



Crosslink Business Park

Belvidere, Illinois 61108

Light Industrial; Heavy Industrial

79 Acres | **\$87,120 per Acre**

Crosslink Business Park is designed to cater to many types of logistics, sequencing, warehouse, manufacturing, and industrial and distribution uses. Located just north of I-90, between U.S. Hwy 20 and the Union Pacific Rail Lines in Belvidere, the Park takes advantage of the Belvidere/Boone County Enterprise Zone incentives, making it an ideal location for light and heavy industrial uses, as well as distribution.

CONTACT

Pam Lopez-Fettes

Growth Dimensions

[815-547-4252](tel:815-547-4252) | pfettes@growthdimensions.org



SITE

Name:	Crosslink Business Park
Location:	Northeast Corner of US. 20 and Appleton Rd., Belvidere, 61108
Status:	Field
Price per Acre:	\$87,120
Total Available Acres:	79
Minimum Divisible Acres:	5
Maximum Contiguous Acres:	70
Zoning:	Light Industrial; Heavy Industrial
Flood Plain:	No
Wetlands:	No
Phase 1 Environmental:	Click here to view
Geotechnical Report:	Click here to view

UTILITIES

Water to Site:	Yes
Water Provider:	City of Belvidere
Water Capacity:	2,803 GPM

Water Price per Gallon:	Click here for more details
Wastewater to Site:	Yes
Wastewater Provider:	City of Belvidere
Wastewater Capacity:	360,000 GPD
Wastewater Price per Gallon:	Click here for more details
Electric to Site:	Yes
Electric Provider:	ComEd
Electric Capacity:	12kV line at site; adjacent 34kV line less than .5 miles away 12kV line at site; adjacent 34kV line less than .5 miles away 12kV line at site; adjacent 34kV line less than .5 miles away
Electricity Price per kWh:	Click here for more details
Natural Gas to Site:	Yes
Natural Gas Provider:	Nicor Gas
Fiber to Site:	Yes
Fiber Provider:	iFiber
Fiber Capacity:	1Gbps + 10Mb line

TRANSPORTATION

Rail to Site:	No
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Rail Type:	N/A
Rail Provider:	Union Pacific
Name of Four-Lane Highway:	US 20
Distance to Commercial Airport:	13
Name of Commercial Airport:	Chicago Rockford International Airport (RFD)
Distance to Large Hub Airport:	56.5
Name of Large Hub Airport:	Chicago O'Hare International Airport (ORD)

ECONOMIC DEVELOPMENT

TIF District:	Yes
Enterprise Zone:	Yes
River Edge Redevelopment Zone:	No
Tax Rate:	11.0922%
Workforce within 20 Miles:	204621
Workforce within 25 Miles:	291873
Workforce within 50 Miles:	1691433
Intent to Sell Letter:	Pending
Government Letter of Support:	Pending

KEY CONTACTS

Economic Development Contact:	Pam Fettes, Growth Dimensions, 815-547-4252
Local Government Contact:	Pam Fettes, Growth Dimensions, 815-547-4252
Water Contact:	Brent Anderson, City of Belvidere Public Works Department, 815-544-925
Wastewater Contact:	Brent Anderson, City of Belvidere Public Works Department, 815-544-925
Owner's Representative/Broker Contact:	Bill Gorman, Sjostrom & Sons, Inc. 815-226-8868 Bill Gorman, Sjostrom & Sons, Inc. 815-226-8868