



Irene Road and US Route 20, Belvidere, IL, Belvidere, IL 61008

## Unpriced

NWC Highway 20 & Irene Rd, Belvidere, IL, IL 61008

1-5 Acres for Sale | Pad Ready Development Opportunity



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Listing Added: 02/23/2023

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**Details**

Property Type	Land	Subtype	Commercial, Industrial
Permitted Zoning	PI - Planned Industrial District Zoning	Lot Size (acres)	1 - 5
Broker Co-Op	Yes		

**Marketing Description**

Pad Ready Development Opportunity

1 to 5 acres available

Owner will sell or build-to-suit lease

Join premier gas and 4,500 SF convenience

store - diesel facility opening soon

Utilities to site

Under 1/2 mile to I-90/Irene Rd. interchange

Irene Rd. to be re-routed to east of site

Signalized intersection

1.3 MM SF General Mills plant under construction and

1.2 MM refrigerated distribution facility planned.

From new development:

Employment est. at 600

Est. 4,000 in truck traffic

Low Boone County taxes

PI - Planned Industrial District Zoning

PIN 05-32-400-005