

FOR SALE

+77 ACRES

Industrial Site Available for Development



TOWN HALL ROAD

NEAR I-90/39 & ROUTE 20

BELVIDERE, ILLINOIS



LAND DESCRIPTION

Site Area:	±77 Acres
Date Available:	Immediate Availability
County:	Boone County
Current Zoning:	AG
RE Taxes:	\$2,368.82 2022 RET paid in 2023
Asking Sale Price:	Subject to offer
Rail:	Union Pacific Rail Line Existing rail spur on site
Utilities:	To the Site
Traffic:	45,700 VPD / I-90 16,000 VPD / Route 20
Income:	Minimal Annual Rent for Farming

[Site Plans](#)

[Boone County
Incentives](#)

BELVIDERE

Located immediately east of Rockford, the third largest city in Illinois. Belvidere is 70 miles from O'Hare International Airport, and 90 miles northwest of Chicago. Belvidere is located near the intersection of Interstate 39 (I-39) and Interstate 90 (I-90), interstates that connect to primary Midwest interstates I-88, I-80, I-55, I-94, and I-74.

Fiat Chrysler Automobiles and its suppliers expanded to record employment in Belvidere with the help of local incentives and cooperative city and county government. Belvidere's business-friendly attitude helps projects move forward on time and on budget. Belvidere's strategic location has brought success to General Mills' end-to-end snack food manufacturing facility, including a new \$30 million investment to add production, packaging, and distribution of Lärabar products this fall. Other food and logistics operations here, such as Dean Foods, Americold, and XPO Logistics, thrive because of Belvidere's central location.

Belvidere has a strong workforce. Because of Belvidere's location between the Chicago and Rockford regions, the city offers a primary labor force of 167,000 and a secondary labor force of 844,093 within a 45 minute commute. Belvidere is part of the Rockford Metropolitan Statistical Area (MSA), which has approximately 31,000 workers in manufacturing. Due to Belvidere's logistics and easy access to work, the workforce migrates from a 60 mile radius for competitive jobs. Belvidere has strong relationships with the local community college and Workforce Investment Board, and Belvidere collaborates to meet training and recruitment needs.



New development under construction in Rockford



Immediate access to I-90, I-39, and US 202



60 Miles northwest of Chicago O'Hare Int'l Airport



Central to major Midwestern logistics centers

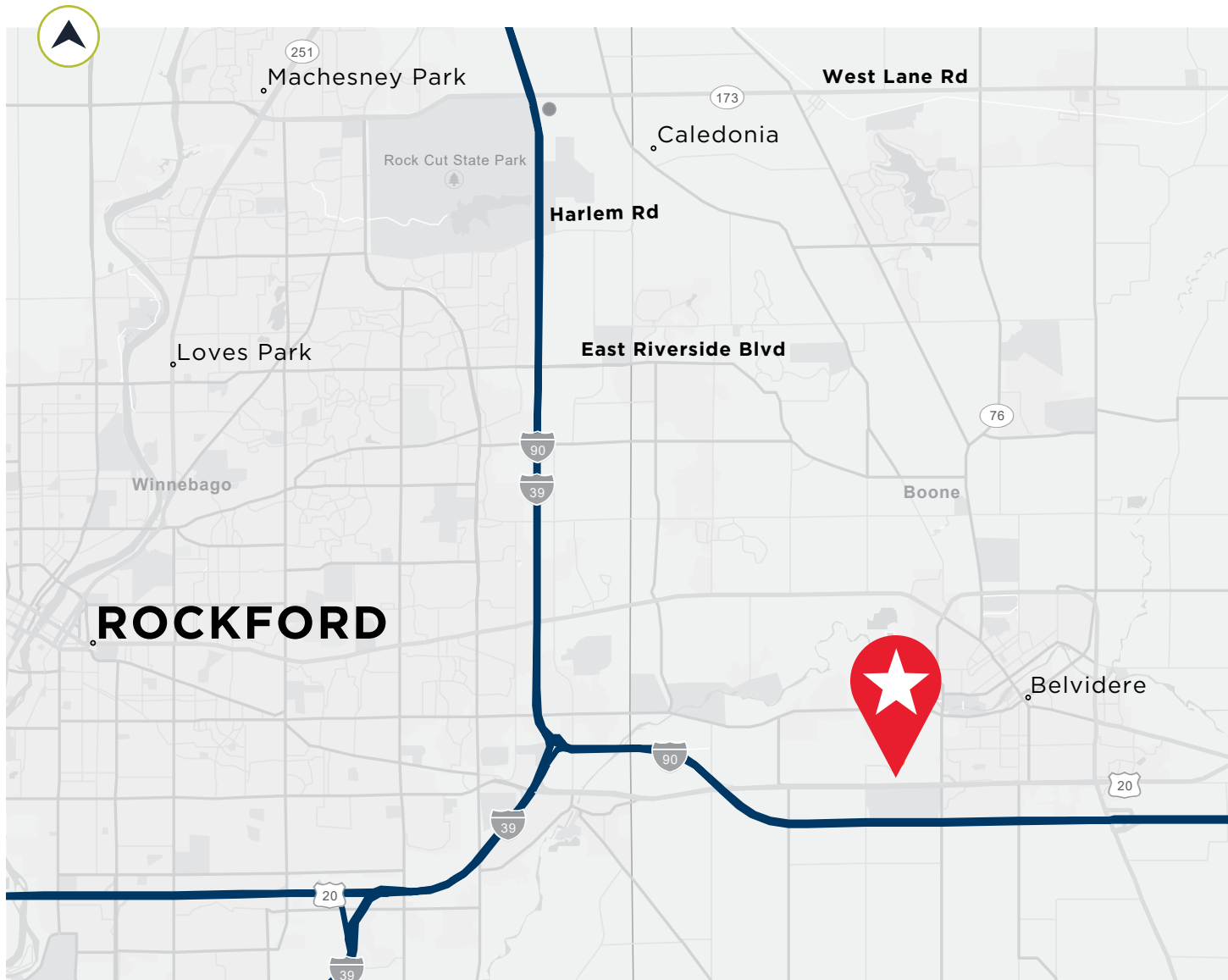




Under 2.2 million SF
of new industrial
development in
progress

CORPORATE NEIGHBORS





1.7 MILES
TO INTERSTATE 90/39

11 MILES
TO ROCKFORD

16 MILES
TO ROCKFORD AIRPORT

72 MILES
TO O'HARE AIRPORT

85 MILES
TO CHICAGO'S LOOP

63 MILES
TO MADISON, WI



Potential employees graduate from technical programs each year located less than **10 miles** from site



Manufacturing and Healthcare are the two largest industries accounting for over **20,000 jobs**

**FORTUNE
500**

29 Fortune 500 and **250 Corporate HQs** have operations within the Rockford area



FOR MORE INFORMATION

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