



## **The Business Park at Spring Creek Lakes**

Loves Park, Illinois 61111

Light Industrial; Commercial

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

*The Business Park at Spring Creek Lakes is a business park and industrial land development project. The Business Park at Spring Creek Lakes serves the greater Rockford metropolitan area, including Loves Park and Belvidere, Illinois, and Beloit, Wisconsin. This industrial land development is a great location for corporate headquarters, industrial manufacturers, and logistics companies. Build-to-Suit and building leasing options available.*

### **CONTACT**

**Gerald Sagona**

***Rockford Area Economic Development Council***

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



## SITE

<b>Name:</b>	The Business Park at Spring Creek Lakes
<b>Location:</b>	Northeast Corner of I-90 and Riverside Boulevard, Loves Park, 61111
<b>Status:</b>	Field
<b>Price per Acre:</b>	\$120,000
<b>Total Available Acres:</b>	400
<b>Minimum Divisible Acres:</b>	2
<b>Maximum Contiguous Acres:</b>	250
<b>Zoning:</b>	Light 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 Loves Park
<b>Water Capacity:</b>	1,250 GPM
<b>Water Price per Gallon:</b>	Pending
<b>Wastewater to Site:</b>	Yes
<b>Wastewater Provider:</b>	Four Rivers Sanitation Authority
<b>Wastewater Capacity:</b>	1,000,000 GPD
<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>	16
<b>Rail Provider:</b>	Illinois Railway (connects to multiple Class 1s)
<b>Name of Four-Lane Highway:</b>	I-90/I-39
<b>Distance to Commercial Airport:</b>	15
<b>Name of Commercial Airport:</b>	<a href="#">Chicago Rockford International Airport (RFD)</a>
<b>Distance to Large Hub Airport:</b>	66.8
<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>	10.0682%
<b>Workforce within 20 Miles:</b>	219067
<b>Workforce within 25 Miles:</b>	257915
<b>Workforce within 50 Miles:</b>	1354434
<b>Intent to Sell Letter:</b>	Pending
<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>	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:**

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