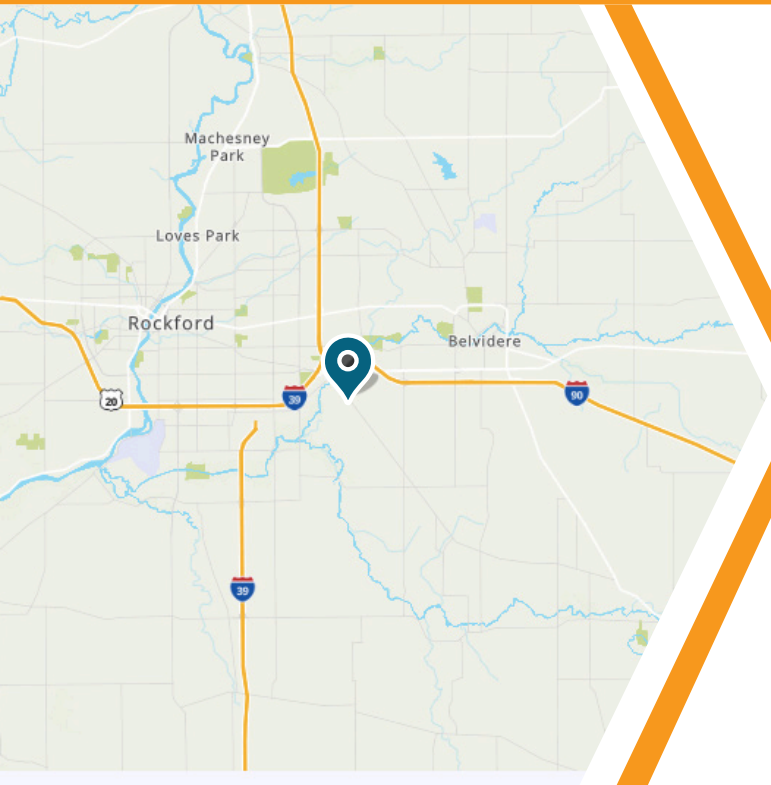
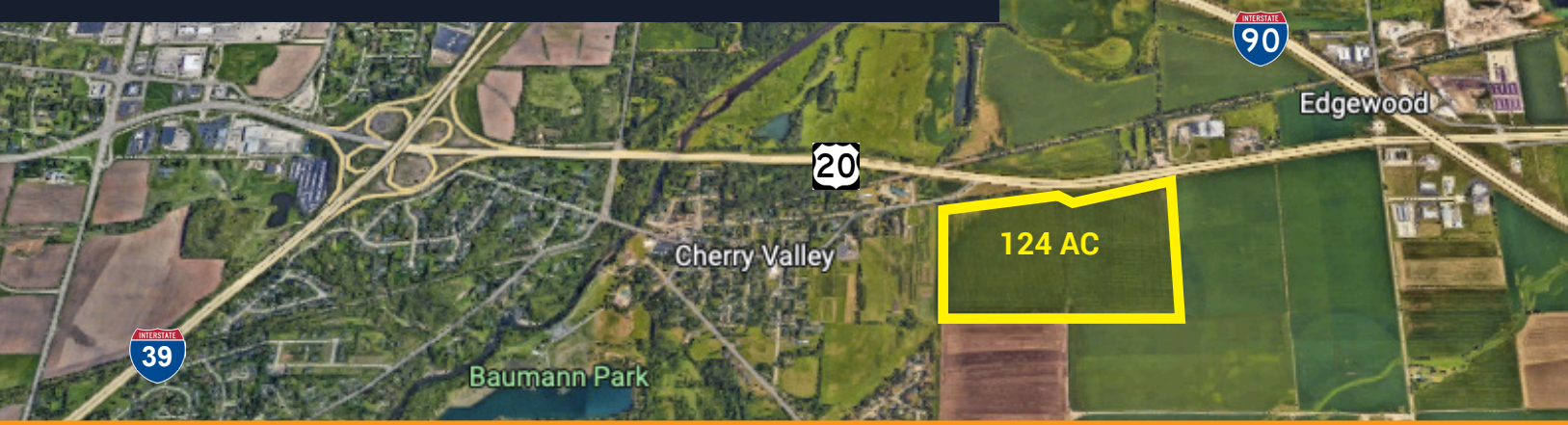


