

# Development / Investment Offering Rochelle, IL

# Land for Sale 148 acres



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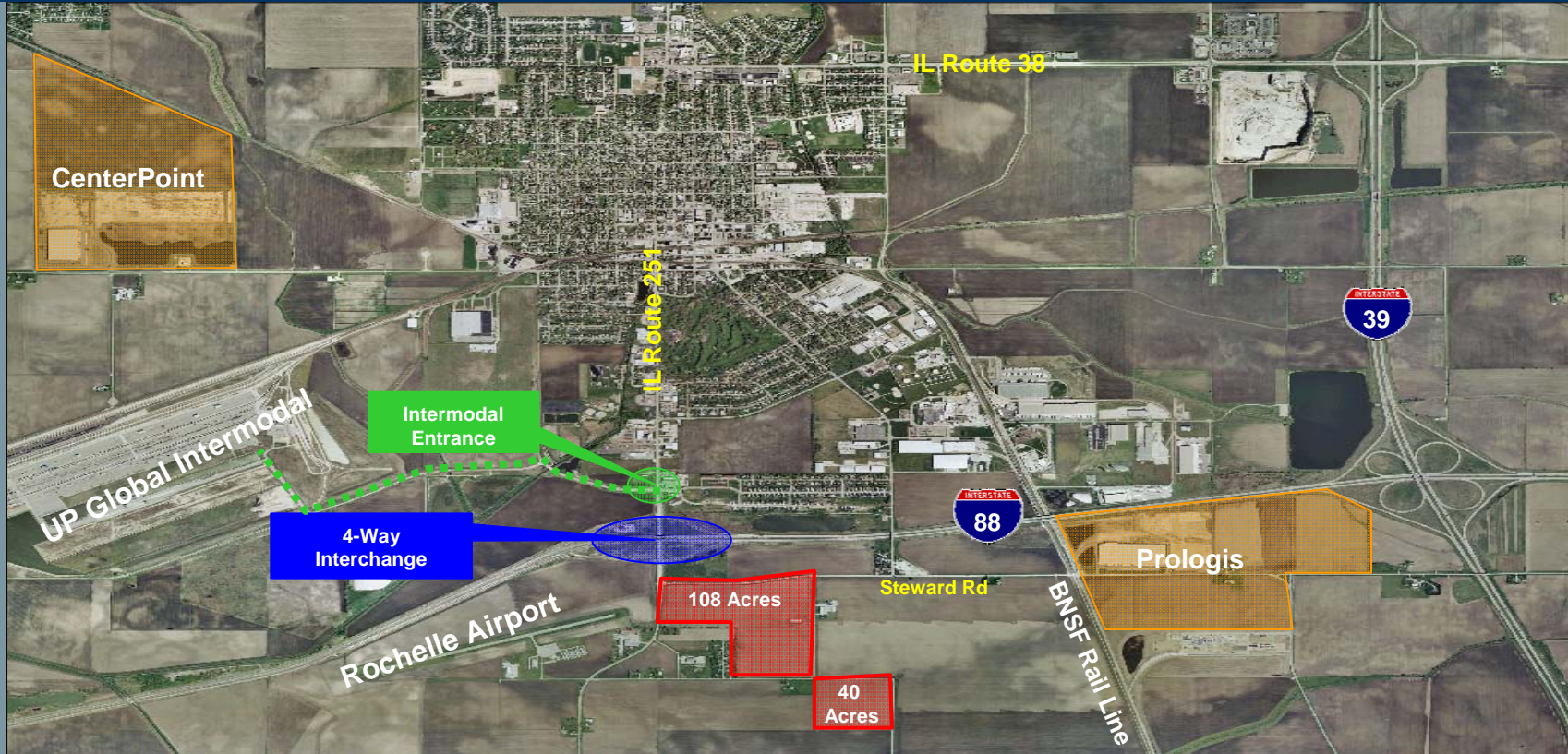
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## Rochelle, IL (the "Hub City")

- Union Pacific completed its \$181 million Global III Intermodal Facility in Rochelle in August 2003. Substantial capacity is available for new users.
- Immediate access to I-88 and I-39, offering regional access outside of Chicago's congested roadways.
- 20 miles south of the Rockford International Airport, home to the second largest air hub sorting facility in United Parcel Service's system, as well as Airborne Express and BAX Global facilities.
- Rochelle power generation plant provides 10-20% savings on electricity.

- Pre-Annexation Work Substantially Completed
- Extensive Due Diligence Materials Available (Survey, Topo, Engineering, Wetlands, Soils)
- B-2 &/or I-1 Zoning Available

### 148 Acres

- Offered at \$37,500 per Acre

### 108 Acres

- Offered at \$43,500 per Acre

### 40 Acres

- Offered at \$20,000 per Acre

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