKE MICHIGAN

ROCKFORD INTERNATIONAL AIRPORT

19th largest cargo airport in the country
90% of US market is reachable within 5 hours

ROCHELLE



UP Global III

DEKALB

ALGONQUIN

ELGIN

SCHAUMBURG



O'Hare International Airport

CHICAGO

NAPERVILLE



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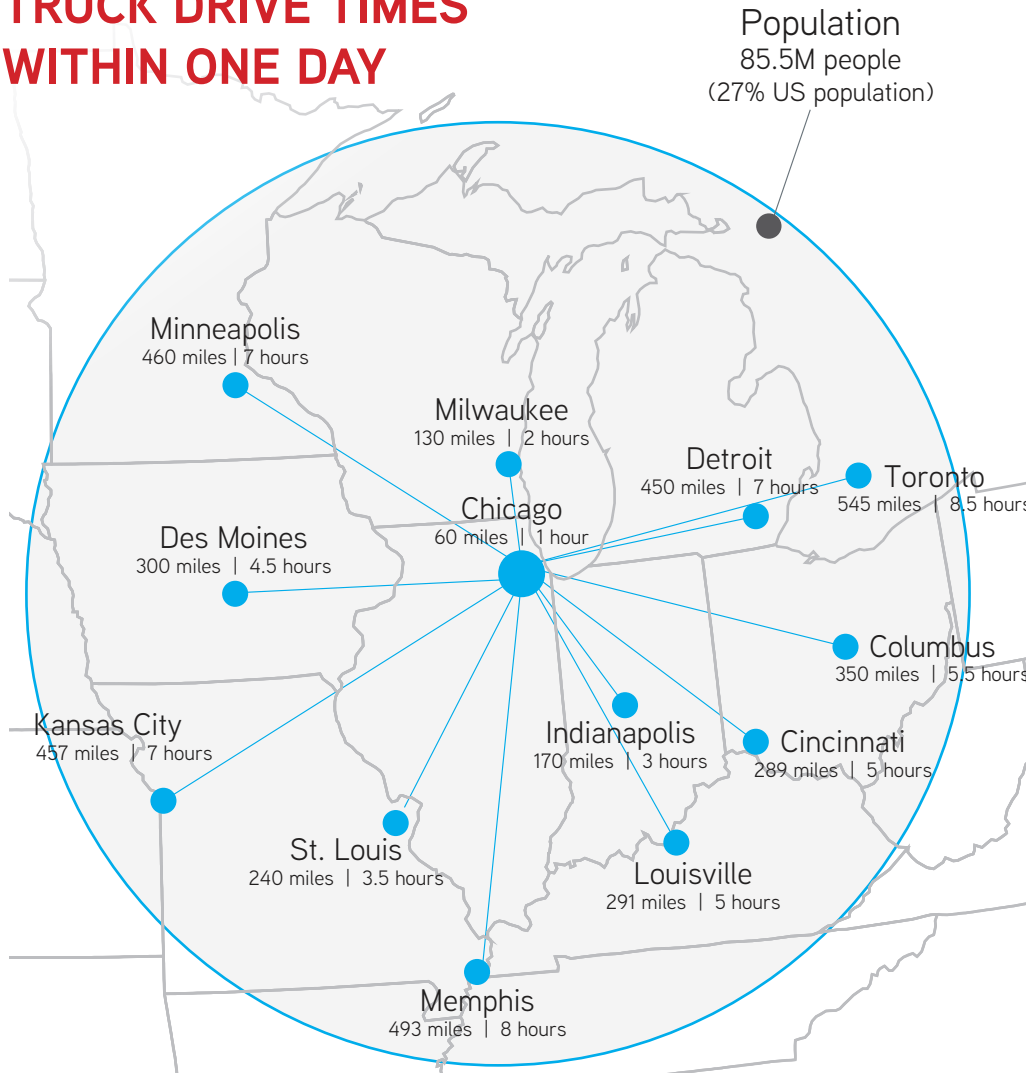
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TRUCK DRIVE TIMES WITHIN ONE DAY



Rockford Area Demographics



Current Population

(2018)

349,431



Households

(2018)

58,789



Median Household Income

(2018)

\$40,143



Labor (within 40 minutes)

445,000



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