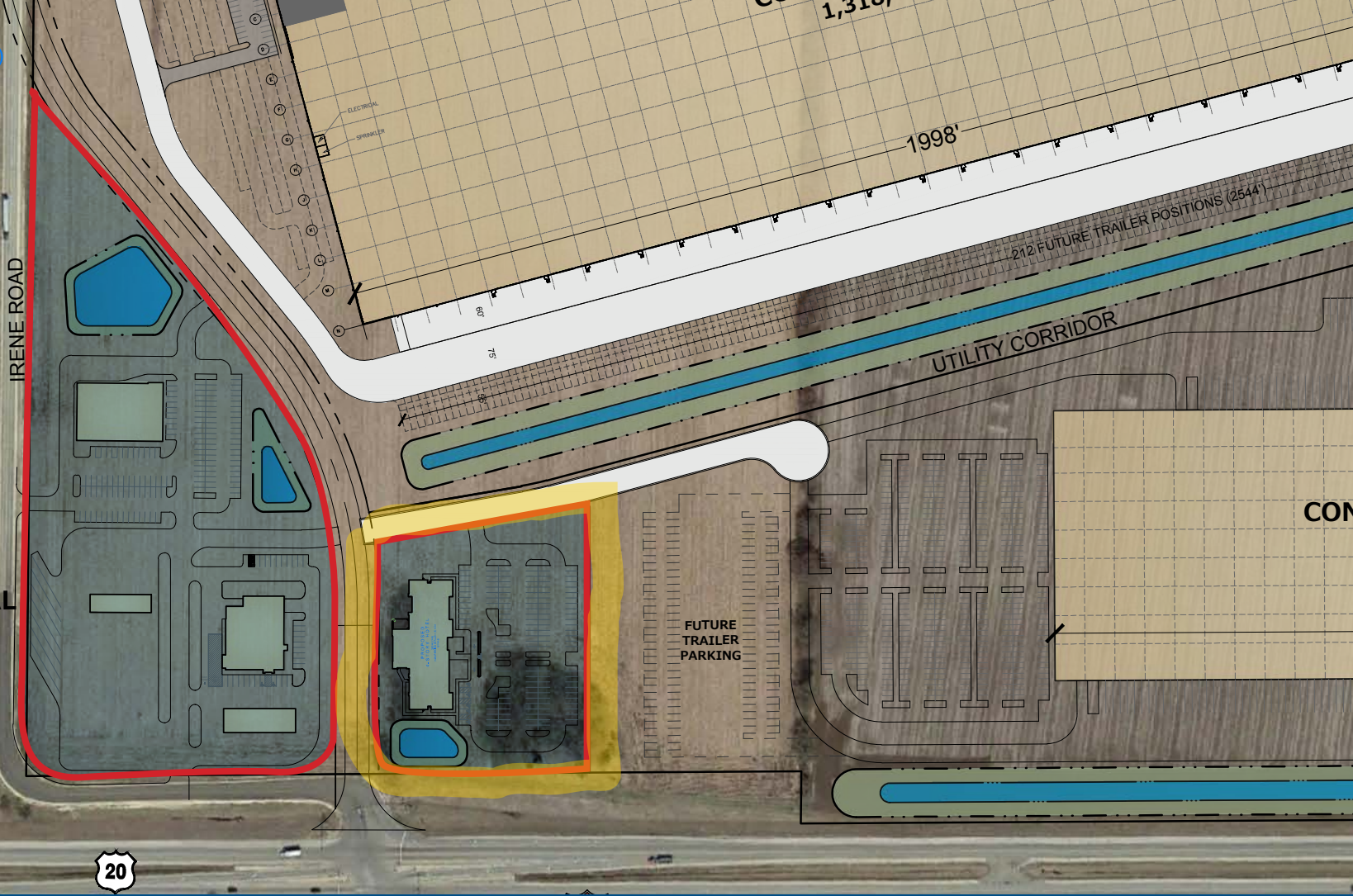


REALIGNED
IRENE ROAD
(BY OTHERS)

