

FOR SALE

1 BELVEDERE BLVD

BELVIDERE, ILLINOIS



PROPERTY OVERVIEW

BUILDING INFORMATION

PROPERTY ADDRESS	1 Belvedere Blvd (2964 Newburg Road) Belvidere, IL 61008	
BUILDING SIZE	± 131,811 SF	
SITE SIZE	27.84 acres	
YEAR BUILT	1980	
CONSTRUCTION TYPE	Insulated metal panel, Pre-cast concrete	
OFFICE AREA (SF)	±15,000 SF	
CLEAR HEIGHT	18'	
POWER	3,000 amps @ 480 volts	
LOADING	9 exterior docks	3 drive-in doors
SPRINKLERED	Wet System	
REAL ESTATE TAXES (2022)	\$66,190.58 (\$0.50 p.s.f.) 05-34-100-004	





SITE INFORMATION

SITE SIZE	27.84 acres
ZONING	I (Industrial)
PARKING SPACES	Ample
RAIL	Potential Union Pacific (along southern property line)
EXCESS LAND	Yes
HIGHEST & BEST USE	Industrial / Manufacturing

NEWBURG RD

LOGISTICS DR

REVLON DR

BELVEDERE BLVD

1 BELVEDERE BLVD

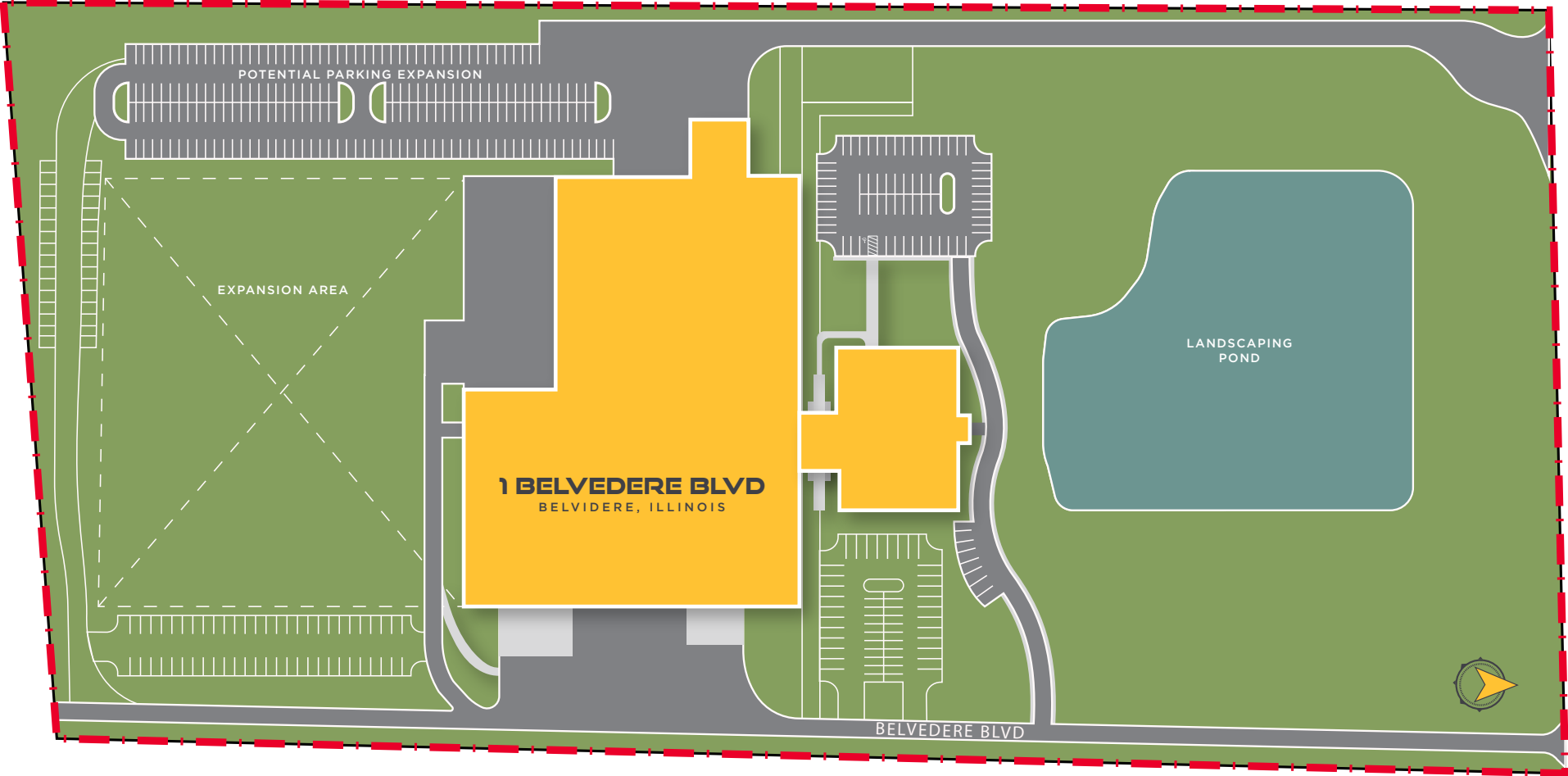
EXPANSION
LAND

Imron Dr



UNION PACIFIC RAILROAD CO.
BELVIDERE

SITE PLAN / FLOOR PLAN

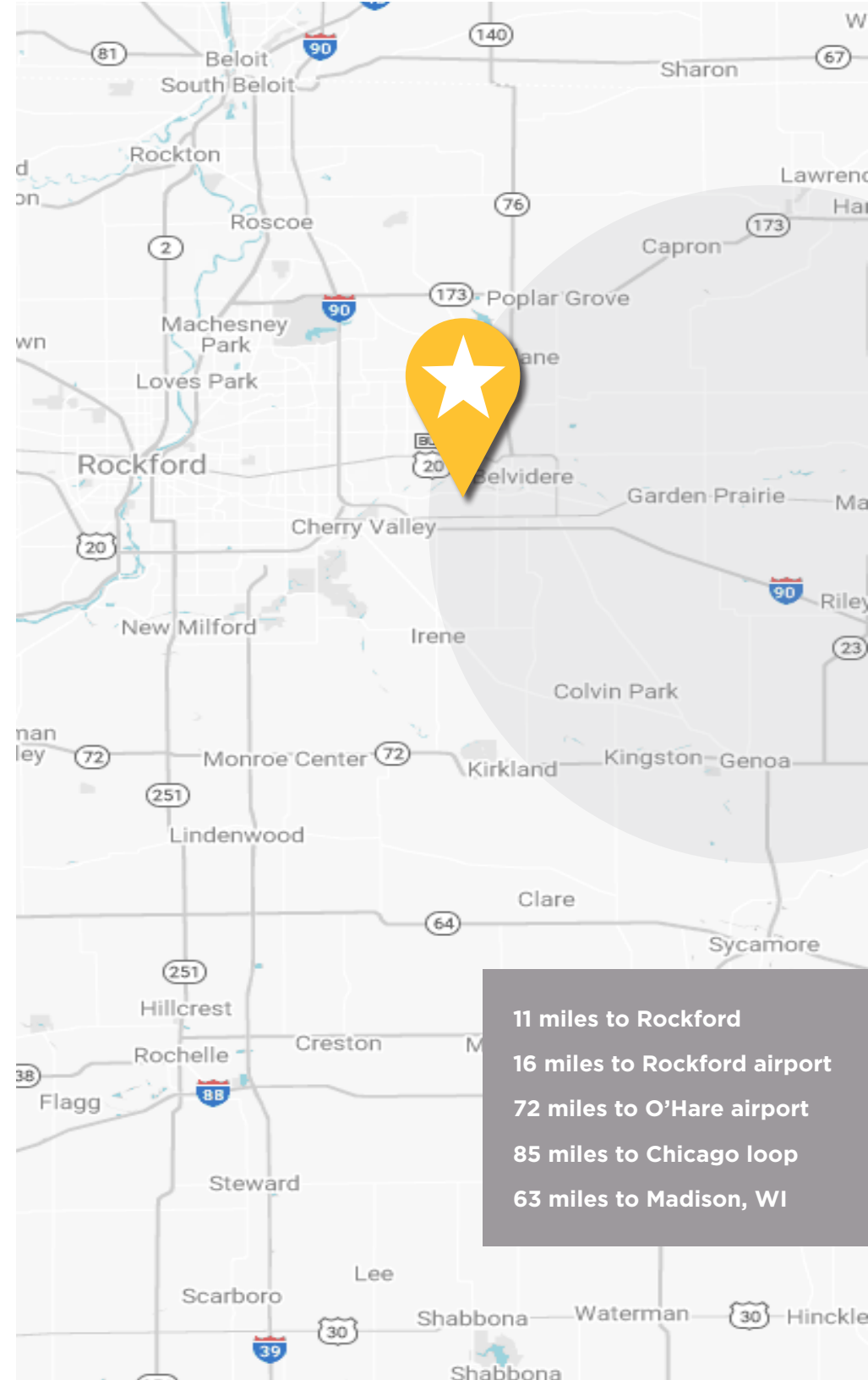


BELVIDERE

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.



