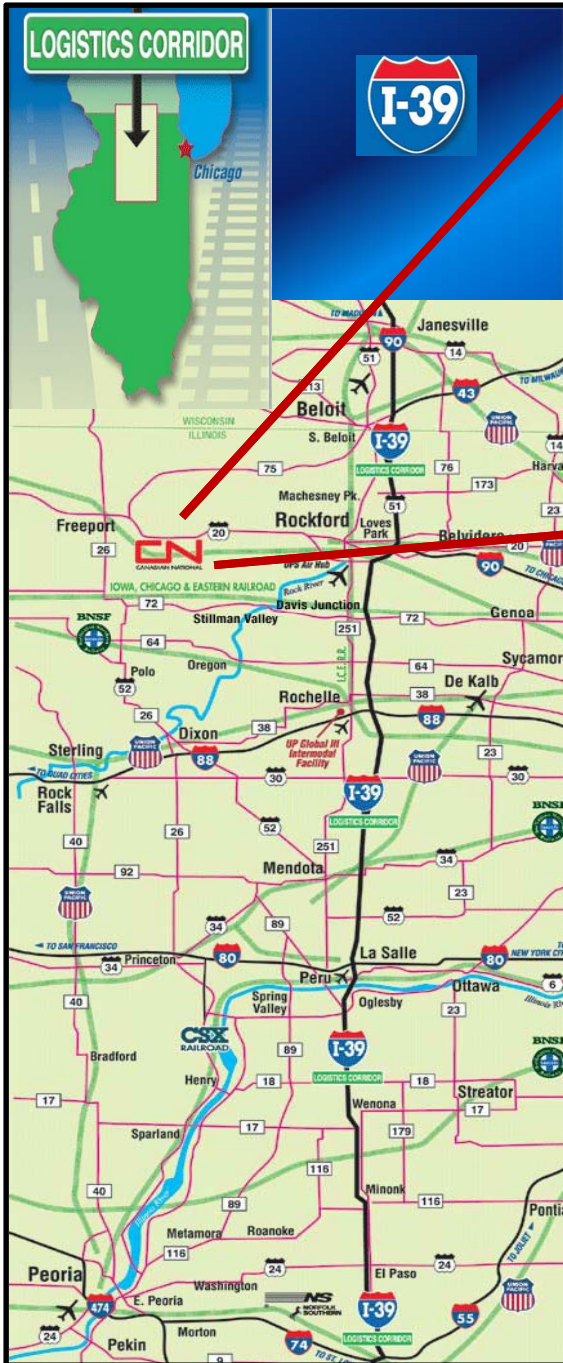


# FOR SALE

# MILL RACE INDUSTRIAL PARK

## LOW COST SPUR-READY INDUSTRIAL SITES FOR SALE (to Operators) OR BUILD-TO-SUIT Freeport, Illinois - I-39 Logistics Corridor



- Priced From \$35,000/acre (w/additional discount potential subject to buyer qualifications)
- BEST economics of any Chicago region or North Central Illinois sites
- State Enterprise Zone; TIF District
- 3 to 70 acre sites with expansion potential
- Quick access to interstate system, via new Rt. 20 intersection
- Zoned heavy industrial / manufacturing & distribution applications
- Fully improved sites; spur-ready for Canadian National Railroad service
- 25 minutes west of Rockford
- Close to Chicago Rockford Int'l Airport & Freeport's Albertus Airport
- Skilled labor force; fast operational timeline
- Access to planned regional wastewater pre-treatment plant
- Availability of Foreign Trade Zone status (thru Rockford Port of Entry)



For more information, please contact:

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**NORTHWEST  
ILLINOIS DEVELOPMENT  
ALLIANCE**



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# FOR SALE

# MILL RACE INDUSTRIAL PARK

## LOW COST SPUR-READY INDUSTRIAL SITES FOR SALE (to Operators) OR BUILD-TO-SUIT Freeport, Illinois - I-39 Logistics Corridor

### **Mill Race Crossing Economic Development Area Incentives**

Mill Race Industrial Park is located in Mill Race Crossing Economic Development Area, which is a TIF District. This means there are 2 ways in which a land parcel can be purchased with economic incentives by a qualified operator.

- The site can be purchased at the current selling price, and then the qualified operator/Buyer will receive a property tax rebate for an amount equivalent to close to 100% of the purchase price; or
- The site can be purchased for no cost, and then the qualified operator/Buyer must pay its normal property taxes in the future.

Because all Mill Race Industrial Park sites are located in this TIF District, all infrastructure costs for Mill Race Industrial Park as well as for each specific site will be paid for through TIF District funding.

