



Available for Sale

Build to Suit or Land Sale

Crosslink Industrial Park | Belvidere, Illinois

Details

- Total site: **118 AC (divisible to 5 AC)**
- Zoning: **Heavy Industrial**
*permitted uses include indoor vehicle repair and maintenance, outdoor storage, Freight Terminal with Special Use Permit
- Electric: **ComEd**
- Gas: **Nicor**
- Fiber: **iFiber 1 Gbps + 10 MB Line**
- Water & Sewer: **City of Belvidere current combined rate of \$4.03 per HCF (\$1.57 & \$2.46 respectively)**

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)

Pricing

- Price: **\$2.50 PSF**

For More Information, Contact:

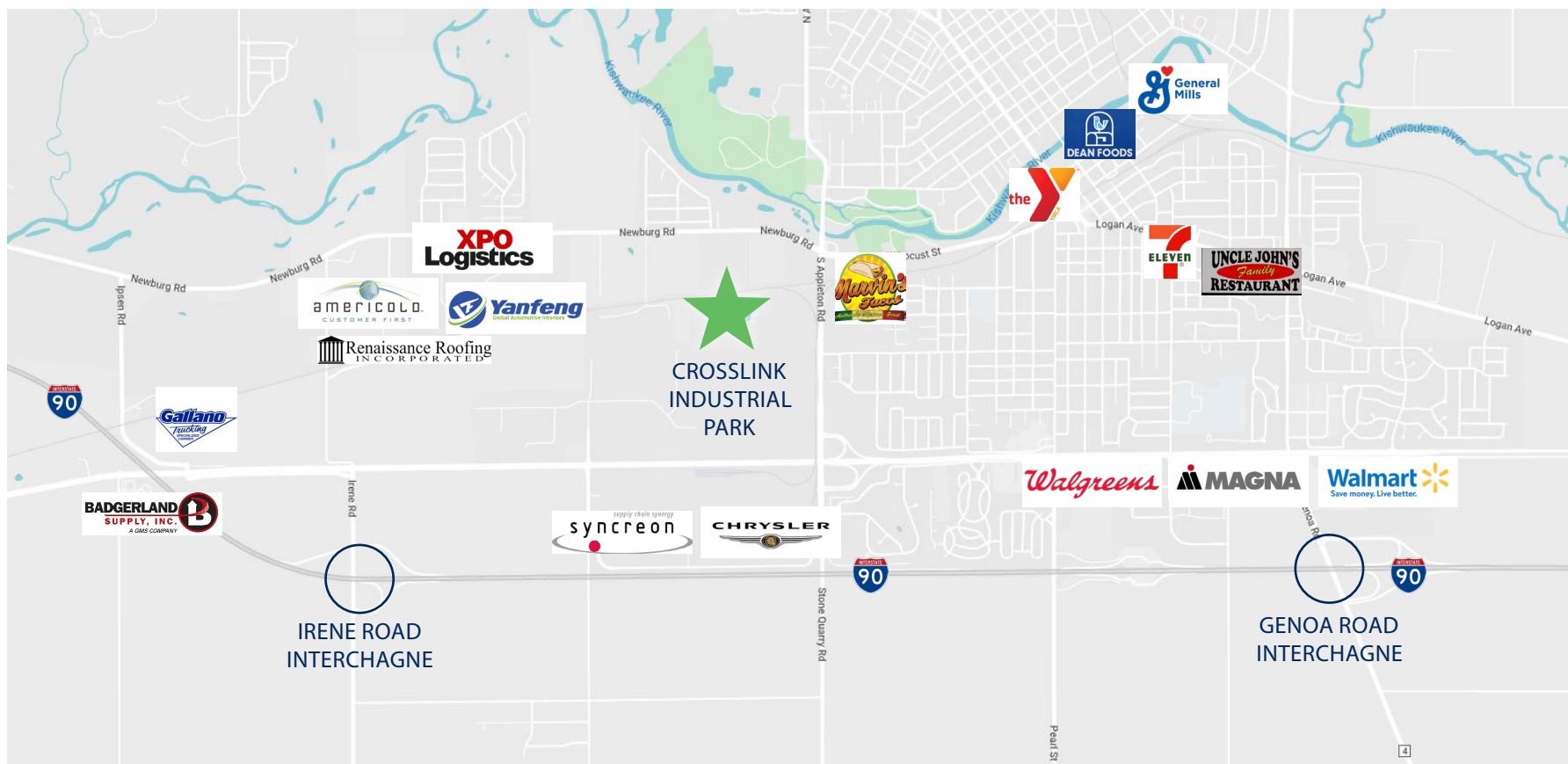
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Site Map

Crosslink Industrial Park | Belvidere, Illinois



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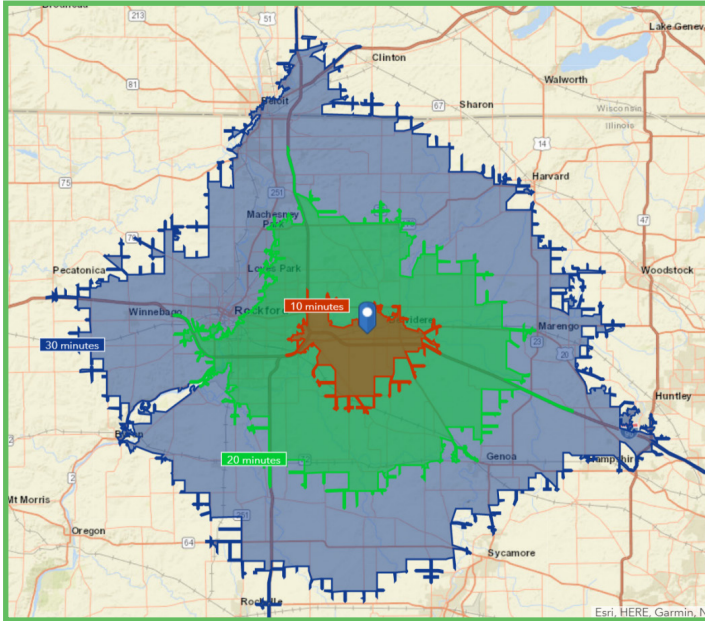
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An Industrial Workforce

Crosslink Industrial Park | Belvidere, Illinois



With the total population projected to be 378,353 in 2024, within a 30-minute drive of Crosslink Industrial Park, a commuter can access Rockford, Beloit, Hampshire, Marengo and much of the Huntley area.

