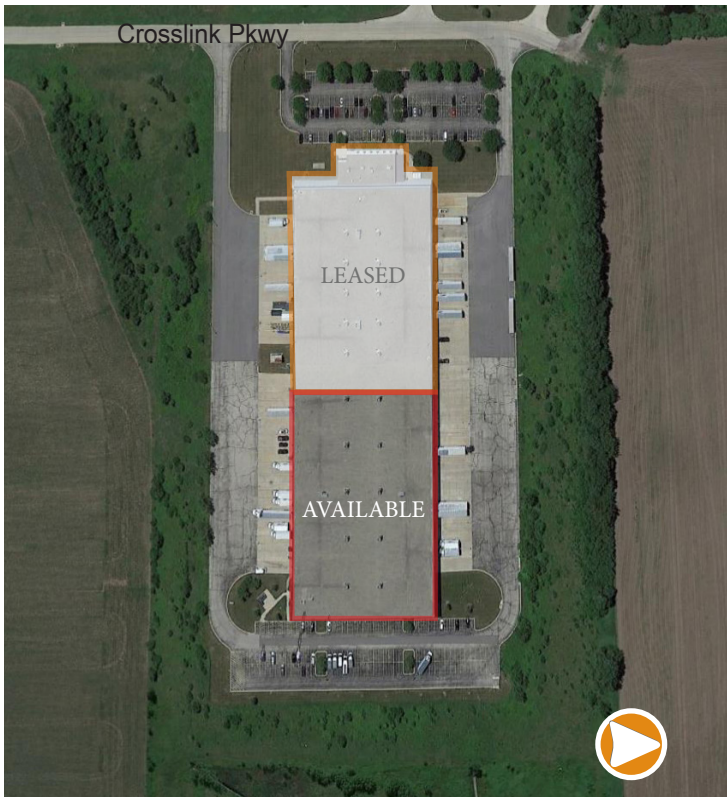
FOR LEASE

1226 Crosslink Parkway
Belvidere, Illinois



Property **Features**

- 112,500 SF available
- 2,469 SF office
- 254 car parking spaces (entire building)
- 29’ clear height
- 50’ x 50’ column spacing
- ESFR system
- T5 lighting
- 14 exterior docks with mechanical levelers
  2 grade level drive-in doors
- 200 amps, 480 volt, 3-phase
- Asking Lease Rate - Subject to Offer



