



## I-39 Corridor Prospering in Strong Economy

by Roger Hopkins, Hopkins Solutions LLC

**T**he I-39 Corridor has prospered in the past year with several significant industrial and commercial investments. Leading the major facility announcements is the location of Amazon's Prime Air leasing and expanding facilities at the Chicago Rockford International Airport. Amazon's LGSTX has leased an 80,000-sq.-ft. facility, and broken ground to construct a 120,000 sq.-ft.-addition on the Airport property.

Berner Food and Beverage is completing construction of a 675,000-sq.-ft. distribution center in the Rockford area's Park 39, with development and construction by Clayco and Venture One Real Estate. Berner, a maker of shelf-stable dips, sauces, aerosol cheese, ready-to-drink coffee and other beverages, employs more than 800 people in the I-39 region.

Park 90 in Rockford is hosting the construction of a 100,000-sq.-ft. headquarters and production facility for Quantum Design being constructed by LandMark development at the I-39/90 IL 173 interchange in Machesney Park, northwest of Rockford.

The Riverside Boulevard interchange with I-39/90 in Loves Park is experiencing several new industrial and commercial developments. Danfoss has expanded its distribution center in Venture One's Loves Park Corporate Center. Meridian Construc-

tion is the contractor. Costco will also develop a new wholesale store at the interchange, and Spring Creek Development, is preparing additional land for other commercial and hospitality developments.

Just north of Rockford at the Rockton Road interchange, PBC Linear is adding a new 66,000-sq.-ft. manufacturing facility being constructed by the LandMark Group. Speedway is planning to open a new travel center on land developed by William Charles. Camping World is also opening a new sales and service center.

In Belvidere General Mills is expanding its plant to accommodate production of the Larabar. The Fiat/Chrysler auto plant continues to hum along with production of the Jeep Cherokee, with production that began in 2017.

Major food logistics facilities are building nearby. Americold is constructing a 140-foot-tall automated storage and retrieval facility of 183,000 sq. ft. on its Rochelle campus. The facility has the equivalent size of a 700,000 -sq.-ft. standard building which joins 261,000-sq.-ft. and 398,000-sq.-ft. facilities constructed in 1995 and 2004. Elsewhere in Rochelle Love's is building a new truck and car travel center at the I-88/IL-251 interchange that also serves as the Union Pacific Intermodal Center.

Rochelle has also seen strong interest in the sale of the former Nippon Sharyo facility and expects a new manufacturer to take over the facility in early 2019. The property is being marketed by the Avison Young team of Mike Fonda, Chris Lydon and Chris Tecu.

DeKalb County's Park 88 has benefited from expanded employment by Target. Target's Distribution Center has grown to over 1,300 employees as part of a special fulfillment responsibility in Target's distribution system. Solotech leased additional space in the 711 Fairview Drive building to fulfill increasing demand for video, sound, lighting and staging systems. Other area projects include the absorption of 112,000-sq.-ft. for CEVA Logistics and 87,000 sq. ft. for School Tool Box. Suter Foods has added an 81,000-sq.-ft. addition to its Sycamore Plant and Custom Aluminum Products has added 34,000 sq. ft. of manufacturing capacity to its Genoa facility.



# Some of the Biggest Names in Supply-Chain Distribution Are The Driving (Work) Force of Global Trade



The I-39 Logistics Corridor offers over 550,000 workers in 14 counties.

## Pro-Business Climate

Communities within the Corridor welcome business, are efficient, dependable and easy to work with, and offer fast-track building-permit processing, TIF Districts, Enterprise Zones, Opportunity Zones, Foreign Trade Zones, Customs clearing, low tax rates, advance telecommunications infrastructure and significant capacities of water, electricity and natural gas.

## Advanced Education Opportunities

The universities, community colleges, and technical schools within the Corridor offer degree programs, custom-designed technical training and specialized business services.



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