This labor force is significantly employed in industrial industries and occupations, compared to other Chicago labor markets.

Over 20% of the regional labor force is employed in manufacturing industries, and over 10% are directly involved in production occupations; a significantly higher percentage than competing industrial areas.

2019	Crosslink Industrial Park	Elk Grove Village Industrial Area	Elgin Industrial Area	Joliet Industrial Area
Production Occupations (% residents employed)	12.07%	6.29%	6.55%	5.55%
Transportation & Material Moving Occupations (% residents employed)	7.86%	6.39%	5.94%	8.51%
Manufacturing Industries (% residents employed)	21.66%	12.38%	14.46%	10.42%

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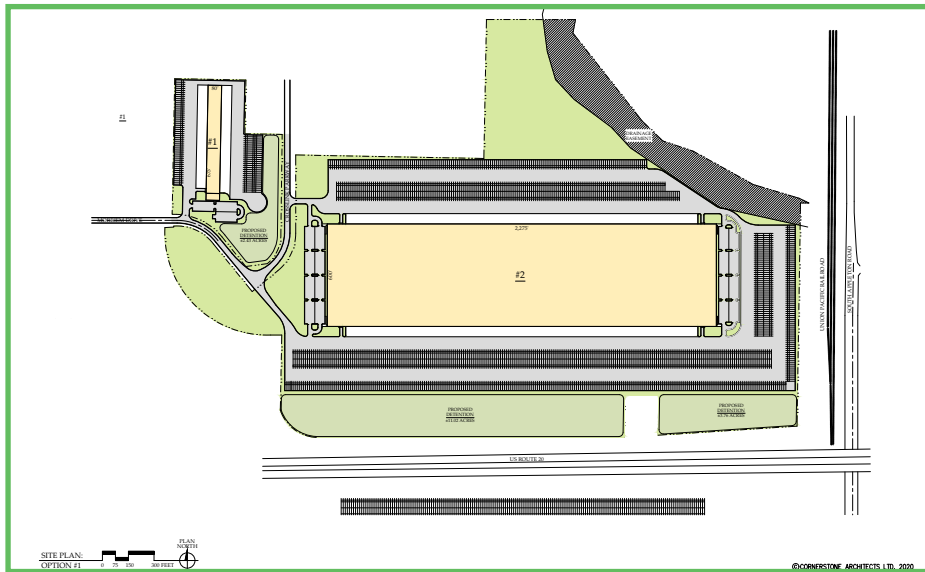
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Architectural Plans

Crosslink Industrial Park | Belvidere, Illinois

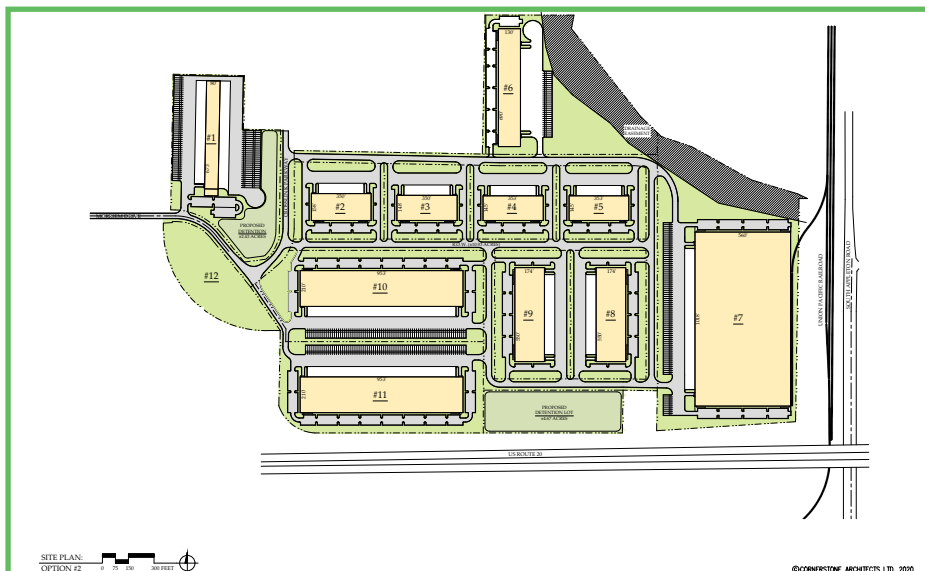
Prepared by:



OPTION 1

Building 1: 53,840 SF

Building 2: 1,365,000 SF



OPTION 2

Building 1: 53,840 SF

Building 2: 55,300 SF

Building 3: 51,800 SF

Building 4: 51,185 SF

Building 5: 51,184 SF

Building 6: 89,700 SF

Building 7: 570,080 SF

Building 8: 95,700 SF

Building 9: 95,700 SF

Building 10: 200,130 SF

Building 11: 200,130 SF

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