



Rock 39 Industrial Park

Cherry Valley, Illinois 61109

Light Industrial; Heavy Industrial

240 Acres | **\$120,000 per Acre**

Rock 39 is a 300-acre industrial park ideal for large distribution and manufacturing uses. Tenants include FedEx ground hub and Con-way Freight. Build-to-Suit from 100,000 square feet to +1.5 million square feet. Onsite water system provides high quality, volume, and pressure. Alternative energy sources available.

CONTACT

Gerald Sagona

Rockford Area Economic Development Council

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



SITE

Name:	Rock 39 Industrial Park
Location:	0.5 miles east of I-39 and Baxter Road, Cherry Valley, 61109
Status:	Field
Price per Acre:	\$120,000
Total Available Acres:	240
Minimum Divisible Acres:	10
Maximum Contiguous Acres:	120
Zoning:	Light Industrial; Heavy Industrial
Flood Plain:	No
Wetlands:	No
Phase 1 Environmental:	Click here to view
Geotechnical Report:	Pending

UTILITIES

Water to Site:	Yes
Water Provider:	Winnebago County
Water Capacity:	1,000 GPM
Water Price per Gallon:	Click here for more information
Wastewater to Site:	Yes
Wastewater Provider:	Four Rivers Sanitation Authority
Wastewater Capacity:	850,000 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 3.5 miles from expandable substation.
Electricity Price per kWh:	Click here for more details
Natural Gas to Site:	Yes

Natural Gas Provider:	Nicor Gas
Natural Gas Capacity:	60
Natural Gas Price:	0.38
Fiber Provider:	Dark fiber network 1 mile from site.

TRANSPORTATION

Rail to Site:	No
Rail Type:	N/A
Distance to Nearest Rail:	5
Rail Provider:	Illinois Railway (connects to multiple Class 1s)
Distance to Four-Lane Highway:	0.5
Name of Four-Lane Highway:	I-39
Distance to Commercial Airport:	8
Name of Commercial Airport:	Chicago Rockford International Airport (RFD)
Distance to Large Hub Airport:	67.5

ECONOMIC DEVELOPMENT

TIF District:	Yes
Enterprise Zone:	No
River Edge Redevelopment Zone:	No
Tax Rate:	11.4382%
Workforce within 20 Miles:	201442
Workforce within 25 Miles:	270783
Workforce within 50 Miles:	1405647
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:	Chris Dornbush, Winnebago County, 815-319-4367

Water Contact:

Chris Dornbush, Winnebago County, 815-319-4367

Wastewater Contact:

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

Owner's Representative/Broker Contact:

Karen Walsh, CBRE Group, 815-218-3438