



**60+ ACRES AVAILABLE**

**BUILD-TO-SUITS  
FROM 100,000 SF TO  
1,200,000 SF**

**Dual Rail Available**

**50MW Power Available Immediately**

**Suitable for Data Centers &  
Manufacturing**

**LOCATED ON THE SOUTHEAST CORNER  
OF STEWARD ROAD AND RITCHIE ROAD  
IN ROCHELLE, ILLINOIS**



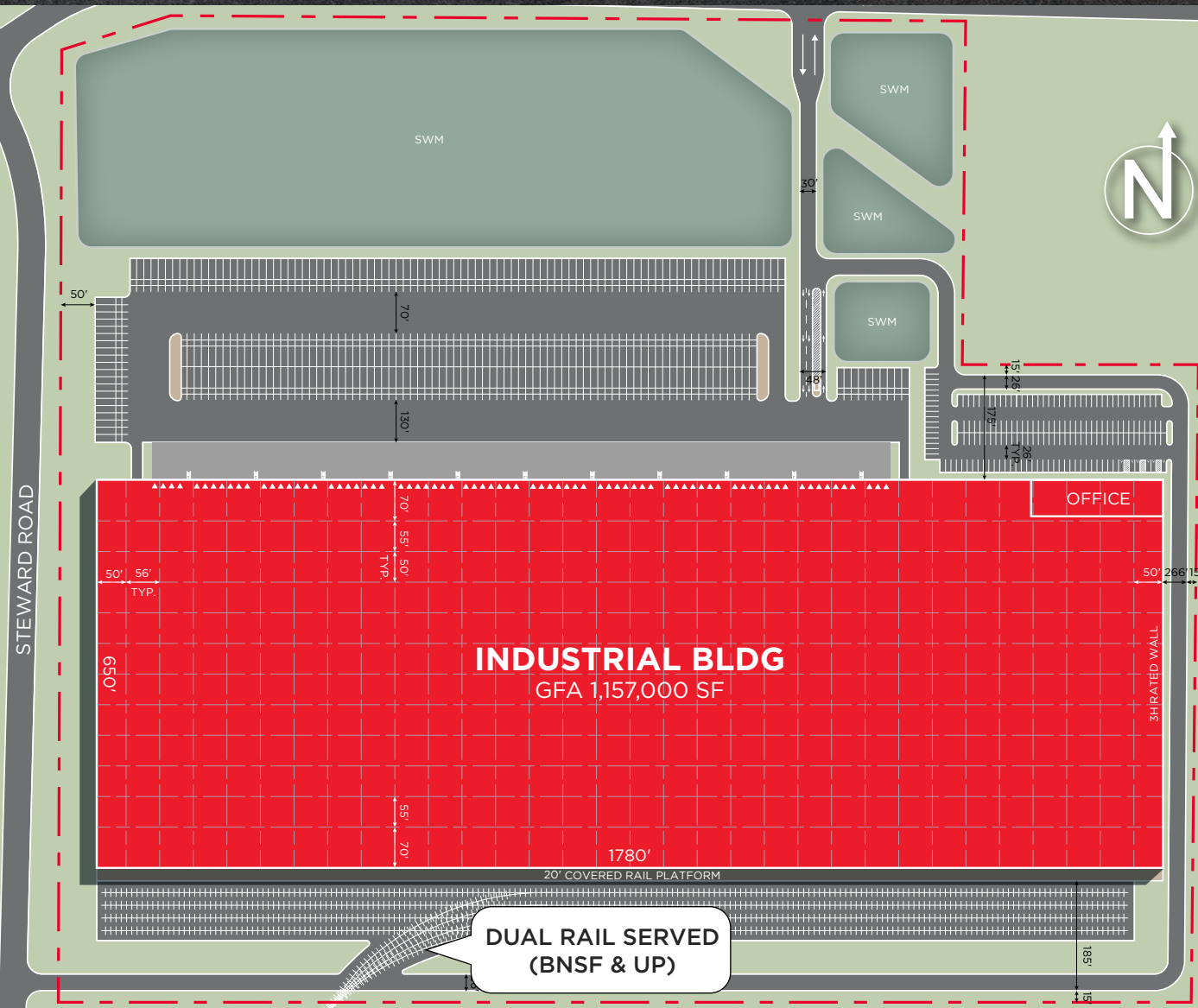
A Development by:



