

CATALYST

AT BELVIDERE

WHERE MANUFACTURING, LOGISTICS,
AND GROWTH CONVERGE



AVAILABLE LAND FOR BUILD TO SUIT
FOR LEASE AND SALE
UP TO 585,000 SF

PROPERTY HIGHLIGHTS

46.88 ACRE FLEXIBLE SITE PLAN

01.

Multiple building campus with up to 585,000 SF of build-to-suits or outright land sale possible

03.

Potential rail spur to site (Union Pacific)

05.

Modern High Cube facilities

07.

Lower Boone County Taxes

02.

Easy access on I-90 at Irene Rd and Genoa Rd Interchanges

04.

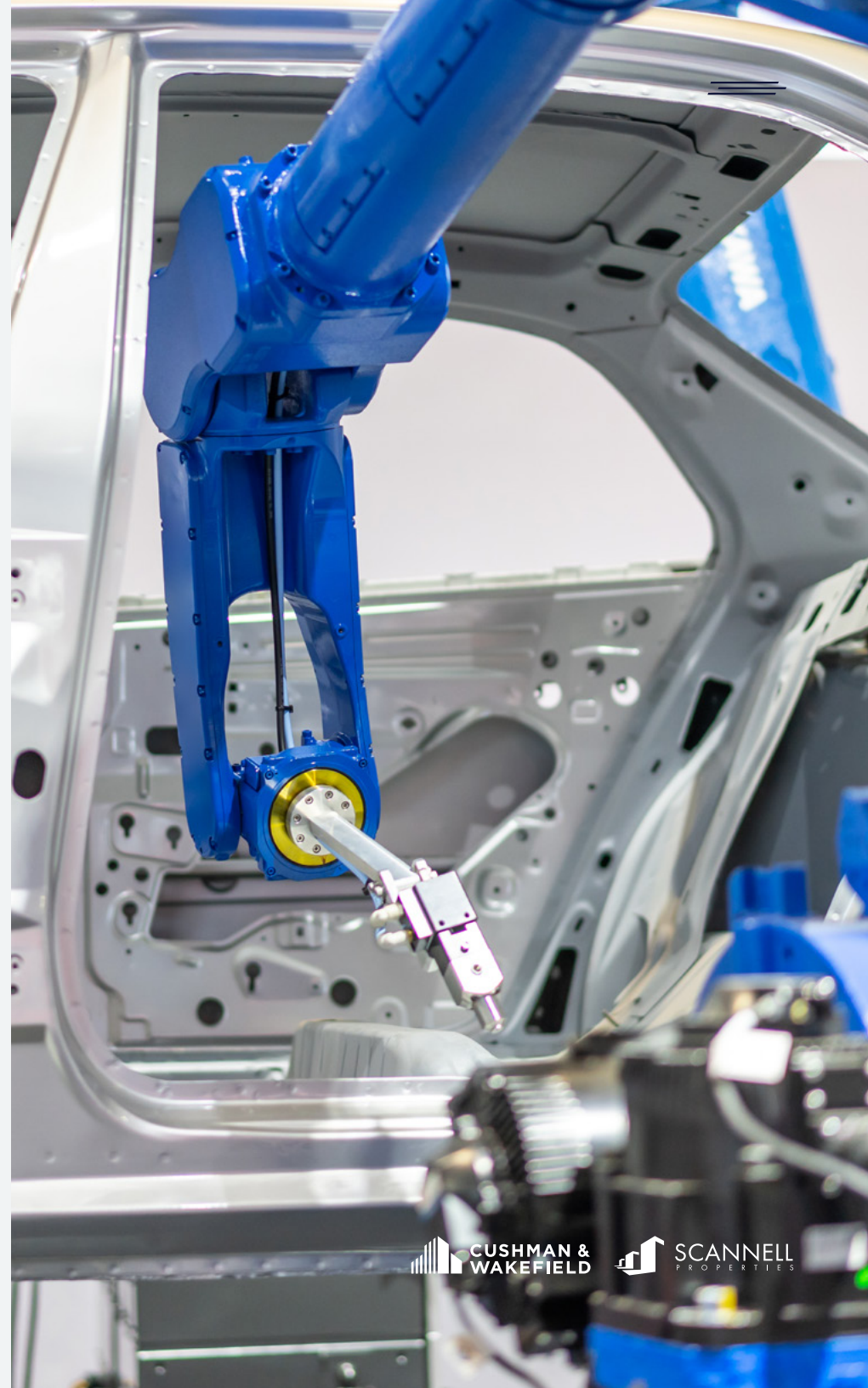
Close proximity to Stellantis Belvidere assembly plant (Opening 2028)

06.