# 124 ACRE INDUSTRIAL LAND SITE FOR SALE

Cherry Valley, IL 61016



## SITE & LOCATION HIGHLIGHTS:

- Large 124 acre industrial site proximate to Rockford's I-90/I-39 interchange with great visibility and high traffic counts.
- Flat, rectangular shaped land is good for construction. No wetlands. Water and sewer available.
- Annexed and zoned Industrial I-1. Warehousing and distribution expressly permitted. Outside truck parking is also permitted.
- Convenient to large labor pool of the greater Rockford/ Belvidere/Rock Valley area.
- Less than a mile West is the I-39 & I-90 interchange.
- Immediate access to US 20, a four-lane divided highway.
- The site could be expanded into a larger Industrial development of 600-700 acres.
- Second largest consumer and labor market in the region.
- Responsive business friendly community with low Boone County real estate taxes.
- Region's highest income and educational level.

## ABOUT SITE



**SALE PRICE**  
**\$16,200,000**  
**(\$3 PSF)**



**AVAILABLE AC**  
**124**



**ZONING**  
**I-1**



**TAXES**  
**\$2,897.52 (2021)**

For more information:

TROY GOLDEN

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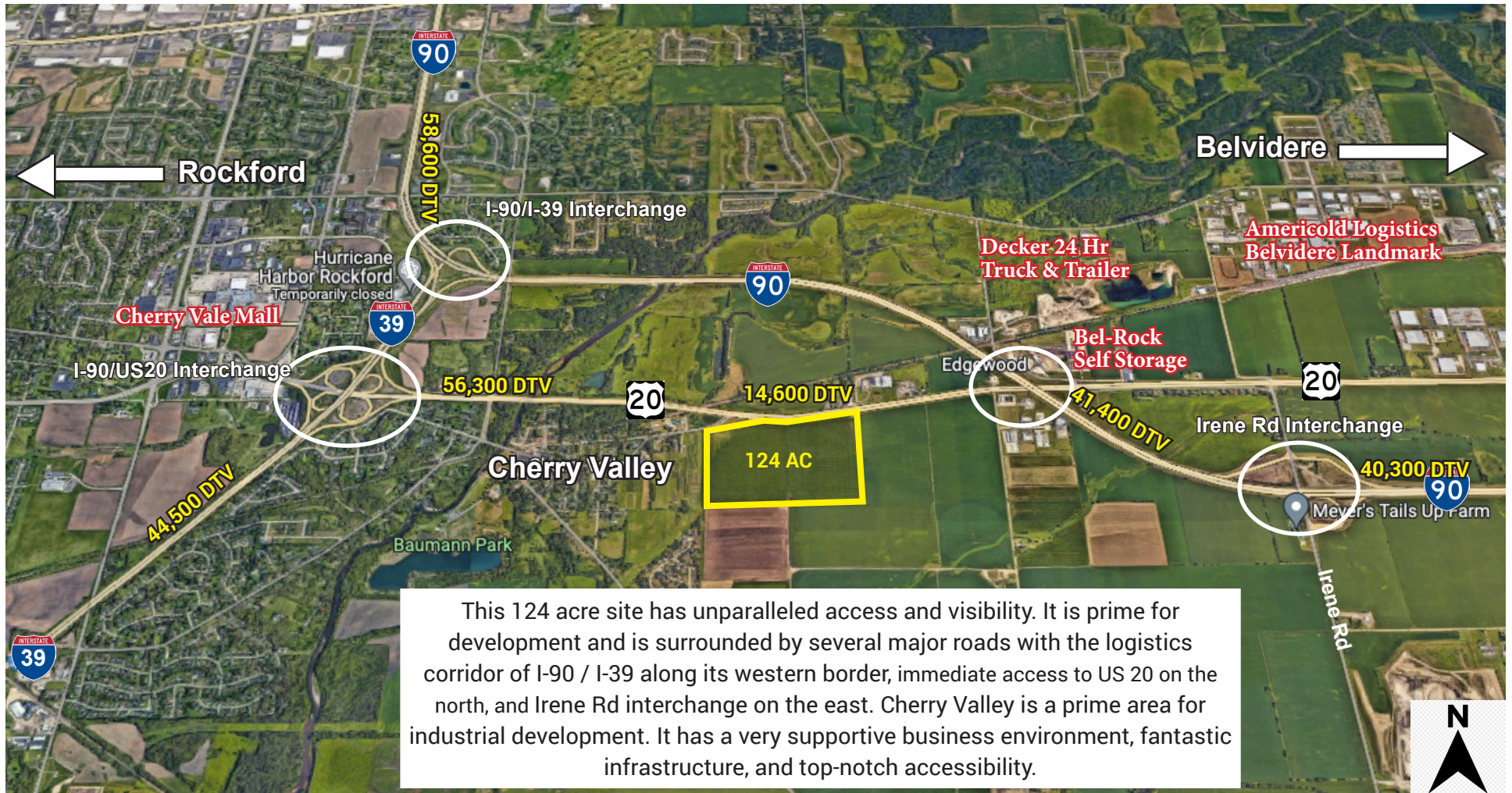