Exclusive Agents:



# CONCEPTUAL PLAN



**BUILD-TO-SUITS  
FROM 100,000 SF  
TO 1,200,000 SF  
AND ABOVE**



**IMMEDIATE  
ACCESS TO  
I-88 & I-39**



**DUAL RAIL  
SERVED SITE  
(BNSF & UP)**



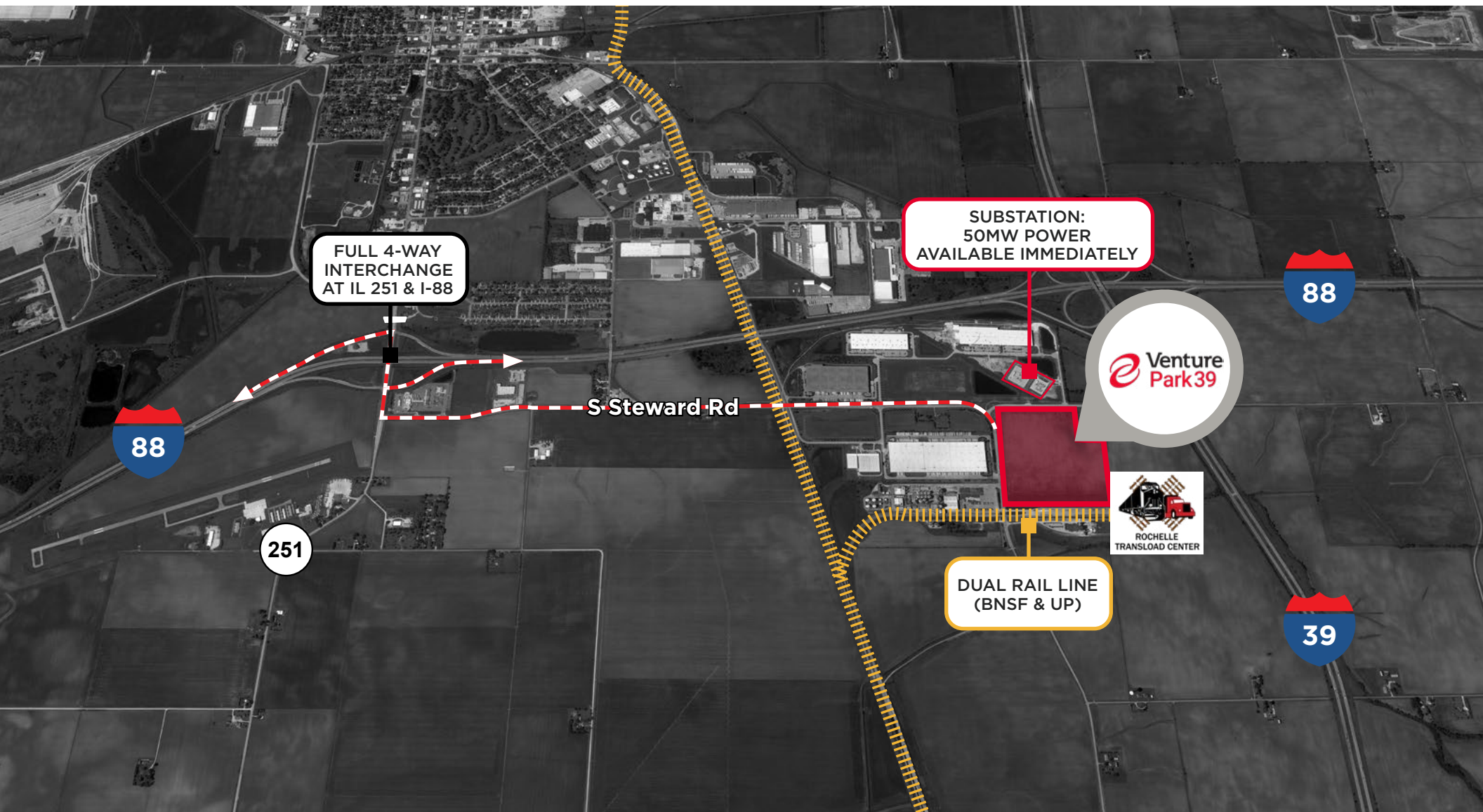
**50MW POWER  
AVAILABLE  
IMMEDIATELY**



