



RAIL-READY SITE

## ROCKFORD, ILLINOIS

WINNEBAGO COUNTY

1501 Baxter Rd. Rockford, IL 61109

### PROPERTY INFORMATION

- Excellent outdoor storage area
- Easy access to multiple interstate systems
- Opportunity to add value by expanding commodities handled
- Transloading to and from rail and truck
- Potential Commodities
  - Lumber
  - Palletized
  - Plastics
  - Steel
  - Crane Mats
- 32 rail car spots

### PROPERTY HIGHLIGHTS

ACRES

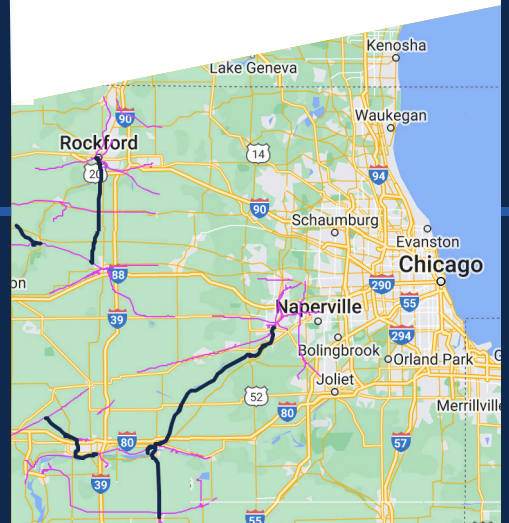
**20.65**

BUILDING AREA

**51,045 sf**

ZONING

**LIGHT INDUSTRIAL**



# WINNEBAGO COUNTY

## LOCATION DETAILS

The Rockford Area/Winnebago County has a skilled workforce, great logistics, and a low cost of living. It's an ideal location for employers as well as employees.

## TRANSPORTATION ACCESS



### AIRPORTS

6 Miles to Rockford International Airport

76 Miles to Chicago O'Hare International Airport



### DIRECT RAIL SERVICE VIA IR TO

UP, CN & CPKC



### DISTANCE TO HIGHWAYS

139 (3 miles)

190 (17 miles)

180 (60 miles)

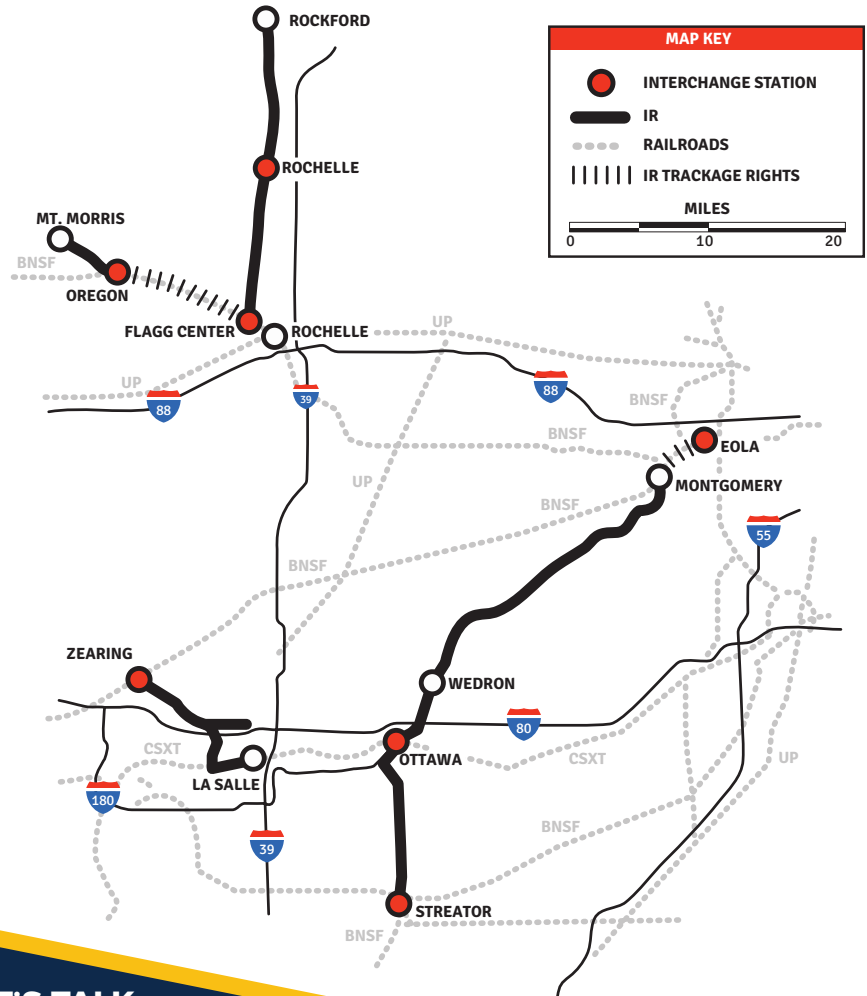


### HIGHWAYS

139 & 190

180

STATE HIGHWAYS 2 & 20



## LET'S TALK CONTACT US



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