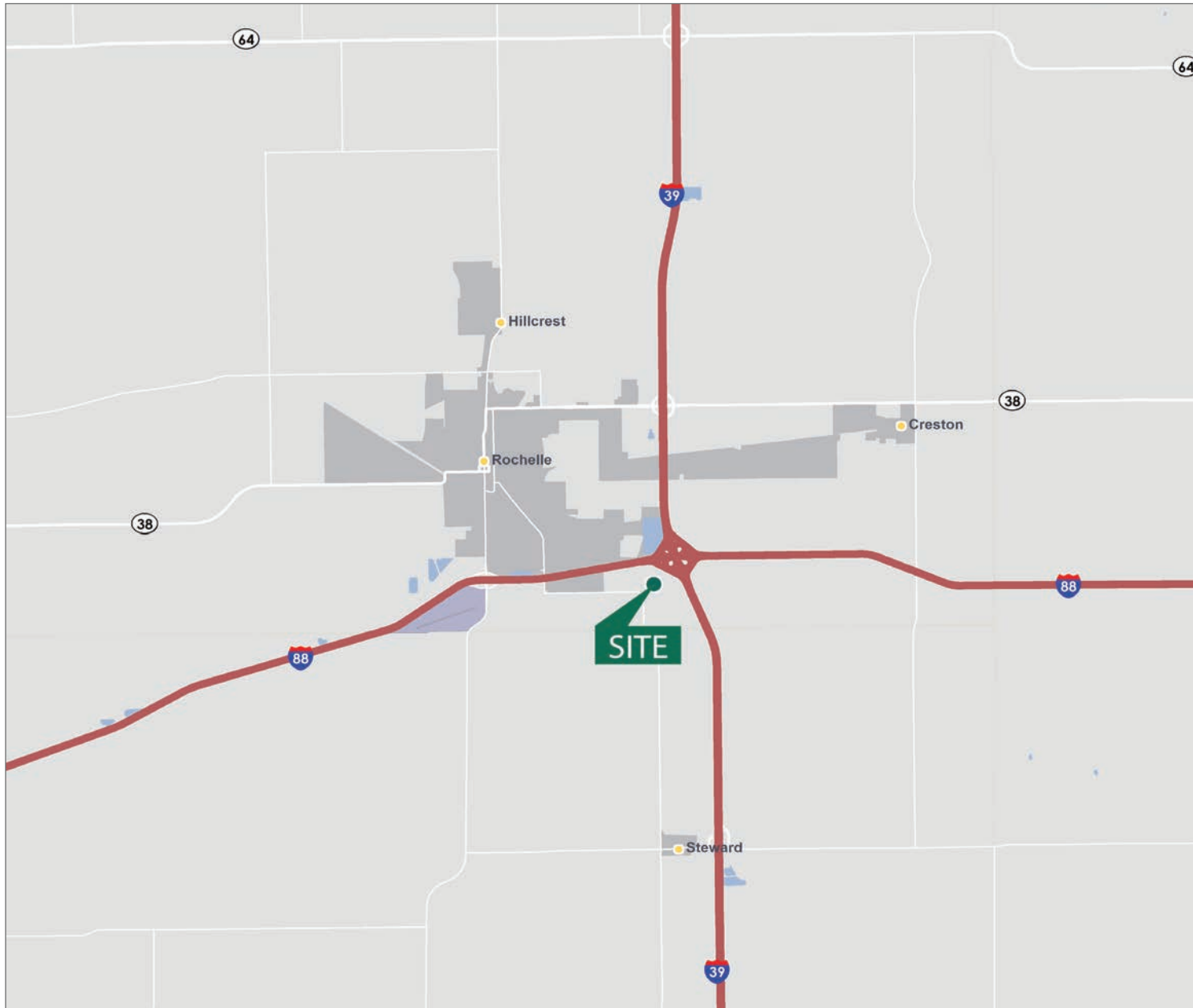


# Progressive Park Rochelle

I-39 and I-88, Rochelle, IL



# Progressive Park Rochelle

I-39 and I-88, Rochelle, IL



## Lots from Seven Acres to 34.9 Acres Fully Developed

### Rail Road Contacts:

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**Rochelle Dual Access Rail Line**  
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### BNSF

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# Progressive Park Rochelle

I-39 and I-88, Rochelle, IL

## Strategically Located

Progressive Park Rochelle is a master-planned park situated in Rochelle, Illinois.

The Park Offers:

- Excellent regional distribution location
- Minutes from UP Global III Intermodal Facility
- Adjacent to full interchange of I-88 and I-39
- Land parcels available for build-to-suit and for sale
- Proximity to skilled labor force in fast growing Ogle County
- Park layout provides unparalleled building expansion flexibility and extensive trailer parking
- Flexible zoning and pro-business environment



UP Global III, Rochelle, IL

## Excellent local incentive package including:

- Greater Rockford Airport Authority has made available Foreign Trade Zone #176 to Progressive Park Rochelle
- City of Rochelle owned dual-access railroad provides immediate connectivity to UP and BNSF main lines
- Property tax abatement programs available

Located in the Lee-Ogle County  
**ENTERPRISE ZONE**

Contact: Andy Shaw  
Administrator  
andrew.shaw@blackhills.com  
+1 815.625.3854



Bay Valley Foods - 938,709 SF



Nippon Sharyo Manufacturing - 480,845 SF

Parcel and Building Information		
Parcel	Customer	Building SF / Acres
Lot 1	Del Monte	579,575 SF / 26.764 Acres
Lot 2	Nippon Phase II	327,360 SF / 22.156 Acres
<b>Lot 3</b>	<b>Available</b>	<b>34.930 Acres</b>
Lot 5	Nippon Phase I	480,845 SF / 34.902 Acres
<b>Lot 6</b>	<b>Available</b>	<b>16.534 Acres</b>
<b>Lot 8</b>	<b>Available (Rail Served)</b>	<b>19.209 Acres</b>
Lot 9	Bright Farms	170,000 SF / 9.783 Acres
<b>Lot 10</b>	<b>Available</b>	<b>7.831 Acres</b>
<b>Lot 11</b>	<b>Available</b>	<b>7.396 Acres</b>
Lot 12	Bay Valley Foods	938,709 SF / 40.065 Acres