**ENTERPRISE  
ZONE**

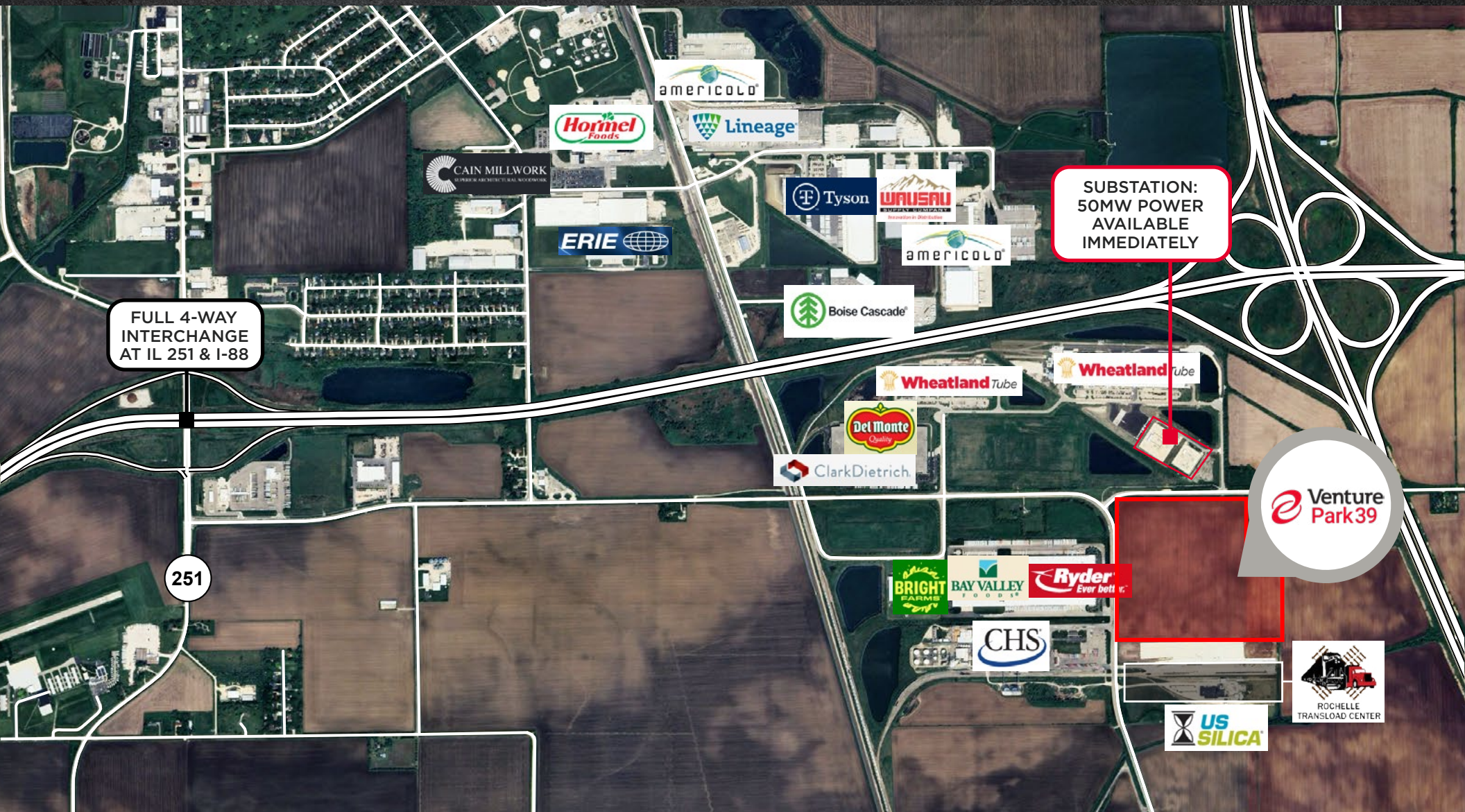


# FLEXIBLE ZONING





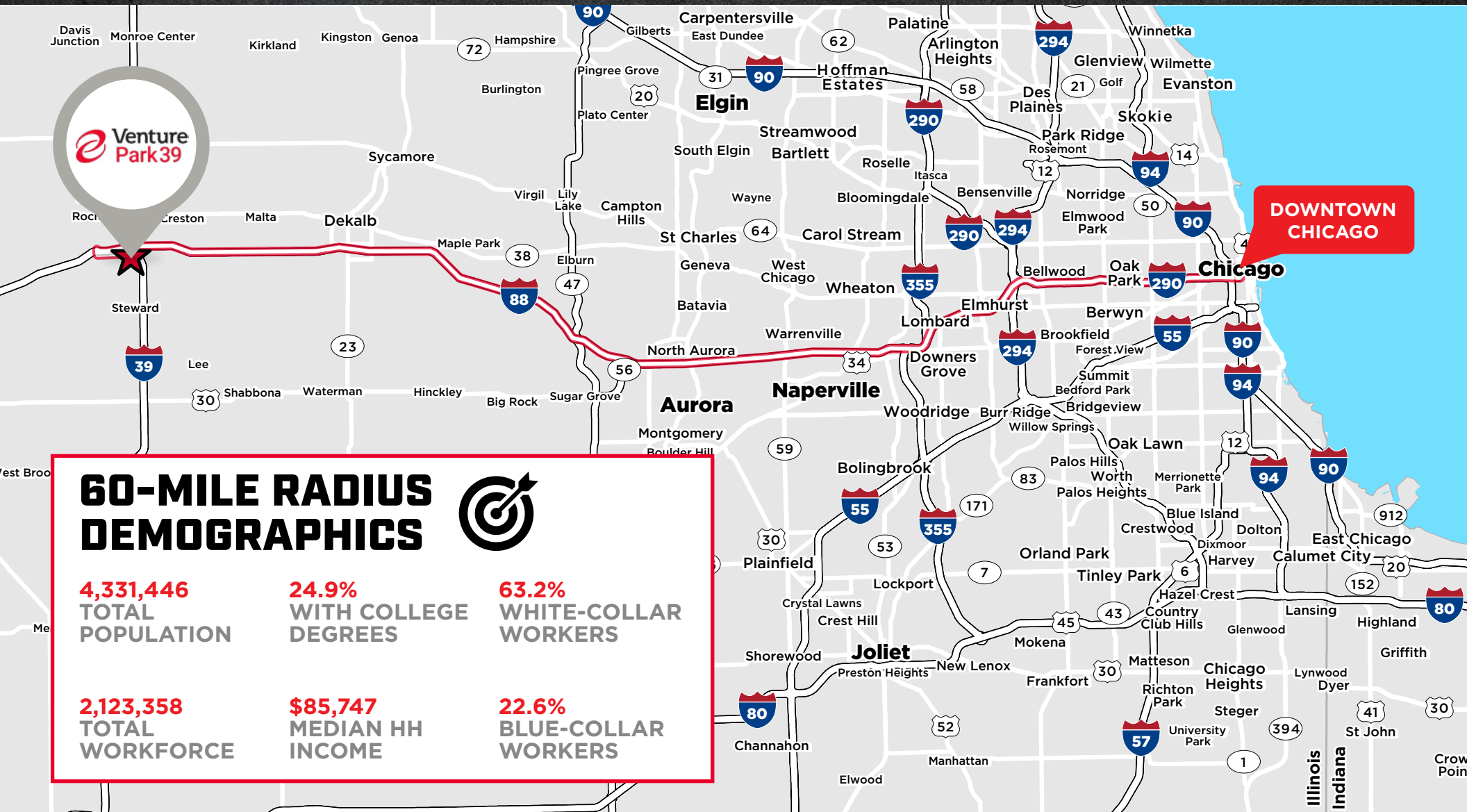