# 124 ACRE INDUSTRIAL LAND SITE FOR SALE

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AERIAL MAP



**58,600 DTV** - Daily Traffic Volume - 58,600 cars a day pass this road at this intersection.

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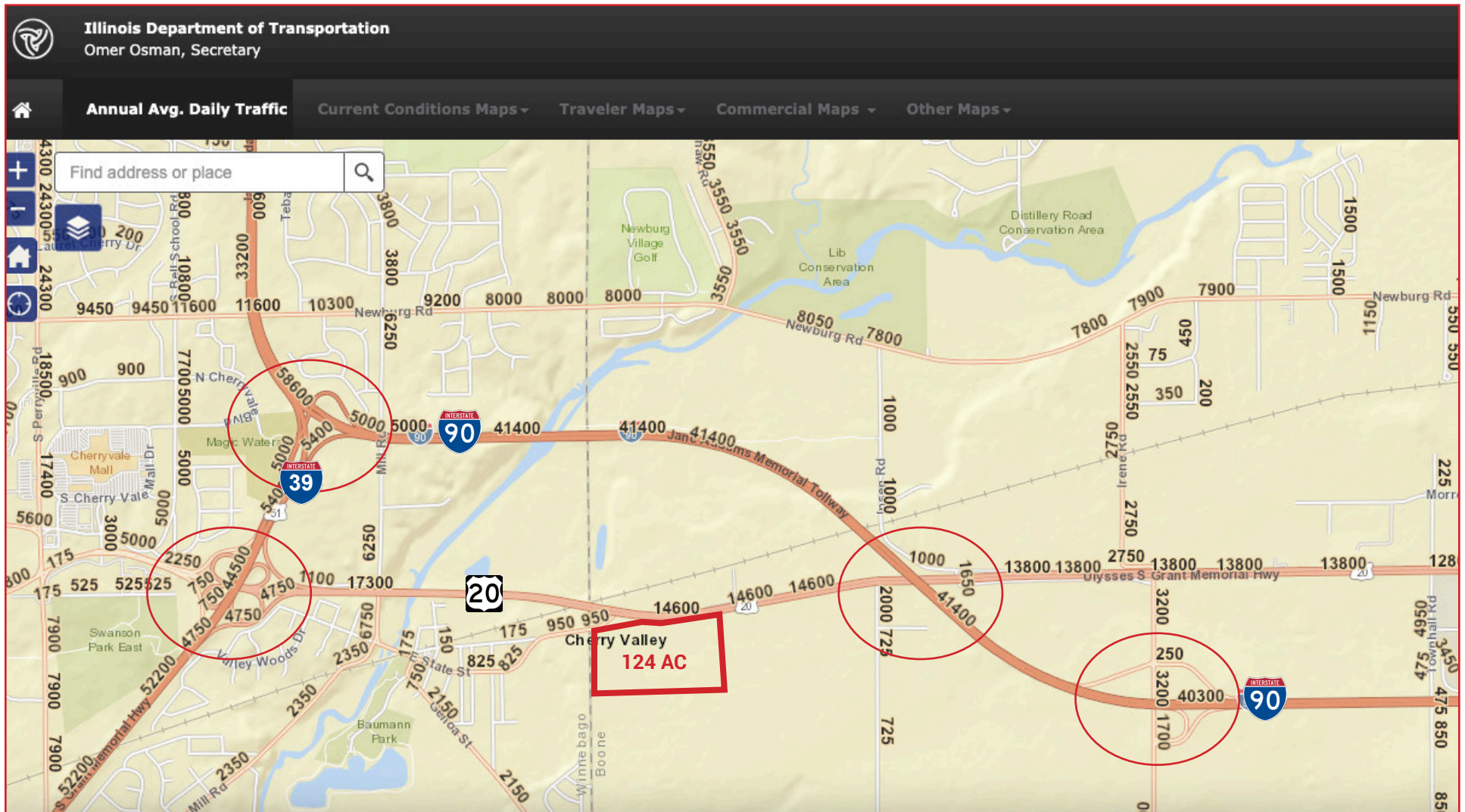