Expandable parking with off-site trailer parking potential

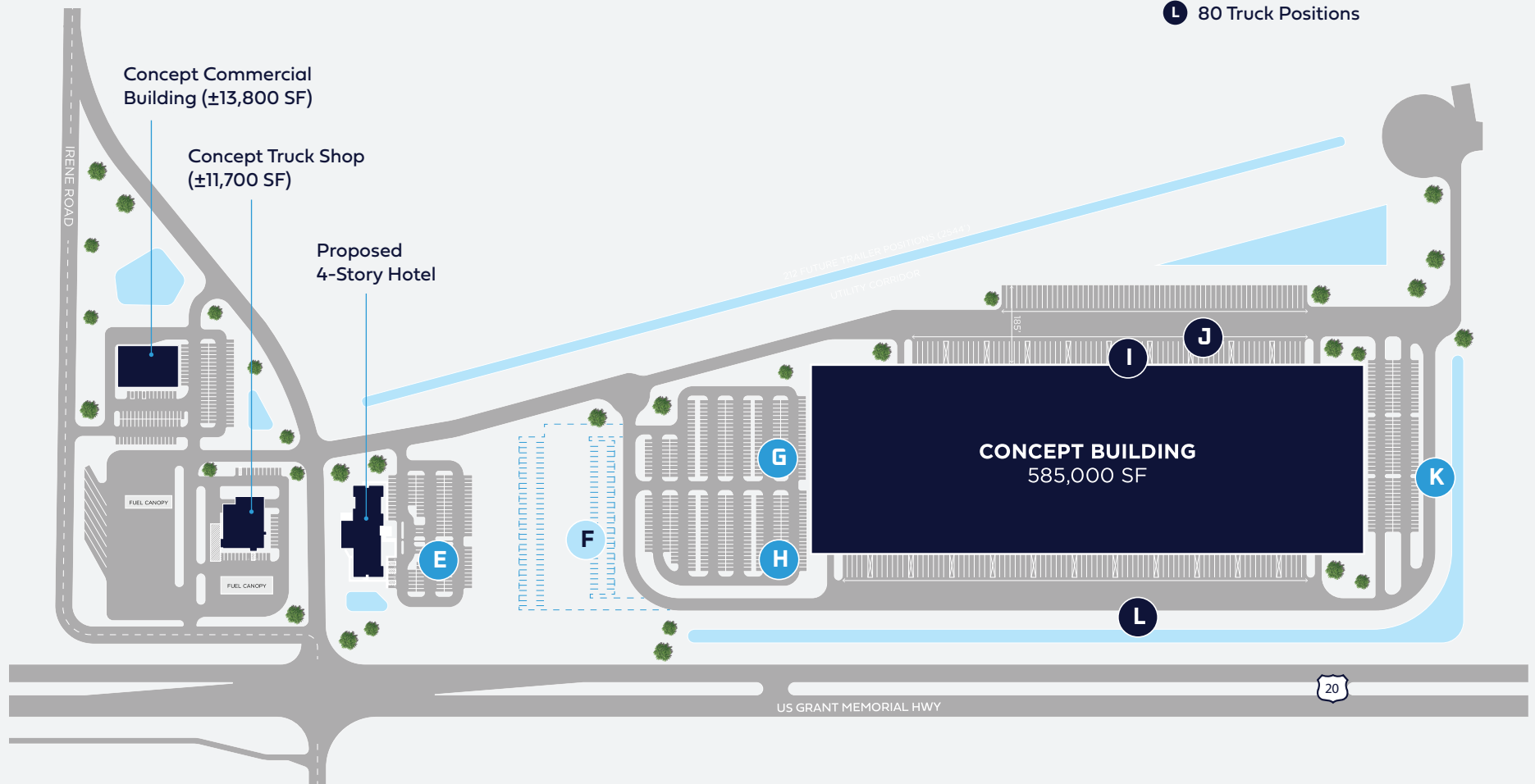
08.