CONCEPT
COMMERCIAL
AREA

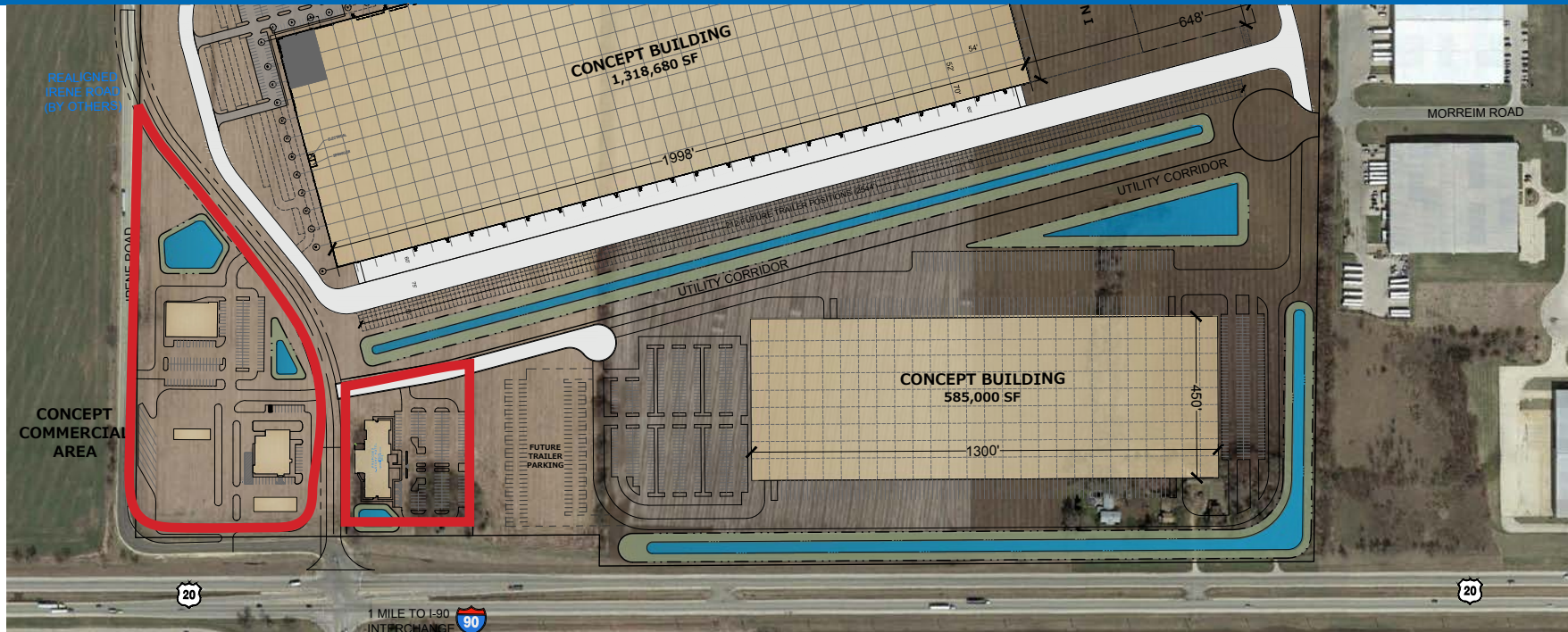


Irene Road & US 20 in Belvidere, Illinois

9.62 & 3.30 ACRE COMMERCIAL SITES AVAILABLE



Site Plan



SITE HIGHLIGHTS

- 9.62 Acres available for Gas, Restaurant, Retail and Service Tenants
- 3.30 Acres available for Hotel
- In close proximity to Stellantis Belvidere Jeep Cherokee Assembly Plant
- Immediate access to 4-way interchange at Irene Rd & I-90
- Great expressway visibility from the corner of US 20 & Irene Rd
- Approximately 12.5 miles from Chicago Rockford International Airport & UPS Hub
- Site is annexed/zoned into Belvidere with the developer completing improvements
- Pads to be delivered summer 2023

Retail Amenities Map

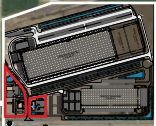
NW - Rockford (5 mi)

NE - Belvidere (3 mi)

DFA Dairy Farmers of America and **General Mills**

XPO Logistics, **Yanfeng**, **syncreon**, **americold**, and **thyssenkrupp**

COMMERCIAL SITES



STELLANTIS
Stellantis/Jeep Assembly Plant

W - CherryVale Mall (4 mi)

E - Belvidere (2.5 mi)



Access Map



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NEWMARK



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