



Loves Park Corporate Center

Loves Park, Illinois 61111
Light Industrial
33.3 Acres | **\$130,680 per Acre**

Loves Park Corporate Center is a well-known 100+ acre business park ideal for distribution, manufacturing, and office. Existing tenants include Pepsi and Danfoss Drives. Owner will Build-to-Suit; land also available for sale.

CONTACT

Gerald Sagona
Rockford Area Economic Development Council
[815-969-4254](tel:815-969-4254) | gsagona@rockfordil.com



SITE

Name:	Loves Park Corporate Center
Location:	Northwest Corner of I-90 & Riverside Boulevard, Loves Park, 61111
Status:	Field
Price per Acre:	\$130,680
Total Available Acres:	33.3
Minimum Divisible Acres:	5
Maximum Contiguous Acres:	40
Zoning:	Light 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 Loves Park
Water Capacity:	1,250 GPM
Water Price per Gallon:	Pending
Wastewater to Site:	Yes
Wastewater Provider:	Four Rivers Sanitation Authority
Wastewater Capacity:	40,000 GPD
Wastewater Price per Gallon:	Click here for more details
Electric to Site:	Yes
Electric Provider:	ComEd
Electric Capacity:	Served by a 12kV line and 2.5 miles from expandable substation.
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:	Comcast
Fiber Capacity:	10 Gbps

TRANSPORTATION

Rail to Site:	No
Rail Type:	N/A
Distance to Nearest Rail:	16
Rail Provider:	Illinois Railway (connects to multiple Class 1s)
Name of Four-Lane Highway:	I-90/I-39
Distance to Commercial Airport:	13
Name of Commercial Airport:	Chicago Rockford International Airport (RFD)
Distance to Large Hub Airport:	67.1
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:	11.2226%
Workforce within 20 Miles:	217690
Workforce within 25 Miles:	283658
Workforce within 50 Miles:	1235346
Intent to Sell Letter:	Pending
Government Letter of Support:	Pending

KEY CONTACTS

Economic Development Contact:	Gerald Sagona, Rockford Area Economic Development Council, 815-969-4254
Local Government Contact:	Steve Thompson, City of Loves Park, 815-654-5033

Water Contact:

Craig McDonald, City of Loves Park Water
Department, 815-877-1421

Wastewater Contact:

Tim Hanson, Four Rivers Sanitation
Authority, 815-387-7400

Owner's Representative/Broker Contact:

Karen Walsh, CBRE Group, 815-218-3438