

1-5 Acres | Commercial/Industrial Sites

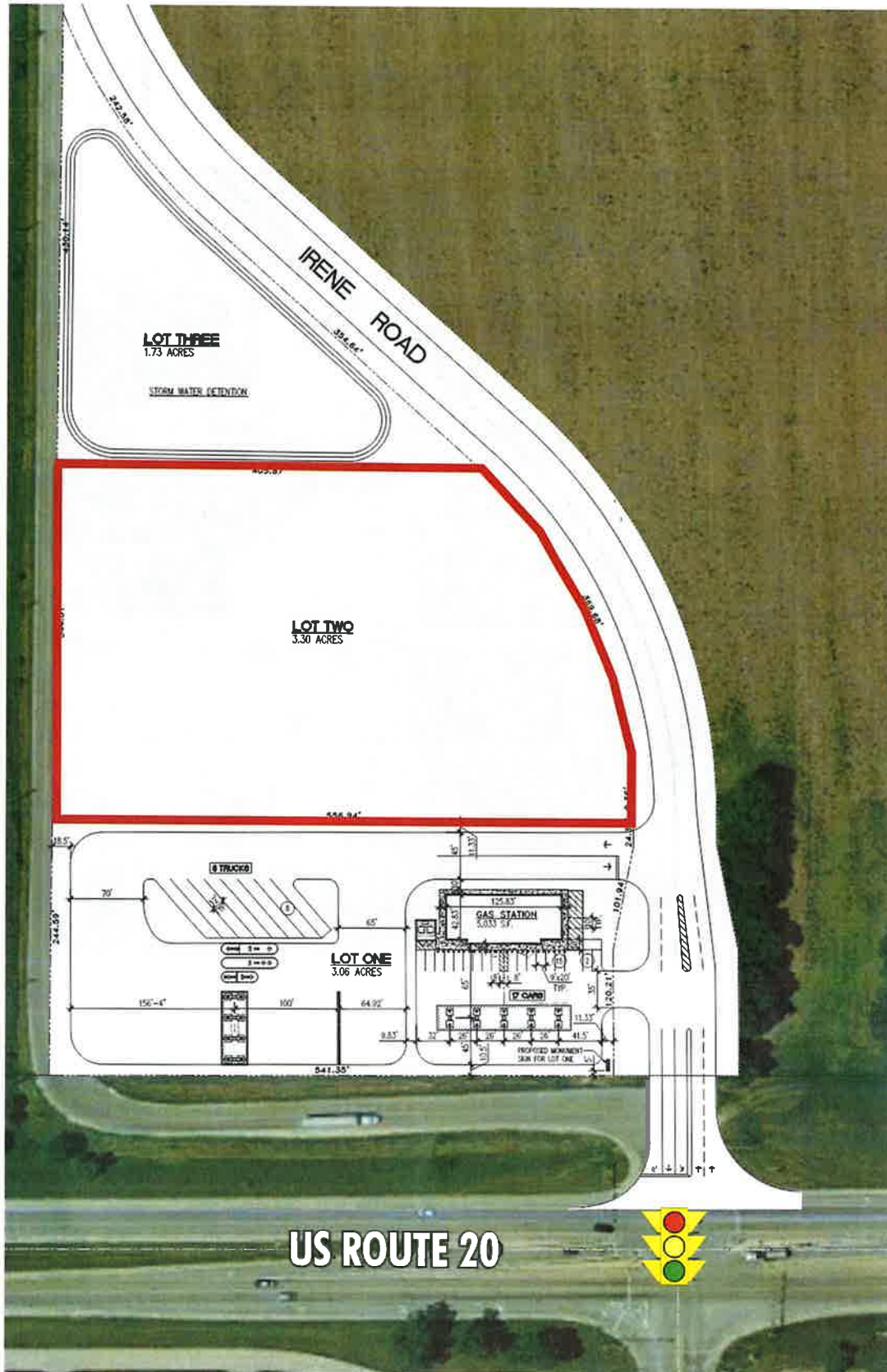
NWC of Hwy. 20 & Irene Rd. | Belvidere, IL