Owned By
mapletree

Mark Smith
Mapletree Investments
312 761 9456
mark.smith@mapetree.com.sg

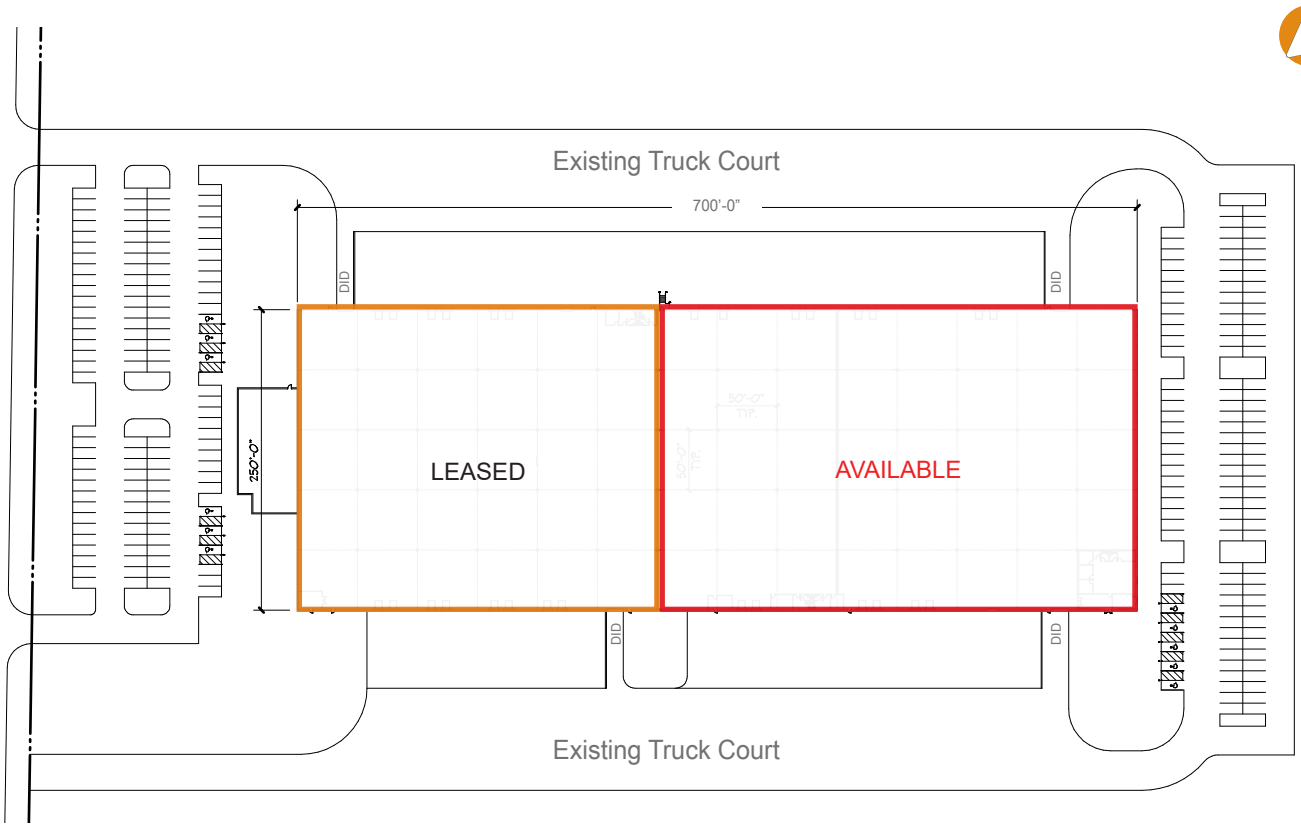
Leased By
CUSHMAN & WAKEFIELD

Al Caruana
Executive Managing Director
847 720 1326
al.caruana@cushwake.com

Britt Casey
Executive Vice Chairman
847 518 3280
britt.casey@cushwake.com

Jeff Matella
Director
847 720 1349
jeff.matella@cushwake.com

1226 CROSSLINK PARKWAY, BELVIDERE
SITE PLAN



Additional **Features**

Rare Cross Dock Facility

Abundant Parking with available trailer parking

Close proximity to Chrysler Auto plant and within minutes of two (4-way) interchanges at I-90

Minutes from Chicago Rockford International Airport. RFD Ranked Among the Top 15 Cargo Airports in the USA.