### **State of Illinois Enterprise Zone Incentives**

Mill Race Industrial Park is located within a State of Illinois Enterprise Zone. The economic benefits are:

- The qualified operator/Buyer will receive a waiver of the 6.75% sales tax for the cost of building materials.
- The qualified operator/Buyer will receive 3 times the normal Investment Tax Credit/ITC. The normal ITC is one-half of 1% for any depreciable asset put into service. At Mill Race Industrial Park, the ITC becomes 1.5%. The operator/Buyer has up to five years to take this ITC.
- The qualified operator/Buyer will receive Job Tax Credit of \$500/person (against its state income tax) for every person hired who has been laid off from another job. Assume 50% of the new hires for a facility at Mill Race Industrial Park will meet this qualification.
- The qualified operator/Buyer will receive a waiver of its state utility taxes on its natural gas bill, resulting in a savings of 5.4% on its overall natural gas bill for the life of the Enterprise Zone.
- The qualified operator/Buyer also probably will qualify for another sales tax waiver regarding its depreciable assets.

### **Foreign Trade Zone Status Incentives**

Greater Chicago Rockford International Airport has Foreign Trade Zone status, and Mill Race Industrial Park is considered a satellite location. Through Rockford Port of Entry, Mill Race Industrial Park's location makes Foreign Trade Zone status available to Mill Race occupants. If the operator/Buyer imports or sells/exports raw products, the qualified operator/Buyer's locating in a federal Foreign Trade Zone allows the operator/Buyer to become eligible for additional federal economic incentives.

### **Sales Tax Incentives on Internet Sales**

If the qualified operator/Buyer does internet selling, Stephenson County will agree to rebate to the qualified operator/Buyer a portion of the county sales tax that is charged on internet sales. In Stephenson County, the sales tax on items sold is 6.75%, of which 5.5% gets passed on to the State of Illinois and the other 1.25% typically goes to the county.



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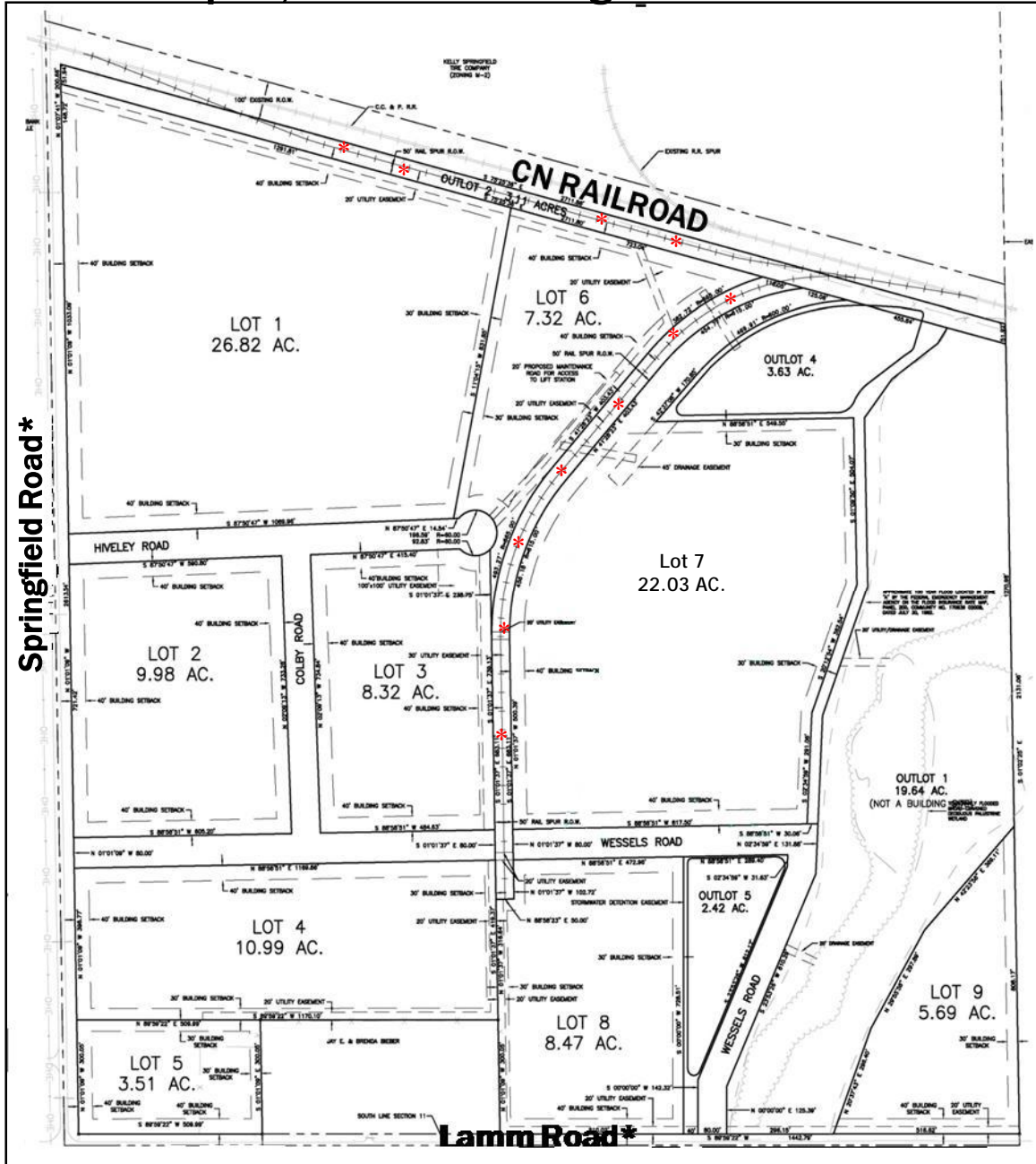
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# FOR SALE