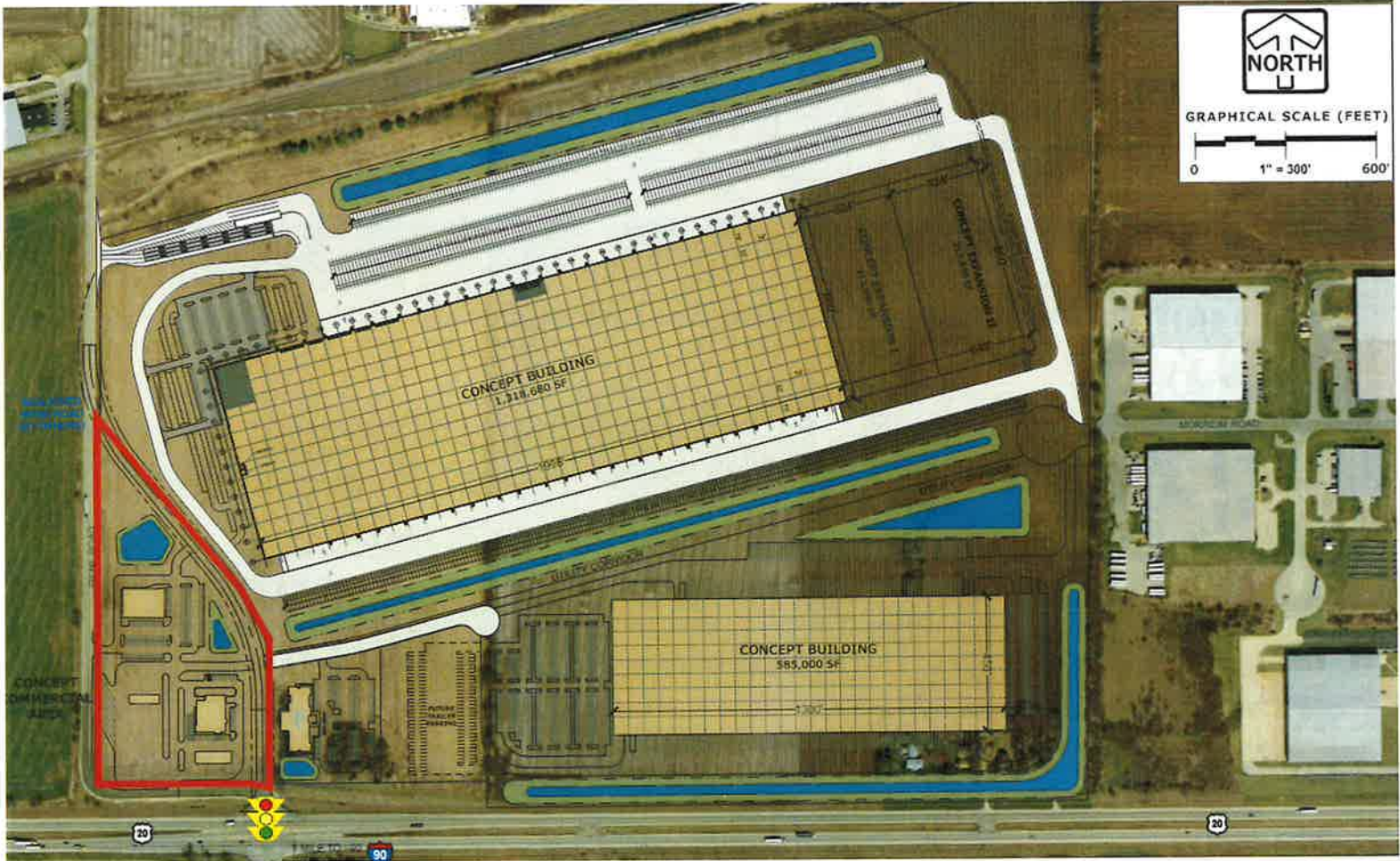
Property Highlights

- + 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

Site Plan



Site Plan

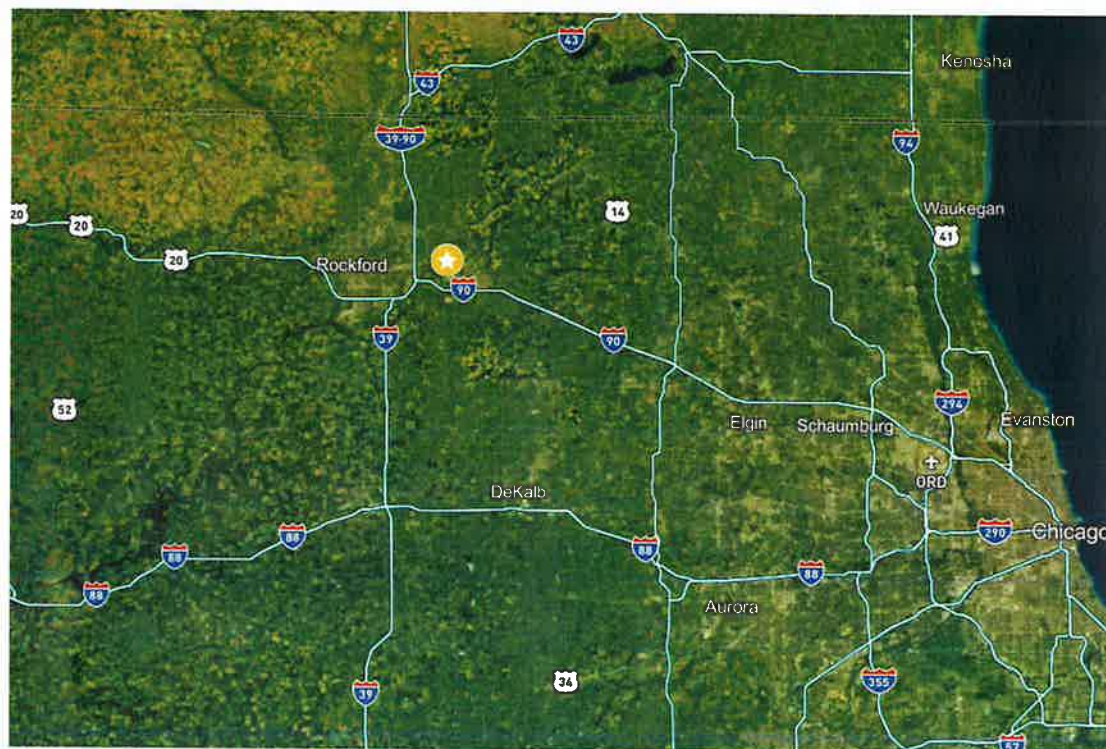


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For Sale



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