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58600 DTV - Daily Traffic Volume - 58600 cars a day pass this road at this intersection.

DAILY TRAFFIC VOLUME MAP



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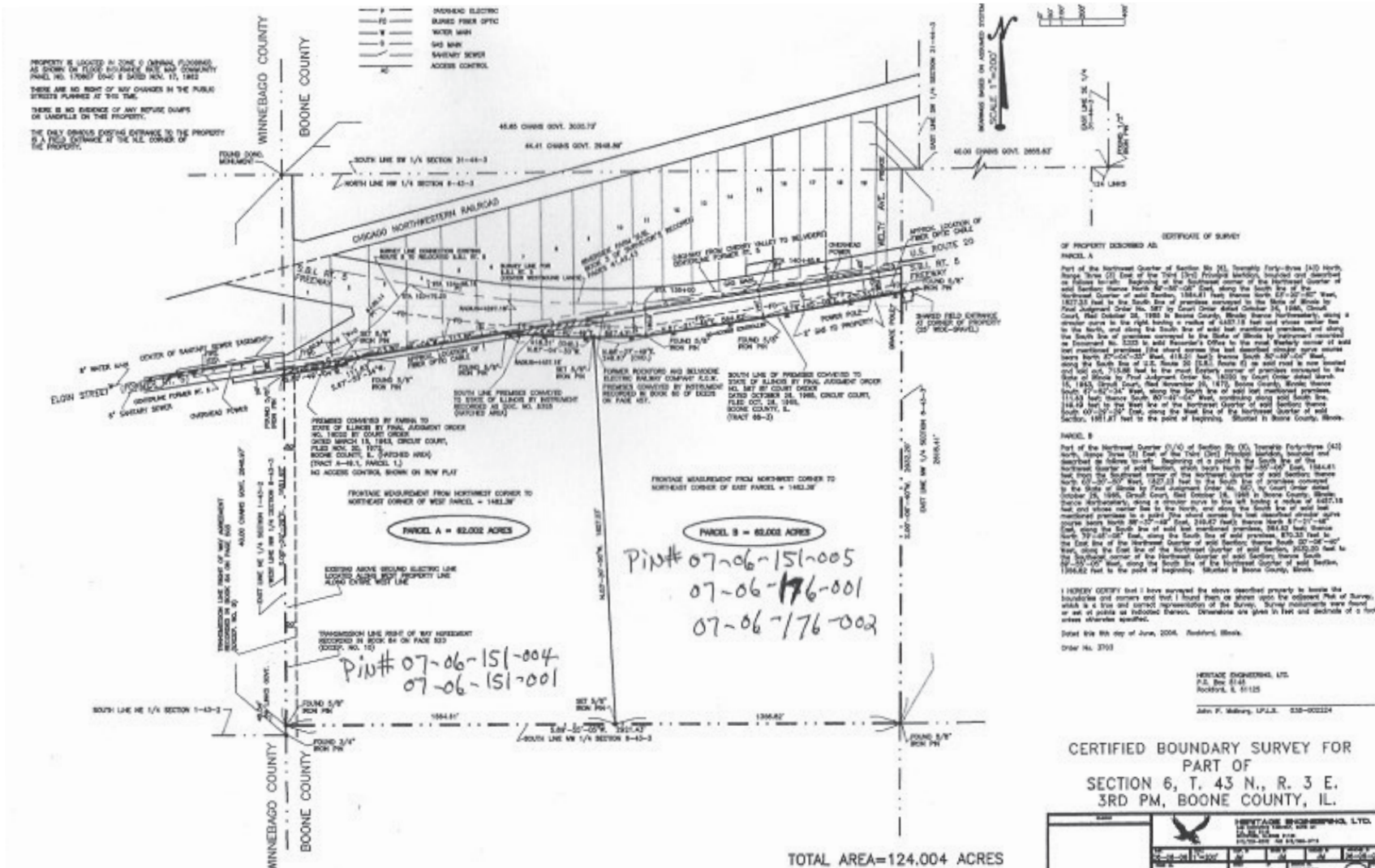
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# 124 ACRE INDUSTRIAL LAND SITE FOR SALE