Site ready for immediate construction



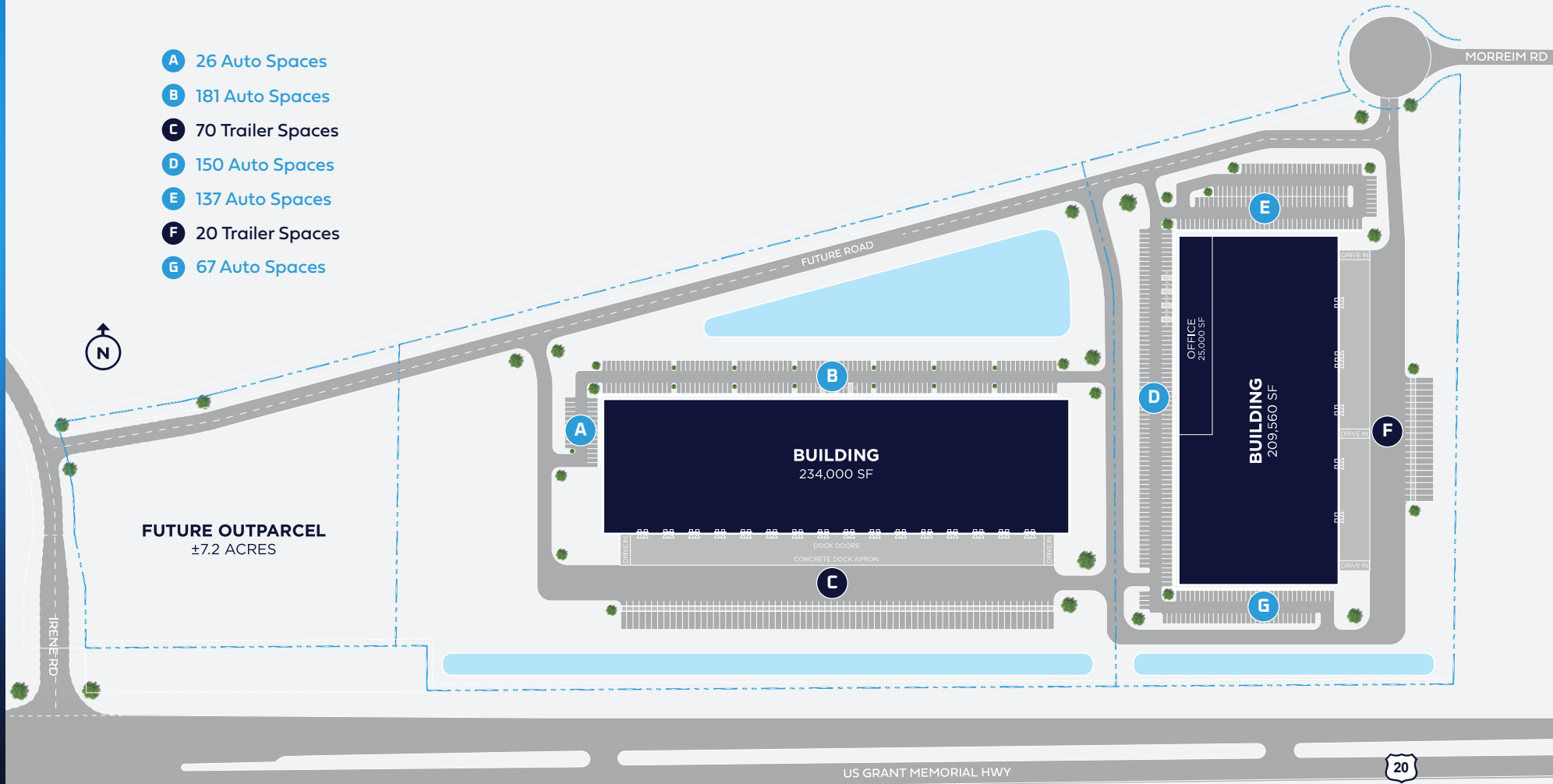
OPTION 1

- E** 138 Auto Spaces
- F** 64 Future Trailer Spaces
- G** 208 Auto Spaces
- H** 225 Auto Spaces
- I** 68 Truck Positions
- J** 60 Trailer Spaces
- K** 169 Auto Spaces
- L** 80 Truck Positions



OPTION 2

- A** 26 Auto Spaces
- B** 181 Auto Spaces
- C** 70 Trailer Spaces
- D** 150 Auto Spaces
- E** 137 Auto Spaces
- F** 20 Trailer Spaces
- G** 67 Auto Spaces



OPTION 3

- A** 82 Auto Spaces
- B** 102 Auto Spaces
- C** 36 Trailer Spaces
- D** 102 Auto Spaces
- E** 116 Auto Spaces
- F** 44 Trailer Spaces
- G** 114 Auto Spaces





CONNECTED TO WHAT'S NEXT

General Mills

GXO

Melborg
Warehousing

americola

Carpenter
Contractors of
America, Inc.

thyssenkrupp

americola

PIERCE

PIRANHA

WELCH BROS., INC.

JENSEN-SOULDERS
ASSOCIATES, INC.

