



PROPERTY HIGHLIGHTS

LandMark Real Estate Group is pleased to offer for sale this **16,500 SF commercial building on 1.61 acres** in Belvidere, IL. Previously an automotive sales & service center, the property features amenities like gated, paved **outdoor yard**, compressed air piping, a 12' interior trench drain and plenty of paved outdoor space!

- > **Building.** 16,500 SF
- > **Land.** +/- 1.61 acres
- > **Power.** 800amps; 120/240volt
- > **Loading.** (2) 10'H x 12'W Grade-Level Doors
- > **Shop Clear Height.** 11'-6" Interior Clear Height
- > **Car Parking.** 50+
- > **HVAC.** Shop Heated with GFA unit; Showroom Unheated
- > **Location.** N State & Fairgrounds Rd in Belvidere, IL
- > **Zoning.** General Business
- > **Utilities.** City water & sewer
- > **Traffic Count.** 11,500 ADT at State & Fairgrounds Rd
- > **Purchase Price.** \$625,000
- > **Property Taxes.** \$7,491—last assessed in 2017

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FOR SALE

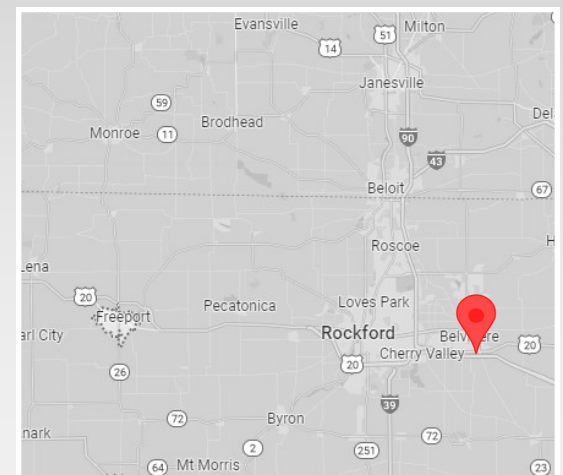
**16,500 SF COMMERCIAL BUILDING
GATED, PAVED OUTDOOR YARD
AUTOMOTIVE SERVICE BAYS**

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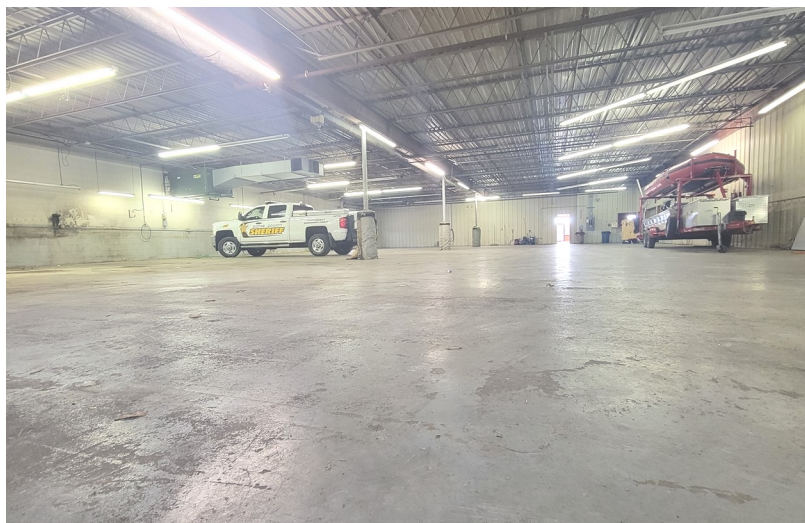
LOCATION

Belvidere, part of the Greater Rockford Market, is positioned in northern Illinois along the I-90 Logistics Corridor—between Chicago and Milwaukee. The market features an MSA of 350,000 people, a quality labor pool and a robust business climate.

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Rockford MSA (Winnebago and Boone Counties)

Population	Median Household Income	Number of Employees
335,342	65,805	157,305
Median Age	Unemployment Rate	Housing Units
39.8	5.2%	145,273



Your Opportunity Region's Targeted Growth Industries

The region's wide range of industry clusters such as aerospace, advanced manufacturing, and automotive combined with great logistical location provides plenty of opportunities for your business.



ADVANCED MANUFACTURING

The region offers multiple diverse clusters of advanced manufacturing capabilities at twice the national average in manufacturing employment.



AEROSPACE

Companies located here serve industry leaders like Airbus, The Spaceship Company, and the US Military, which benefit from a strong supply chain and a highly skilled workforce.



AGRIBUSINESS

Our region has a long history of agribusiness from machinery development to crop production. We understand the entire crop cycle from planting to processing.



FOOD PROCESSING / COLD STORAGE

We have both the cold storage facilities to meet your needs as well as multiple 3PLs to get your food where it needs to be without reducing the quality.



HEALTHCARE MANUFACTURING

Our workforce understands the demand for high-tolerance requirements related to manufacturing and packaging in the healthcare manufacturing industry.



TECHNOLOGY

From the Internet of Getting Things Done to data centers the Rockford Region is an untapped resource for developing innovative technology solutions.

Your Location & Logistics Opportunity Region

LOGISTICAL DREAMLAND

We are #1 in interstate and railroad connections. Businesses located here can reach Chicago, Cleveland, Kansas City, Milwaukee, and St. Louis within one trucking-day.

The Chicago Rockford International Airport cargo business is experiencing double digit year-over-year growth; with later drop-off times, faster turnaround time, and lower fees than O'Hare International Airport.



TRUCKS



HIGHWAYS



TRAINS



AIRPORT

AFFORDABLE UTILITIES ON SHOVEL-READY PROPERTIES

Illinois is ranked **3rd** in the country for electrical grid modernization, 10 spots ahead of our closest Midwest neighbor.

Illinois' electricity costs are **4% lower** than our neighboring states average and **10% lower** than the national average.

The region's qualified sites program combines national site selection standards and the region's strengths and assets including site availability, logistics, infrastructure, and utilities.



IndustryWeek

#4

IndustryWeek
Best Places
to Work in
Manufacturing in
the Nation

smartasset™

#4

SmartAsset
Healthcare
access & home
affordability
(3rd straight year)



#5

Milken Institute
Best-Performing
Cities for Job
Growth

Forbes

#6

Forbes
Easiest Places to
Make Your Mark

USATODAY

#6

USA Today
Fastest Growing
Housing Market

**Reader's
digest**

Top 15

Reader's Digest
Best Places to
Move to in the
Nation

smartasset™

#9

SmartAsset
Best Places to Work
in Manufacturing in
the Nation



**AIRPORTS COUNCIL
INTERNATIONAL**

#1

**Airports Council
International**
Fastest Growing
Cargo Airport in the
World



Top 150

**US News & World
Report**
Best Places to Live
in the Nation