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SURVEY



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# 124 ACRE INDUSTRIAL LAND SITE FOR SALE

Cherry Valley, IL 61016

## PROPOSED DISTRIBUTION/WAREHOUSE CENTER RENDERING



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# 124 ACRE INDUSTRIAL LAND SITE FOR SALE

Cherry Valley, IL 61016

## PROPOSED DISTRIBUTION/WAREHOUSE CENTER RENDERING



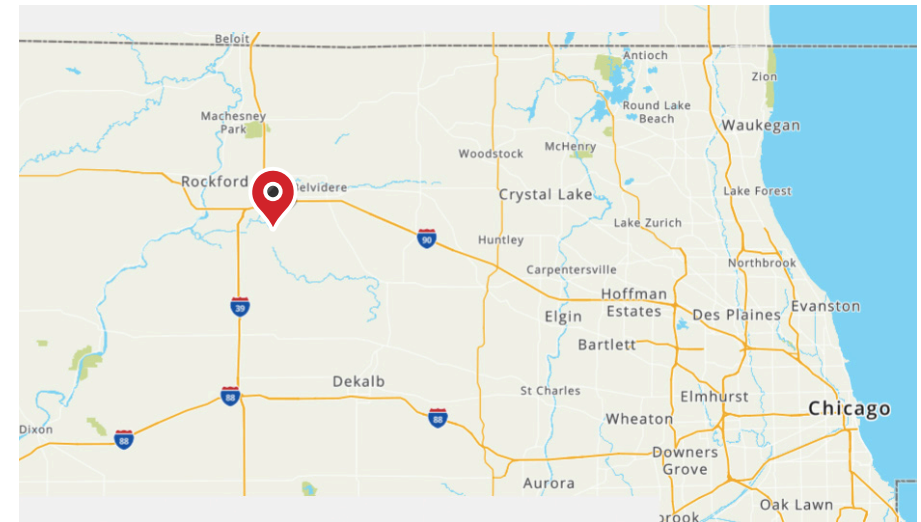
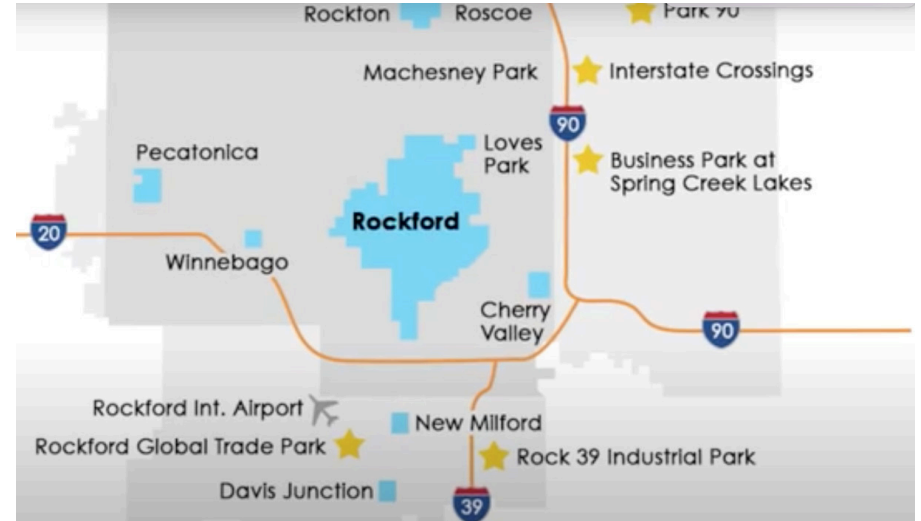
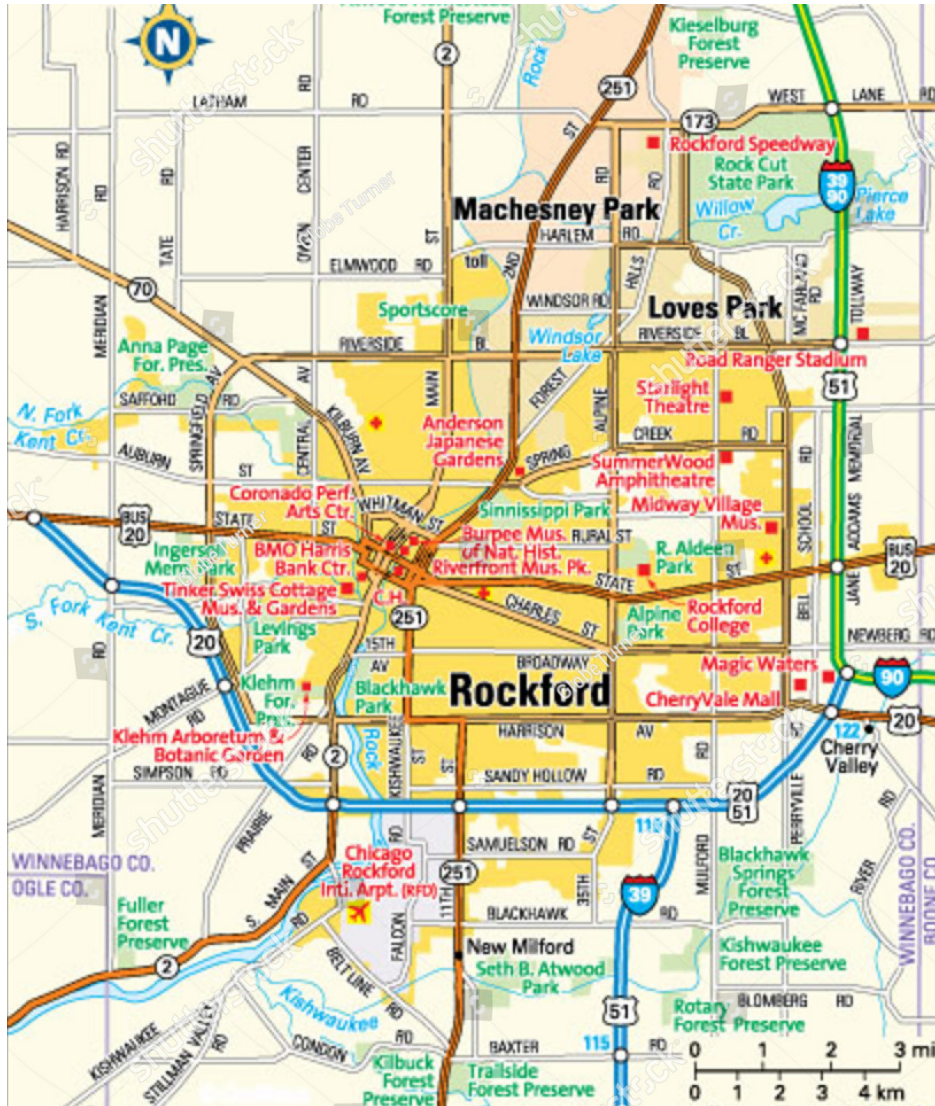
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# 124 ACRE INDUSTRIAL LAND SITE FOR SALE

