



Park 90 Corporate Center

Machesney Park, Illinois 61011

Light Industrial; Heavy Industrial; Commercial

340 Acres | **\$108,900 per Acre**

Park 90 is a regional, commercial and logistics center. Ideal for logistics, corporate headquarters and other complimentary uses, Park 90 features immediate toll way access, over 2,500 ft. toll way frontage, and is just 85 miles SW of Milwaukee. Central to major Midwestern trucking destinations, Park 90 benefits from the Rockford region's diverse and quality labor pool.

CONTACT

Gerald Sagona

Rockford Area Economic Development Council

[815-969-4254](tel:815-969-4254) | gsagona@rockfordil.com



SITE

Name:	Park 90 Corporate Center
Location:	Northeast Corner of I-90 and IL Route 173, Machesney Park, 61011
Status:	Field
Price per Acre:	\$108,900
Total Available Acres:	340
Minimum Divisible Acres:	2
Maximum Contiguous Acres:	128.5
Zoning:	Light Industrial; Heavy Industrial; Commercial
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:	North Park Public Water District
Water Capacity:	750 GPM
Water Price per Gallon:	Click here for more information
Wastewater to Site:	Yes
Wastewater Provider:	Four Rivers Sanitation Authority
Wastewater Capacity:	400,000 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 1 mile from expandable substation.
Electricity Price per kWh:	Click here for more details
Natural Gas to Site:	Yes

Natural Gas Provider:

Nicor Gas

TRANSPORTATION

Rail to Site:

No

Rail Type:

N/A

Distance to Nearest Rail:

20

Rail Provider:

Illinois Railway (connects to multiple Class 1s)

Name of Four-Lane Highway:

I-90/I-39

Distance to Commercial Airport:

20

Name of Commercial Airport:

[Chicago Rockford International Airport \(RFD\)](#)

Distance to Large Hub Airport:

71

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:	10.8261%
Workforce within 20 Miles:	218141
Workforce within 25 Miles:	282997
Workforce within 50 Miles:	1274782
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:	James Richter II, Village of Machesney Park, 815-791-2121
Water Contact:	Kelly Saunders, North Park Public Water District, 779-210-3080
Wastewater Contact:	Tim Hanson, Four Rivers Sanitation Authority, 815-387-7400

Owner's Representative/Broker Contact:

David Anderson,, Spring Creek Development
Group, 815-979-4624