# IN GOOD



# COMPANY

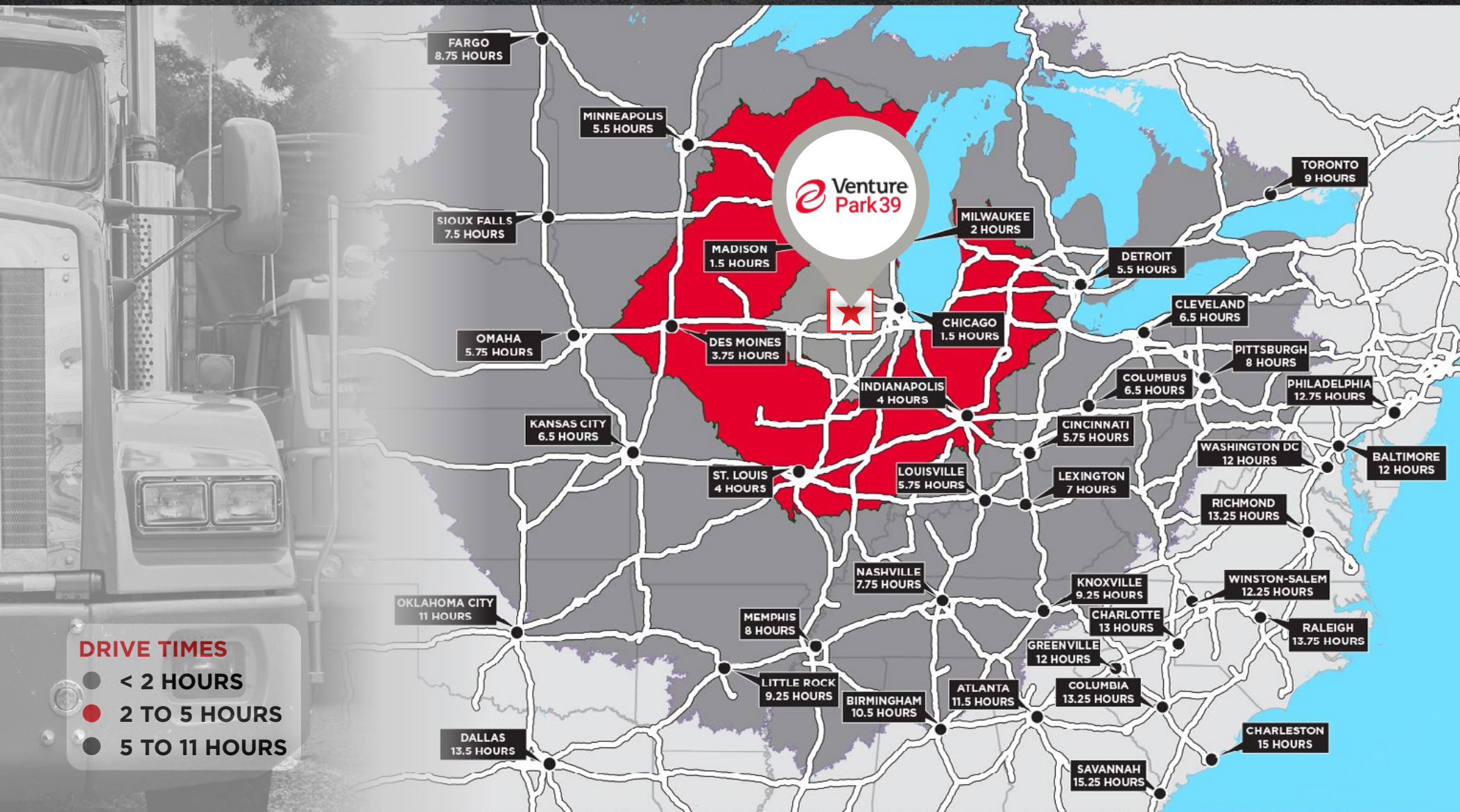


# IN AN UNBEATABLE





# REGIONAL CONNECTIVITY



## PRECIOUS TIME





[WWW.VENTUREPARK-39.COM](http://WWW.VENTUREPARK-39.COM)

**GET IN TOUCH**

**FOR MORE INFORMATION AND LEASING OPPORTUNITIES,  
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