Cherry Valley, IL 61016

The Rockford Region consists of Boone, Ogle, Stephenson, and Winnebago counties in northern Illinois. The area lies in the heart of the Midwest, and in very close proximity to Chicago, Milwaukee, Madison, Quad-Cities, and Peoria. Its central time zone location allows your company to reach customers from coast to coast during normal business hours.

Rockford Region contains a workforce of 176,700 and the larger Economic Development Region (EDR) of a four-county region with a workforce of over 228,600. The 75 institutions of higher learning that lie within a 90-mile commute of Rockford provide a skilled and readily available workforce. Nearly 21% of the Rockford Area workforce is employed in manufacturing, which is twice the national average.

Rockford is 60 minutes from O'Hare International Airport (ORD) and is served by its own international airport – Chicago Rockford International Airport (RFD). RFD is home to the second-largest UPS air cargo hub in the country. The Rockford Region is #1 in interstate and railroad connections – 4 interstates run through the region, businesses located here can reach 75% of U.S. businesses within a 24-hour truck drive.

#### Highways and Interstates:

Interstate: I-39, I-88, I-90, I-43  
Federal: US 20, US 51/251  
State: 2, 26, 38, 64, 70, 72, 75, 76, 173

#### Railroads:

Illinois Railway/OmniTRAX  
Canadian National(CN)  
Canadian Pacific (CP)

#### Motor Freight Services:

Number of carriers serving area: 40  
Number of local terminals: 37



Source: <https://rockfordil.com>

#### For more information:

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# 124 ACRE INDUSTRIAL LAND SITE FOR SALE

Cherry Valley, IL 61016

## INDUSTRIES OVERVIEW

The Rockford Region's industrial history began with its rise to national prominence in furniture manufacturing and progressed as a center of excellence for farm implement manufacturing.

Also known as "the Screw Capital of the World" the region specializes in fastener manufacturing, and has extended our excellence into engineering, and other highly technical manufacturing processes. The combination of these factors allowed the Rockford Region to diversify into automotive, aerospace/defense, fasteners, machine tools, and heavy machinery.

The Rockford Region is considered an excellent location for:



## Aerospace

The Rockford Region is home to four tier-one companies and more than 250 suppliers within a 90-minute radius. The current collection of companies serves aerospace industry leaders such as AAR, Boeing, and Airbus. These businesses are world-renowned corporations focused on designing, manufacturing, maintenance, overhaul, and selling aerospace products.

## Advanced Manufacturing Industry

The Rockford Region is also ideal for manufacturing companies. Businesses located here understand the importance of quality and consistency. The region's long history of making things transfers these qualities from automotive, to aerospace, and to medical device manufacturing. From large scale, long run parts to customized small runs our region has a company that can do it.

## Logistics

The Rockford Region is located within miles of four interstates and four major railroads, along with several airports, including the Chicago Rockford International Airport and Chicago O'Hare International Airport. With proximity to these major distribution resources, companies can transport their products with speed and efficiency.

The Rockford Region is an ideal place for businesses looking to expand and thrive, particularly those in the aerospace, healthcare, and advanced manufacturing industries.

