



## Irene Road & US 20 in Belvidere, Illinois

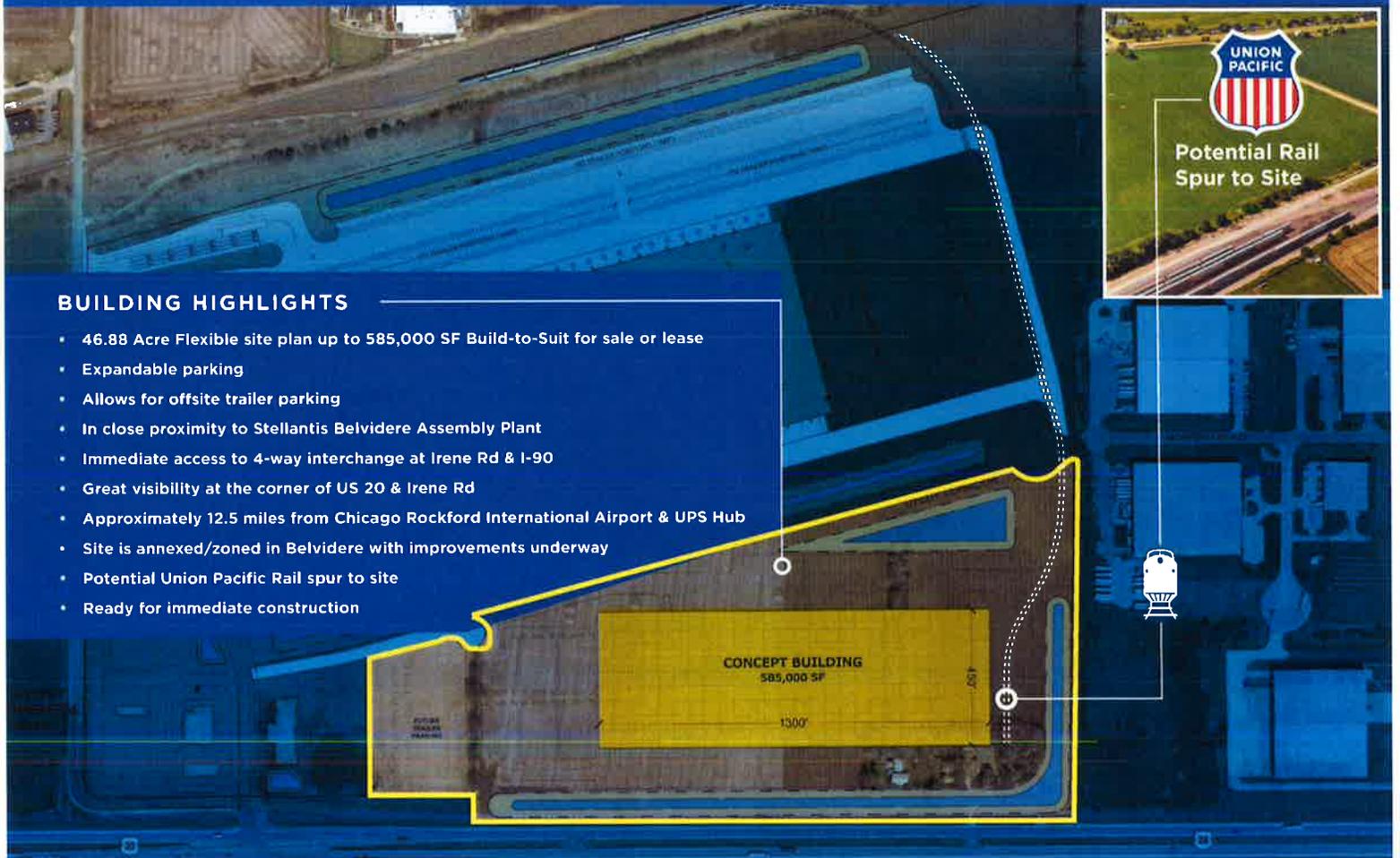
Build-to-Suit for Sale or Lease up to 585,000 SF

**NEWMARK**



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# Site Plan



## BUILDING HIGHLIGHTS

- 46.88 Acre Flexible site plan up to 585,000 SF Build-to-Suit for sale or lease
- Expandable parking
- Allows for offsite trailer parking
- In close proximity to Stellantis Belvidere Assembly Plant
- Immediate access to 4-way interchange at Irene Rd & I-90
- Great visibility at the corner of US 20 & Irene Rd
- Approximately 12.5 miles from Chicago Rockford International Airport & UPS Hub
- Site is annexed/zoned in Belvidere with improvements underway
- Potential Union Pacific Rail spur to site
- Ready for immediate construction



