



## **Cornerstone at Global Trade Park**

Rockford, Illinois 61102

Light Industrial; Heavy Industrial; Commercial

320 Acres | **\$65,000 per Acre**

*Cornerstone is a 320-acre land parcel with immediate access to both a major cargo airport, interstate highways and major railways. Its location and size make it ideal for manufacturing and distribution centers alike. Located within the Global Trade Park at the Chicago-Rockford International Airport, Cornerstone is included in an active TIF District. This divisible, shovel-ready property boasts the incentives of being within both the City of Rockford Enterprise Zone and Foreign Trade Zone.*

## **CONTACT**

**Gerald Sagona**

***Rockford Area Economic Development Council***

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# SITE

<b>Name:</b>	Cornerstone at Global Trade Park
<b>Location:</b>	US Route 20 and Main Street, Rockford, 61102
<b>Status:</b>	Field
<b>Price per Acre:</b>	\$65,000
<b>Total Available Acres:</b>	320
<b>Minimum Divisible Acres:</b>	5
<b>Maximum Contiguous Acres:</b>	90
<b>Zoning:</b>	Light Industrial; Heavy Industrial; Commercial
<b>Flood Plain:</b>	No
<b>Wetlands:</b>	No
<b>Phase 1 Environmental:</b>	<a href="#">Click here</a> to view
<b>Geotechnical Report:</b>	<a href="#">Click here</a> to view

# UTILITIES

<b>Water to Site:</b>	Yes
<b>Water Provider:</b>	City of Rockford

<b>Water Capacity:</b>	2,648 GPM
<b>Water Price per Gallon:</b>	<a href="#">Click here</a> for more information
<b>Wastewater to Site:</b>	Yes
<b>Wastewater Provider:</b>	Four Rivers Sanitation Authority
<b>Wastewater Capacity:</b>	12" to be expanded
<b>Wastewater Price per Gallon:</b>	<a href="#">Click here</a> for more details
<b>Electric to Site:</b>	Yes
<b>Electric Provider:</b>	ComEd
<b>Electric Capacity:</b>	Served by a 12kV line and 1.5 miles from expandable substation
<b>Electricity Price per kWh:</b>	<a href="#">Click here</a> for more details
<b>Natural Gas to Site:</b>	Yes
<b>Natural Gas Provider:</b>	Nicor Gas
<b>Fiber to Site:</b>	Yes
<b>Fiber Provider:</b>	Comcast
<b>Fiber Capacity:</b>	10 Gbps

## TRANSPORTATION

<b>Rail to Site:</b>	No
<b>Rail Type:</b>	N/A
<b>Distance to Nearest Rail:</b>	3
<b>Rail Provider:</b>	Illinois Railway (connects to multiple Class 1s)
<b>Name of Four-Lane Highway:</b>	US 20
<b>Distance to Commercial Airport:</b>	1
<b>Name of Commercial Airport:</b>	<a href="#">Chicago Rockford International Airport (RFD)</a>
<b>Distance to Large Hub Airport:</b>	69.7
<b>Name of Large Hub Airport:</b>	Chicago O'Hare International Airport (ORD)

## ECONOMIC DEVELOPMENT

<b>TIF District:</b>	Yes
<b>Enterprise Zone:</b>	Yes
<b>River Edge Redevelopment Zone:</b>	No
<b>Tax Rate:</b>	13.4267%
<b>Workforce within 20 Miles:</b>	196150

<b>Workforce within 25 Miles:</b>	237870
<b>Workforce within 50 Miles:</b>	989916
<b>Intent to Sell Letter:</b>	<a href="#">Click here</a> to view
<b>Government Letter of Support:</b>	Pending

## KEY CONTACTS

<b>Economic Development Contact:</b>	Gerald Sagona, Rockford Area Economic Development Council, 815-969-4254
<b>Local Government Contact:</b>	Karl Franzen, City of Rockford, 779-348-7424
<b>Water Contact:</b>	Karl Franzen, City of Rockford, 779-348-7424
<b>Wastewater Contact:</b>	Tim Hanson, Four Rivers Sanitation Authority, 815-387-7400
<b>Owner's Representative/Broker Contact:</b>	Emmett Gray, SIOR, Key Realty Commercial, 815-986-9766