11 miles to Rockford
16 miles to Rockford airport
72 miles to O'Hare airport
85 miles to Chicago 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 two largest industries accounting for over **20,000 jobs**

**FORTUNE
500**

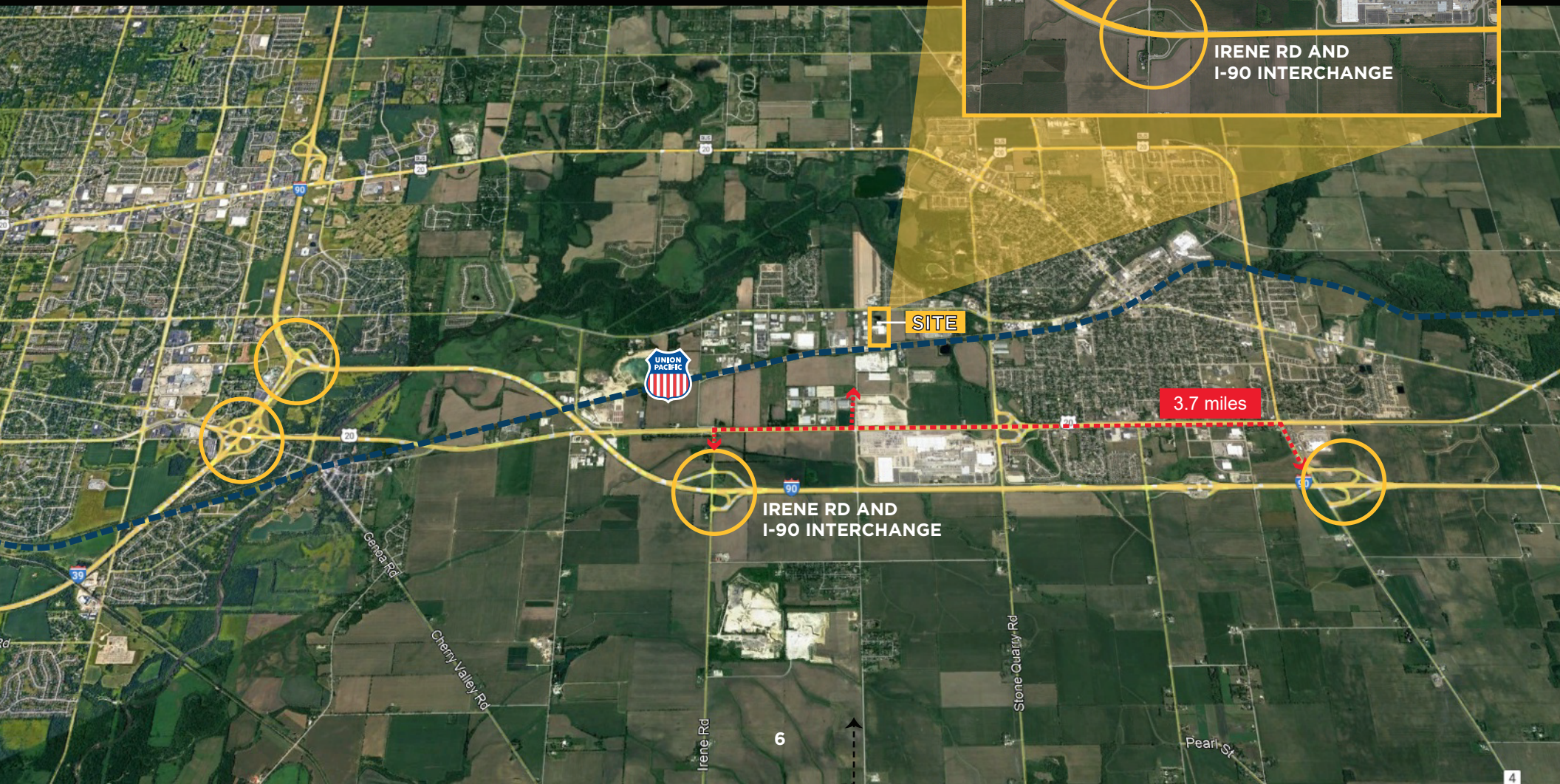
29 Fortune 500 and **250 Corporate HQs** have operations within the Rockford area

Heavy manufacturing infrastructure

Immediate access to I-90, I-39 and US-20

Central to major Midwestern Logistics centers

60 miles northwest of Chicago O'Hare International Airport



CORPORATE NEIGHBORS MAP



NEWBURG ROAD

XPOLogistics

Yanfeng

americold

Carpenter
Contractors of
America, Inc.



W
WELCH BROS., INC.

W
WELCH BROS., INC.



**General
Mills**

PISTON
AUTOMOTIVE

syncreon

Morreim Drive

Walmart

C Cassens

FCA
FIAT CHRYSLER AUTOMOBILES

syncreon

APPLETON ROAD

20

90

90

Under 2.2 million SF
of new industrial
development in
progress



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