



CROSSLINK INDUSTRIAL PARK BELVIDERE, IL

BUILD TO SUIT OR LAND SALE



Available:	146.23 Acres (Divisible to 10 Acres)
Max Building Size:	1,365,000 SF w/ an opportunity for up to 1,800 trailer positions
Zoning:	Heavy Industrial <i>*permitted uses: indoor vehicle repair and maintenance, outdoor storage, freight terminal with special use permit</i>
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)
Price:	\$1.75/SF



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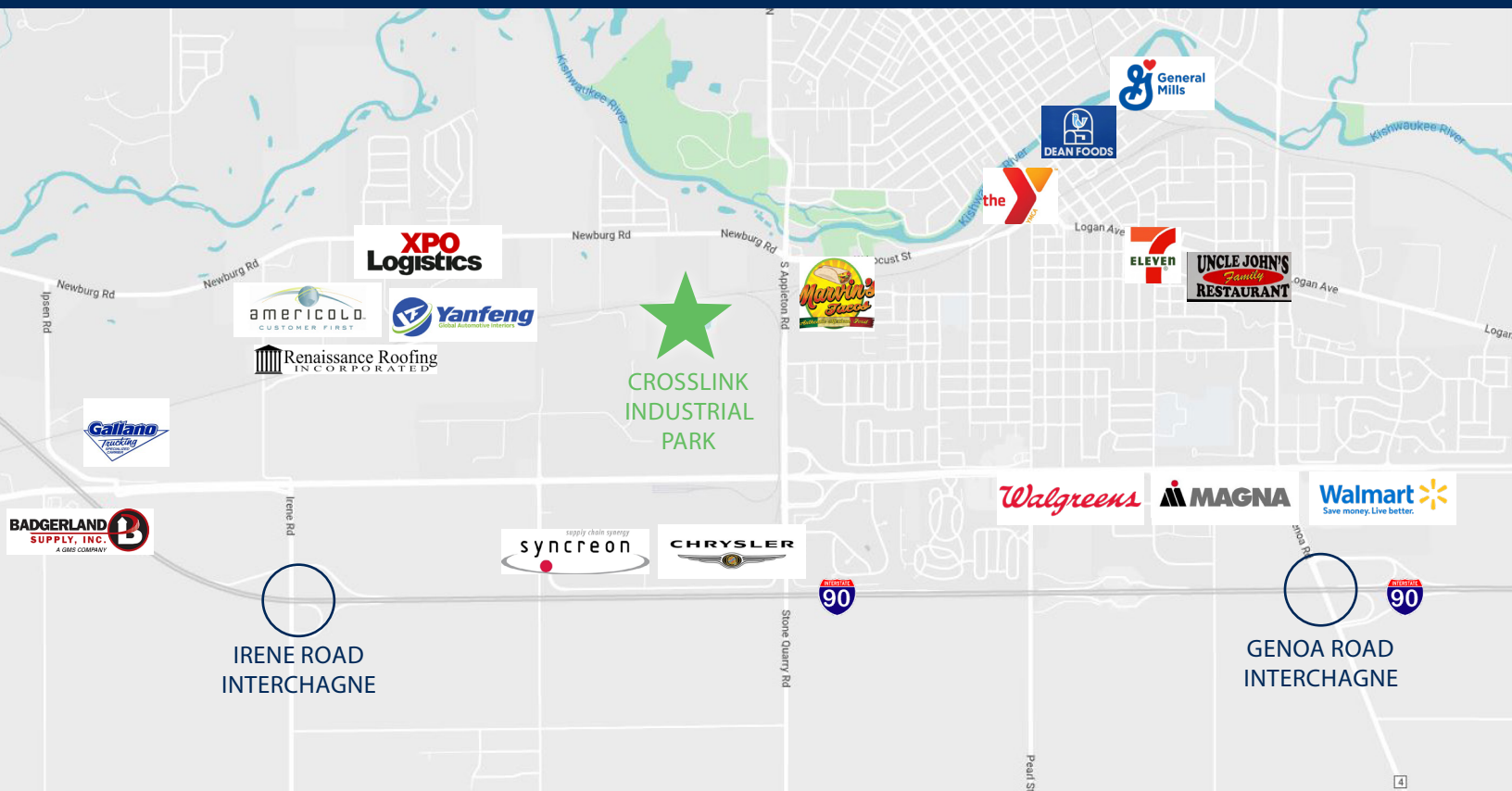
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CROSSLINK INDUSTRIAL PARK BELVIDERE, IL

SITE MAP



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)



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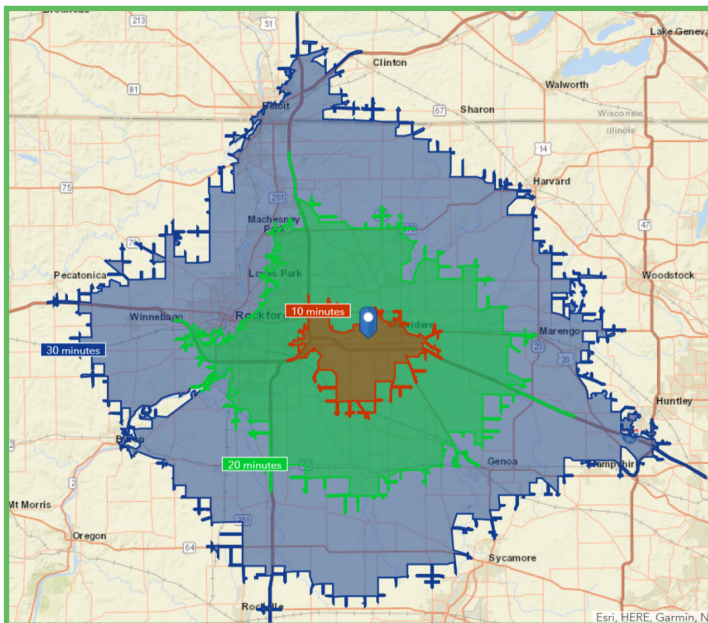
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AN INDUSTRIAL WORKFORCE



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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UTILITIES

WATER

Location	To site
Provider	City of Belvidere
Capacity	12" - 20" water main 2,803 GPM
Price	The current rate for water usage is \$1.57/HC

WASTEWATER

Location	To site
Provider	City of Belvidere
Capacity	8" - 12" sewer main 360,000 GPD
Price	The current rate for sewer usage is \$2.46/HCF

ELECTRICITY

Location	To site
Provider	ComEd
Capacity	12kV line at site; adjacent 34kV line less than .5 miles away
Price	6.31 C/kWh average price for industrial users as of February 2020 If any infrastructure investments are required for the project, ComEd offers a standard \$250,000 system extension credit.

GAS

Location	To site
Provider	Nicor Gas
Capacity	4" PE gas main line, rated to operate between 31 -60 psig installed along Crosslink Pkwy 8" MOP steel gas main line, rated to operate up to 300 psig installed along U.S. Route 20
Price	May 2020 - December 2020 natural gas futures are currently trading at approximately \$0.18-\$0.29 cents per therm.

FIBER

Location	Fiber-optic cable runs along Appleton Rd., with access point on the Southeast Corner of Crosslink Industrial Park
Provider	iFiber
Capacity	The network can be engineered to accommodate up to 100 GB/second. The open access network allows users to connect with any cable provider.



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