BARON
equipment company

DDH

canteen

UNION PACIFIC RAILROAD

MRS
MIDWEST REFRIGERATED SERVICES

General Mills

Walmart
Distribution Center

UNITED PIPE & STEEL

20

20

90

90

MRS
MIDWEST REFRIGERATED SERVICES

KAMPS

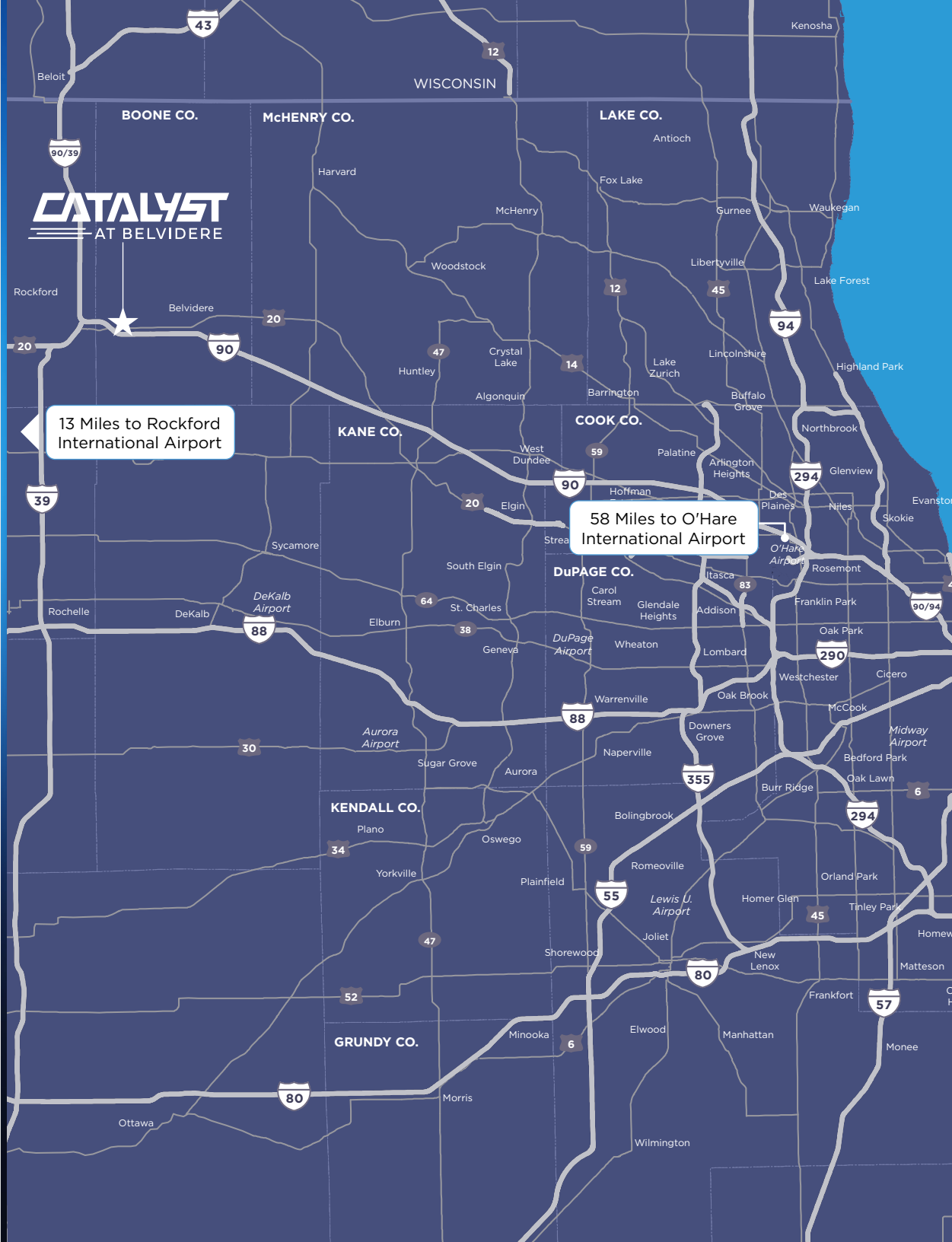
CATALYST
AT BELVIDERE

STELLANTIS

CUSHMAN & WAKEFIELD

SCANNELL
PROPERTIES





LOCATION THAT DELIVERS

WITHIN 20 MILES:

KEY FACTS	Population	395,554
	Median Age	40.3
	Households	161,711
	Median Disposable Income	\$58,026
INCOME	Median HH Income	\$73,587
	Per Capita Income	\$39,051
	Median Net Worth	\$255,111
EMPLOYMENT	White Collar	54.6%
	Blue Collar	28.8%
	Services	16.7%
	Unemployment Rate	5.4%
BUSINESS	2026 Total Business (NAICS)	11,990
	2026 Total Employees (NAICS)	177,110
LABOR STATISTIC	22.7% of Boone County's workforce is employed in manufacturing — nearly double the Illinois average of 11.6%	
	21.2% of Boone County workers are employed in production, transportation and material-moving occupations, compared with 14.7% statewide	

CATALYST

AT BELVIDERE

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