

Media Release:
**Americold Building Automated, Temperature Controlled Storage Facility in
Rochelle**

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Rochelle's newest 14-story high rise building is being developed by Americold, ". . . the global leader in temperature-controlled warehousing and logistics to the food industry . . ." according to the company's press release from the ground-breaking ceremony in August 2017. Plans are for the facility to be operational by late 2018. The 183,000 sq. ft. building will be 140 feet high, easily visible from nearby I-39 and I-88 interstates. It will contain a series of temperature-controlled rooms and be serviced by an automated storage and retrieval system. Altogether, the new facility contains 15.5 million cubic feet of automated capacity.

Americold's new facility is being built on land the company has owned and is co-located with a conventional freezer building. It will supplement existing 261,000 sq. ft and 398,000 sq. ft. facilities that Americold has been operating in Rochelle since 1995. One of the existing facilities was acquired from Conagra in 2004. The conventional freezer warehouse facilities are operated with conventional lift trucks. The combined footprint of the three facilities will be 115,000 pallet positions, double the capacity of the current conventional facilities.

Products are delivered to the facility by a combination of temperature-controlled trucks and rail cars. Inbound rail provides approximately 11-13% of inbound pallets, with the remainder supplied by trucking. All outbound product is transported by trucking.

The presence of the City of Rochelle Railroad offers Americold the choice of receiving inbound rail shipments from either the BNSF or Union Pacific railroads that pass through Rochelle on a daily basis.

The new facility is unique construction compared with ordinary industrial building construction. The warehouse racking and "room" skeleton acts as the support structure for the attachment of insulated panels and roofing structures. Attached photos show the erection of the skeleton of the building storage racking. Construction of the racking and building systems is being managed by Griffco Design Build an Atlanta, GA area-based building contractor.

The facilities operate using electric powered HVAC systems. According to Americold's Rochelle General Manager, Dan Lundquist, the Rochelle Municipal Utility (RMU) has been reliable and the utility has redundant electric supply capacity.

"It is a game changer when a company integrates advanced technology into its operations. Rochelle is proud to be home to another one of Americold's Automatic Storage and Retrieval System Distribution Centers," added Jason Anderson, Economic Development Director for the City of Rochelle, IL.

Americold currently employs approximately 130, and plans to add up to 70 positions at the Rochelle facility when expanded.

James Planey is a senior industrial broker with Lee & Associates of Illinois and points out the significance of Americold choosing Rochelle for such a specialized facility. Jim said that a general-purpose warehouse in Rochelle would have alternative users over the years, even as a manufacturing plant but with a 14-story high rise automated freezer building you can be sure that Americold did their site selection homework and decided to expand in Rochelle for their long-term use.

The choice of Rochelle for the facility recognizes the need for new skills in the workplace. Dan Lundquist reported having developed and maintained excellent relations with Kishwaukee College and Northern Illinois University. He is confident that those institutions have the practical capacity and technology to work with Americold. Lundquist also noted that career and technical education is also well regarded in area high schools, not only in Rochelle but also in neighboring communities. High school, community college and university partnerships will be relied upon to support Americold's need for technically skilled logistics operators and programmers for the new facility.

The City of Rochelle has been a good partner to work with, according to Dan Lundquist. The City's location and transportation system provides great access for both trucking and rail services. Americold is using Enterprise Zone economic development incentive benefits for the new facility which includes both property tax abatement and sales tax abatement on the cost of construction materials.

Americold and the City of Rochelle have made welcome efforts to create a professional environment for the truck drivers that pick up and deliver product to Americold's facilities. Rochelle has several good truck stops with Petro, Flying J and nearby restaurants, hotels and service businesses. Love's Travel Center plans to open a new truck stop facility in 2019 at Rochelle's I-88 & Il 251 interchange. Although I-88 is a toll road, the tolls have never been identified as an operating cost or customer service cost issue for Americold or its customers. Rather, Americold believes that the lack of local highway congestion is an asset for the operation of the facility.

1 - Construction of the 140-foot-high skeleton of Americold's Rochelle, IL ASRS Building

