

Zoning:	Industrial-Heavy
Topography:	Majority of site is flat
Adjacent Available Acres:	available
Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	5,140,080
Specialty Features:	Enterprise Zone,Smartport,Logistics Park
Sale Price Note:	>20 acres \$1.75/sf, <20 acres \$2.50/sf
Last Updated:	Feb 2, 2024

Site Certification Information

Certified Site Status: Yes

Economic Development Contact

Pamela Lopez-Fettes
Growth Dimensions Economic Development
401 Whitney Blvd.
Belvidere, IL 61008
(815) 547-4252 | pfettes@growthdimensions.org

Realtor/Owner Contact

Carrie Zethmayr
Crawley Chicago
312-221-1115 | czethmayr@crawleychicago.com

Property and Area Description

Highlights Enterprise Zone Property Tax Abatement Approved Union Pacific Rail Access (112 car capacity) 13 Miles to Chicago Rockford International (RFD) - also the UPS regional air hub 56 Miles to Chicago O'Hare International (ORD) Lot sizes range from 7.5 to 20+ acres, priced from \$1.85 to \$2.60 per square foot, 2.5 miles to full interchange at Genoa & I-90, economic incentives available. All utilities are adjacent to this site. The site offers easy access to Union Pacific Railroad and to I-90 and I-39. It is one hour from O'Hare airport and is design and/or build to suit. For sale 200 acres subdivided 50-acre parcels down. Boone County real estate taxes are .6702 cents/\$100 EAV on 1/3 of fair cash or market value.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Route 20 (1 mile mi.)
Nearest Interstate: I-90 (3 miles mi.)
Nearest Airport: Poplar Grove Airport (8 miles mi.)
Nearest Commercial Airport: Chicago/Rockford International Airport (13 miles mi.)
Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Type: Active
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Ryan Wee
Rail Contact Phone: 262-277-8725
Rail Contact Email: rwwee@up.com

Utilities

Electric: ComEd
Natural Gas: Nicor Gas
Water: City of Belvidere
Sewer: City of Belvidere
Telecommunications: iFiber