

# For Sale- Development Land

I-90 / IL 23 Interchange, Marengo

± 173.12 Acres (Divisible) For Sale



## SPECIFICATIONS

LAND AREA: 173.12 Acres (Divisible)

Pin #'s:

16-26-100-014

16-26-300-002

16-26-200-004

16-26-400-001

16-26-400-003

16-25-100-001

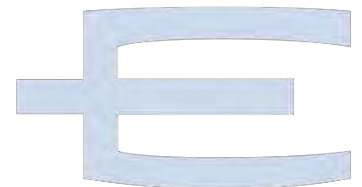
RE TAXES: \$11,302.62 (2018)

Zoning: Agriculture Transition; Master Planned OR/LI/RC

**PRICE: \$6,924,800 (\$0.92 PSF/\$40,000 Acre)**

- I-90 Exposure, Borders Route 23 and Harmony Road
- Only 5 Miles to Downtown Marengo (Route 20)

### Contact:



Mike Gazzola  
847-310-4277  
mgazzola@entrecommercial.com

Mike Deserto  
224-588-3026  
mdeserto@entrecommercial.com

Cory Kay  
224-532-2497  
ckay@entrecommercial.com

[www.entrecommercial.com](http://www.entrecommercial.com)

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

# I-90 / IL 23 Interchange, Marengo

± 173.12 Acres (Divisible) For Sale



[www.entrecommercial.com](http://www.entrecommercial.com)

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC



## I-90 / IL 23 Interchange, Marengo

± 173.12 Acres (Divisible) For Sale

**State Enterprise Zone Incentives:**

Businesses located or expanding in an Illinois enterprise zone may be eligible for the following state tax incentives:

- Exemption on retailers' occupation tax paid on building materials
- Expanded state sales tax exemptions on purchases of personal property used or consumed in the manufacturing process or in the operation of a pollution control facility
- An exemption on the state utility tax for electricity and natural gas
- An exemption on the Illinois Commerce Commission's administrative charge and telecommunication excise tax
- Link to the State EZ Incentives -

<https://www2.illinois.gov/dceo/ExpandRelocate/Incentives/taxassistance/Pages/EnterpriseZone.aspx>

**Foreign Trade Zone- 176 Incentives**

- FTZs are considered to be outside of U.S. Customs Territory for the purpose of customs duty payment. Therefore, goods entering FTZs are not subject to customs tariffs until the goods leave the zone and are formally entered into U.S. Customs Territory. Merchandise that is shipped to foreign countries from FTZs is exempt from duty payments. This provision is especially useful to firms that import components in order to manufacture finished products for export. There is no time limit on goods stored inside a FTZ and certain foreign and domestic merchandise held in FTZs may be exempted from state and local inventory taxes. This allows firms to minimize their costs while their products are waiting to be shipped. In addition, quota restrictions are in some cases waived for items entering an FTZ; however, the restrictions would apply if the items were to enter the U.S. market.
- A variety of activities can be conducted in a zone, including assembling, packaging, destroying, storing, cleaning, exhibiting, re-packing, distributing, sorting, grading, testing, labeling, repairing, combining with foreign or domestic content, or processing. Manufacturing and processing require specific FTZ Board approval.
- Link to Foreign Trade Zone 176 incentives: <https://rockfordil.com/doing-business-here/international/foreign-trade-zone/>

**Local Incentives:**

In addition to the state benefits, businesses are also eligible for three additional local benefits:

- Businesses will receive an exemption of increase of property value for the purposes of property taxes for 8 years
- Businesses will receive a streamlined process for permit and entitlements and a reduction of those fees
- Additional local benefits may also apply depending on location
- Link to local incentives - <http://harvardwoodstockenterprisezone.com/benefits/>

**Links:**

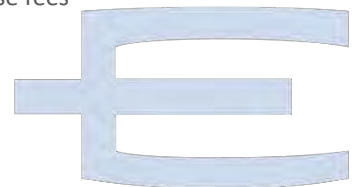
- [Capital Bill Press Release](#)
- [Video simulation of the completed interchange done by HRG](#)
- [Development Plan](#)
- [Land Use Plan](#)
- [SW Subarea Plan](#)
- [SW Subarea plan brochure](#)

**Contact:**

Mike Gazzola  
847-310-4277  
mgazzola@entrecommercial.com

Mike Deserto  
224-588-3026  
mdeserto@entrecommercial.com

Cory Kay  
224-532-2497  
ckay@entrecommercial.com

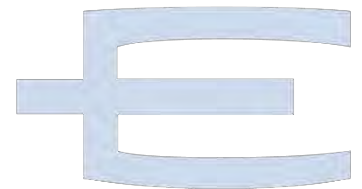


## I-90 / IL 23 Interchange, Marengo

± 173.12 Acres (Divisible) For Sale



- Direct Access to I-90 Full Interchange (via: IL-23)
- 45 Miles to O'Hare International Airport
- 37 Miles to Rockford International Airport
- Business Friendly Municipality
- Capital Bill Received for Infrastructure Improvements (Sewer/Water)
- Large Aquifer for Heavy Water Requirements
- Located in Foreign Trade Zone #176
- Recently Passed Enterprise Zone
- Access to Major Thoroughfare's (IL Rt 23, 47, 59, 176 US Hwy 20, I-90, I-39, I-290 and I-88)

**Contact:**

Mike Gazzola  
847-310-4277  
mgazzola@entrecommercial.com

Mike Deserto  
224-588-3026  
mdeserto@entrecommercial.com

Cory Kay  
224-532-2497  
ckay@entrecommercial.com

[www.entrecommercial.com](http://www.entrecommercial.com)

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC