



► Industrial Parcel / Ogle County, Illinois

The Site:

This property consists of a total of 148 acres near Rochelle, Illinois just southeast of the interchange of Illinois Route 251 and Interstate 88. There are two parcels in this assemblage with an “L” shaped 108 acres at the southeast corner of Route 251 and Steward Road and 40 acres to the southeast of the 108 acres. This location offers significant advantages to transportation oriented users, with easy access to Interstate 88 via the Route 251 interchange and from there to Interstate 39 just two miles to the east. In addition, the entrance to the Union Pacific Railroad’s Global III intermodal facility is just north of Interstate 88 on Route 251. Air freight distribution is available at the nearby Rockford Airport, which is also an air hub for UPS.



Value Added:

V3 Realty completed its extensive due diligent checklist and identified several issues that would require resolution before development can occur. V3 has engaged in discussions with the administrators of the City of Rochelle concerning annexation of the property, the extension of sanitary and water to the property from the north side of Interstate 88 and the impacts on the property from the planned expansion of the Rochelle Airport to the west. As these issues are resolved, V3 is marketing the property for sale to industrial/commercial developers and users. ▲