Source: <https://rockfordil.com>

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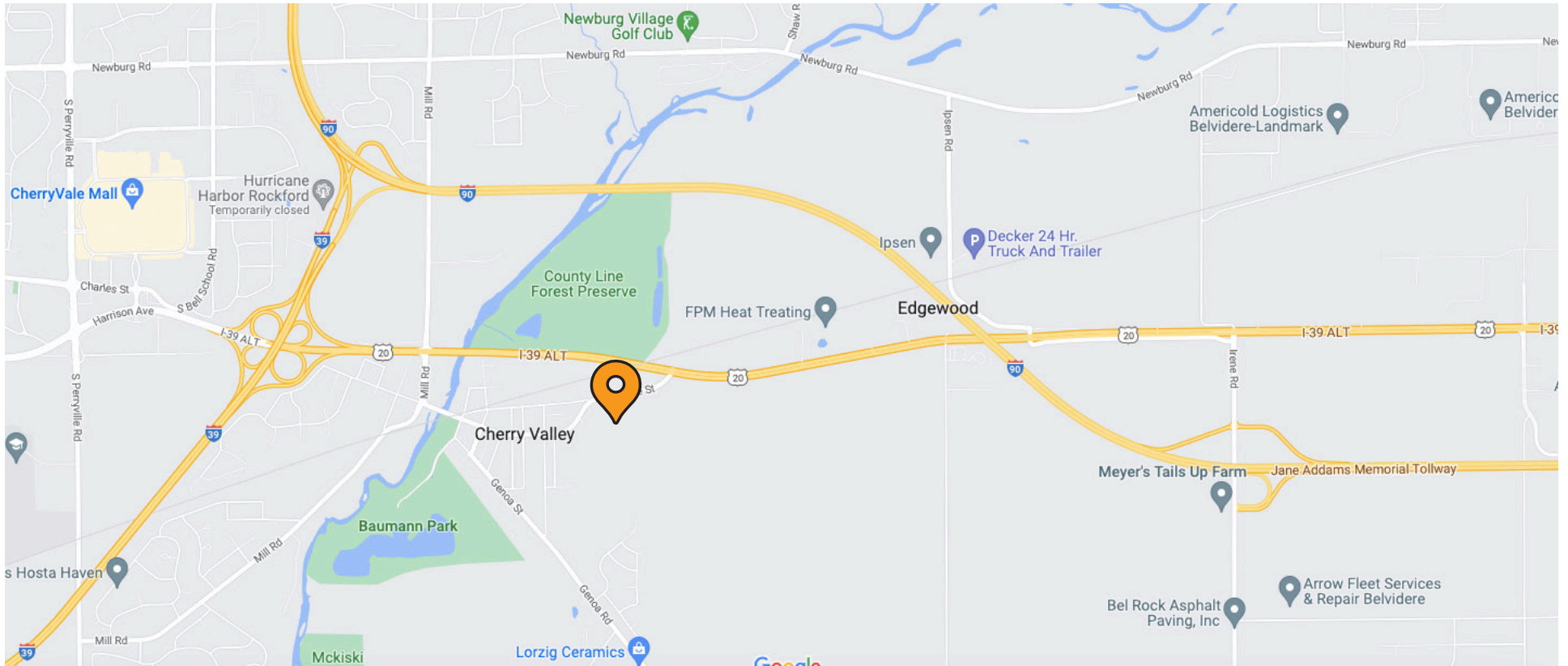
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# 124 ACRE INDUSTRIAL LAND SITE FOR SALE

Cherry Valley, IL 61016

## AREA MAP & DEMOGRAPHICS



| 2022 Summary      | 2 Mile    | 5 Miles   | 10 Miles  |
|-------------------|-----------|-----------|-----------|
| Population        | 2,865     | 51,511    | 233,935   |
| Households        | 1,151     | 19,873    | 90,887    |
| Average Income    | \$97,819  | \$84,807  | \$75,243  |
| Median Home Value | \$178,957 | \$152,091 | \$125,273 |

### KEY FACTS WITHIN 2 MILES OF THE SITE



**2,865**  
POPULATION



**46.9** MEDIAN AGE



**1,828**  
TOTAL EMPLOYEES



**110**  
TOTAL BUSINESSES

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