Foreign Trade Zone area





Owned By
mapletree

Mark Smith
Mapletree Investments
312 761 9456
mark.smith@mapetree.com.sg

Leased By
CUSHMAN & WAKEFIELD

Al Caruana
Executive Managing Director
847 720 1326
al.caruana@cushwake.com

Britt Casey
Executive Vice Chairman
847 518 3280
britt.casey@cushwake.com

Jeff Matella
Director
847 720 1349
jeff.matella@cushwake.com

1226 CROSSLINK PARKWAY, BELVIDERE
EXISTING WAREHOUSE







Owned By

mapletree

Mark Smith
Mapletree Investments
312 761 9456
mark.smith@mapetree.com.sg

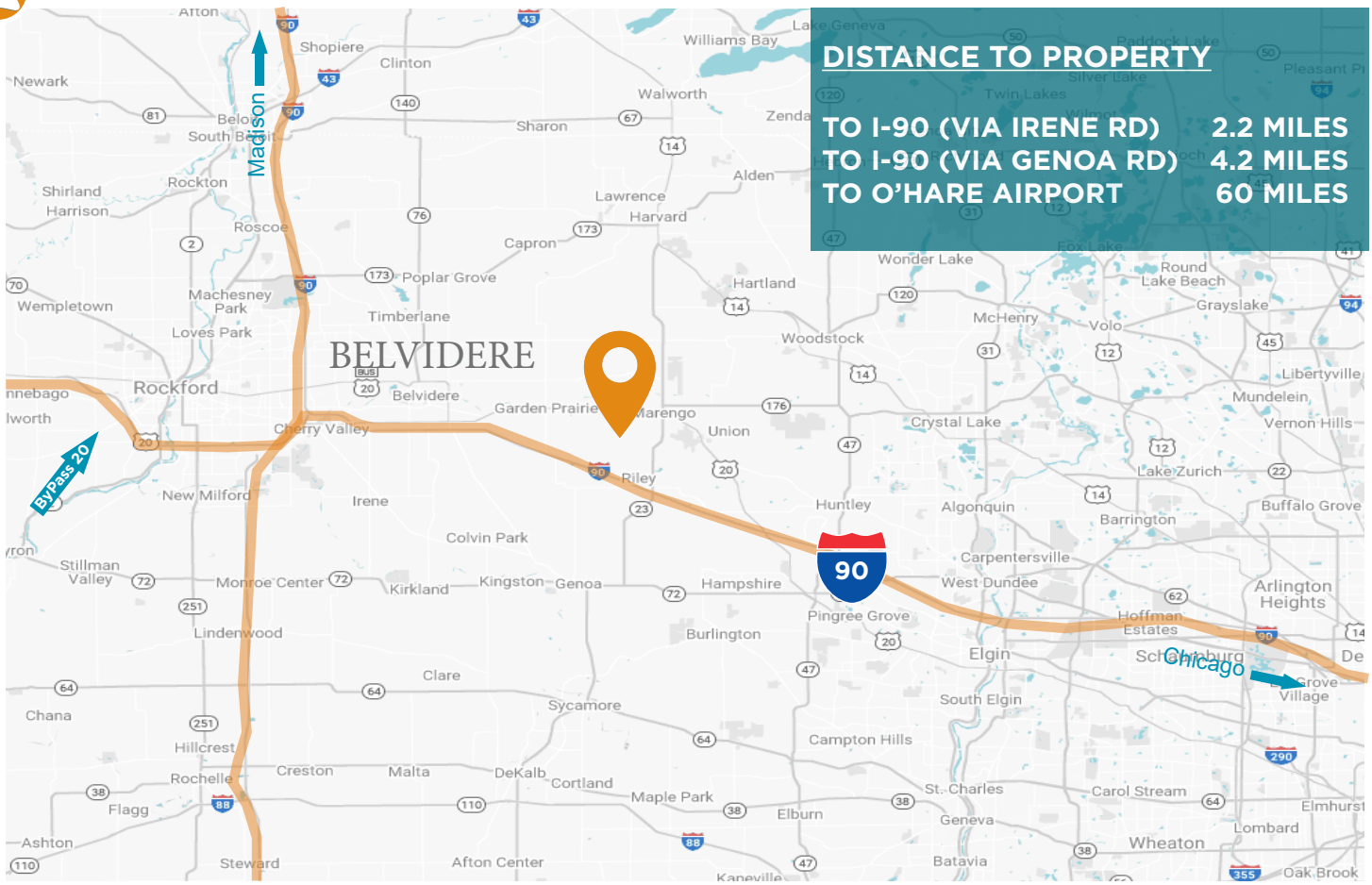
Leased By

CUSHMAN & WAKEFIELD

Al Caruana
Executive Managing Director
847 720 1326
al.caruana@cushwake.com

Britt Casey
Executive Vice Chairman
847 518 3280
britt.casey@cushwake.com

Jeff Matella
Director
847 720 1349
jeff.matella@cushwake.com





Strategic **Location**

1222-1236 Crosslink Parkway, Belvidere provides 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.

About **Us**

Mapletree is a leading global real estate develoepr, investor and manager headquartered in Singapore. Mapletree owns and manages more than 48 million square feet of logistics and industrial properties across 26 states with offices in New York, Chicago, Atlanta, Dallas and Los Angeles.
www.mapletree.com.sg

Owned By
mapletree

Mark Smith
Mapletree Investments
312 761 9456
mark.smith@mapetree.com.sg

Leased By
CUSHMAN & WAKEFIELD

Al Caruana
Executive Managing Director
847 720 1326
al.caruana@cushwake.com

Britt Casey
Executive Vice Chairman
847 518 3280
britt.casey@cushwake.com

Jeff Matella
Director
847 720 1349
jeff.matella@cushwake.com

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.

New development currently under construction in Rockford

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



Owned By

mapletree

Mark Smith
Mapletree Investments
312 761 9456
mark.smith@mapetree.com.sg

Leased By

CUSHMAN & WAKEFIELD

Al Caruana
Executive Managing Director
847 720 1326
al.caruana@cushwake.com

Britt Casey
Executive Vice Chairman
847 518 3280
britt.casey@cushwake.com

Jeff Matella
Director
847 720 1349
jeff.matella@cushwake.com