

REALIGNED  
IRENE ROAD  
(BY OTHERS)

CONCEPT  
COMMERCIAL  
AREA

IRENE ROAD

1998'

212 FUTURE TRAILER POSITIONS (2544')

UTILITY CORRIDOR

FUTURE  
TRAILER  
PARKING

COM

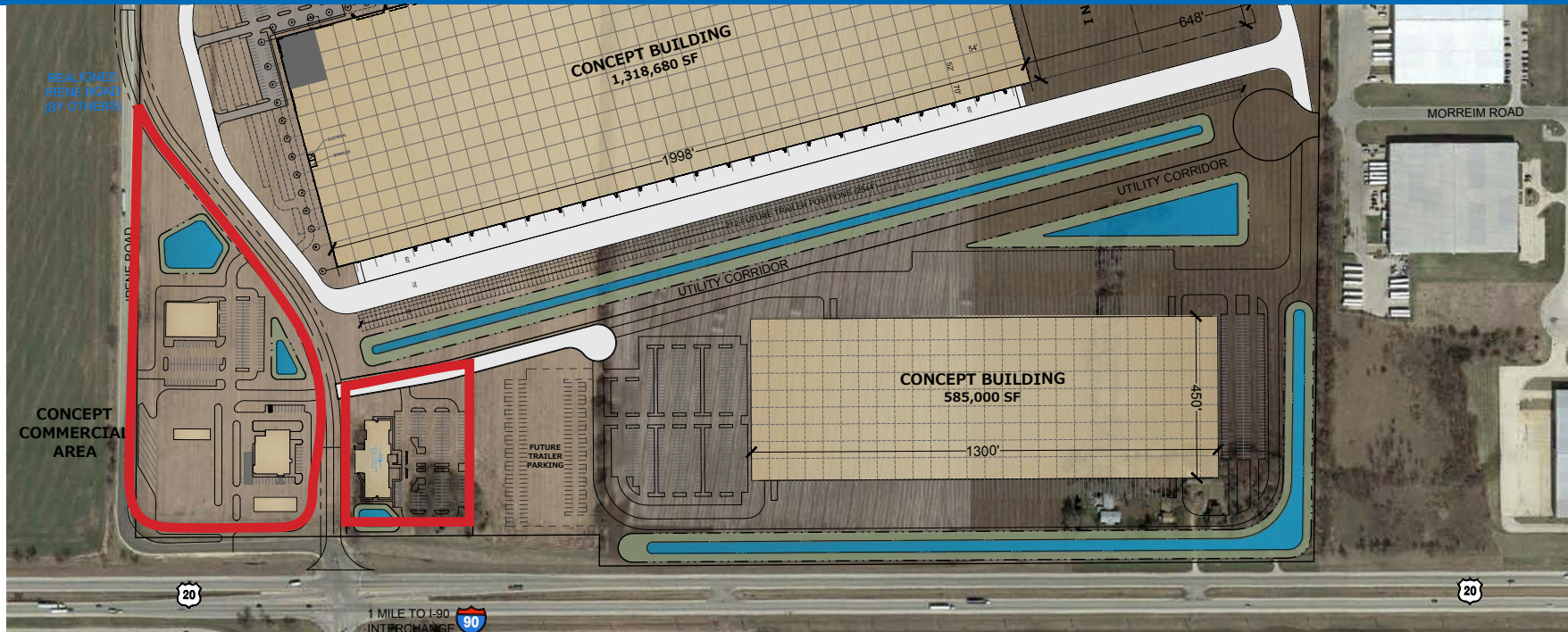


# Irene Road & US 20 in Belvidere, Illinois

## 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

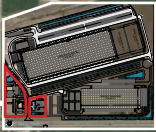
**NW - Rockford (5 mi)**

**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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