Potential Rail Spur to Site





# Recent New Developments

46.88 Acre

Subject Property

Undisclosed Fortune  
500 Company

1.3M SF  
Distribution Center

Walmart

1.2M SF Cold Storage  
Distribution Center

MRS  
MIDWEST REFRIGERATED SERVICES

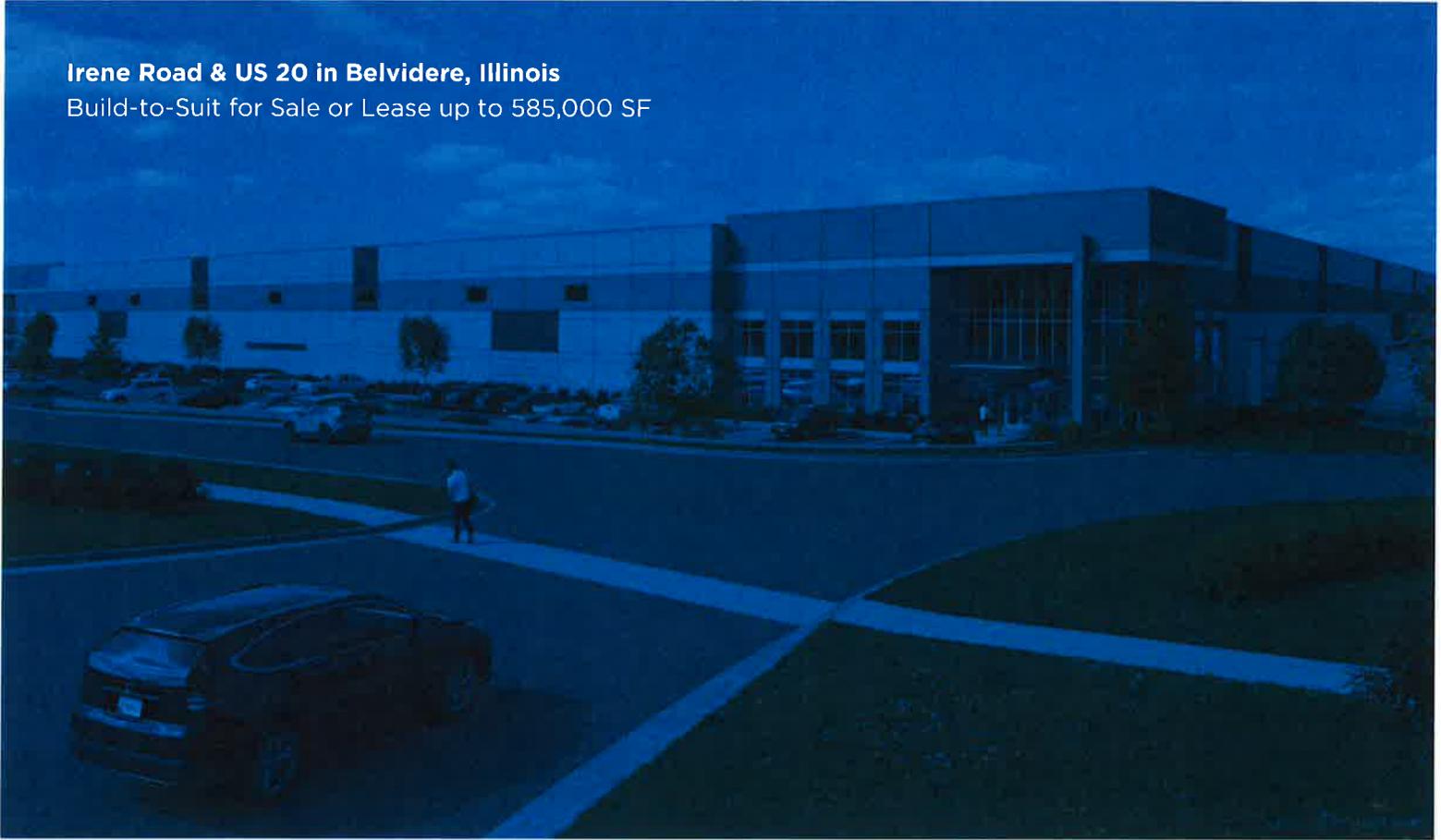
200k SF Cold Storage  
Distribution Center

STELLANTIS

4.5M SF Assembly Plant



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