# MILL RACE INDUSTRIAL PARK

## LOW COST SPUR-READY INDUSTRIAL SITES FOR SALE (to Operators) OR BUILD-TO-SUIT Freeport, Illinois - I-39 Logistics Corridor

Railroad crossing being upgraded w/ signals and gates



\*PLANNED RAIL SPURS

\*Being upgraded to 80,000 lb. roads



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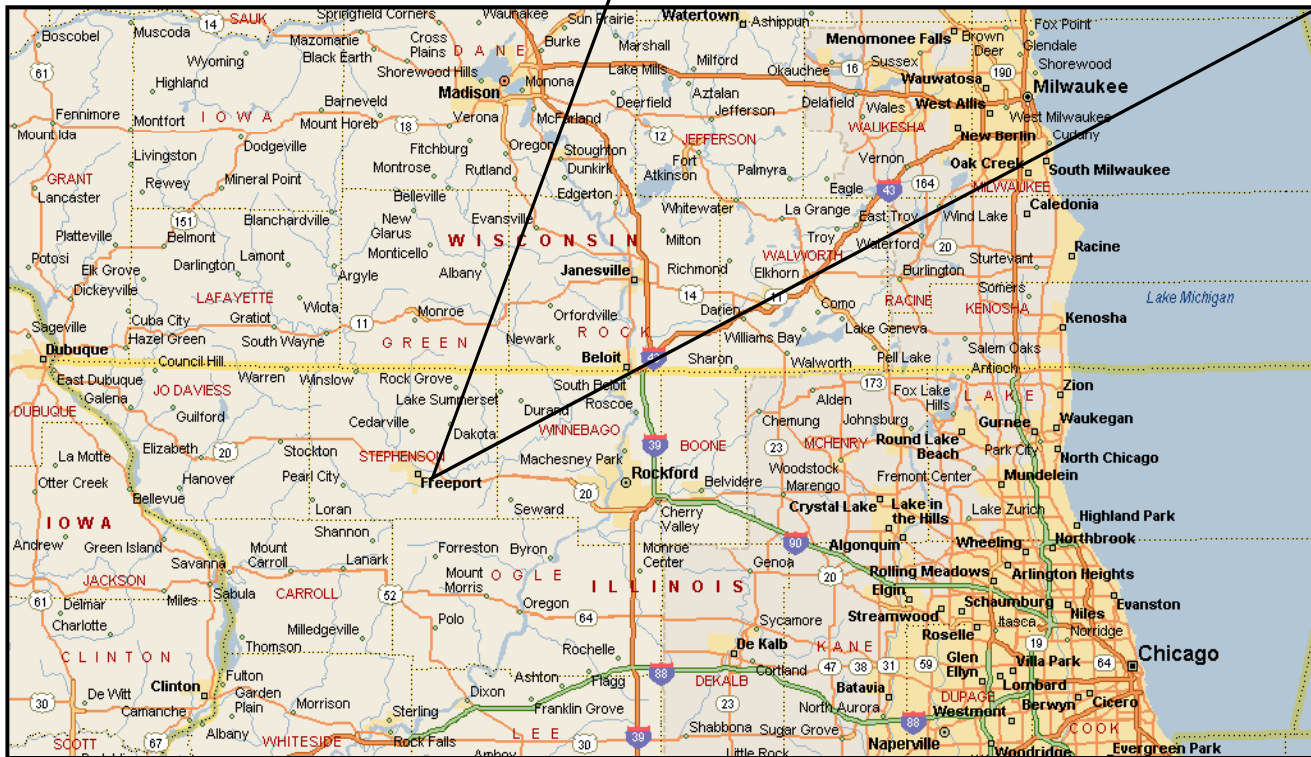
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# FOR SALE

# MILL RACE INDUSTRIAL PARK

## LOW COST SPUR-READY INDUSTRIAL SITES FOR SALE (to Operators) OR BUILD-TO-SUIT Freeport, Illinois - I-39 Logistics Corridor

- Rail spur-ready sites in 145-acre industrial park
- Streamlined processing expedites becoming operational
- Infrastructure work in process
- Part of 5,000-acre TIF District; expansion potential
- Pro-business government officials
- Wide number of allowable uses; perfect for “wet” industries



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