



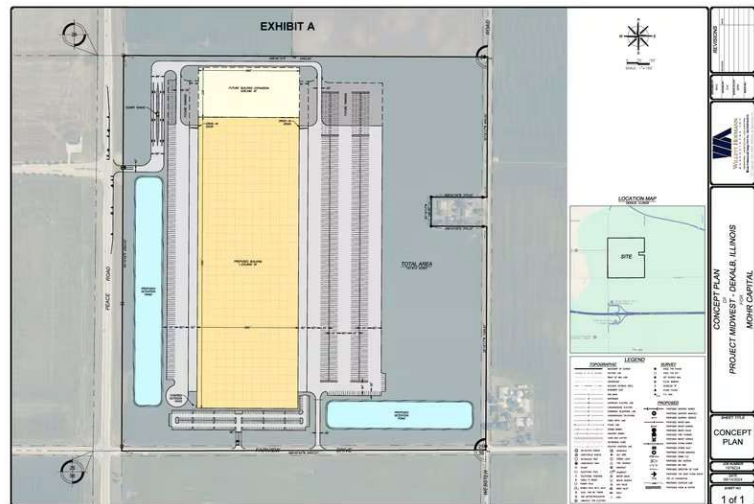
Connecting You to the Information and Resources You Need! Winter 2025-26 I-39 News Update

The I-39 Logistics Corridor is all about helping you connect to the **proximity** vital for **logistics, manufacturing, company headquarters, raw resources and materials, data centers, and industry and business clusters**. We identify with site location criteria for the Chicago area, which handles more freight than any other metro area in the country.

For more information, please visit the [I-39 Logistics Corridor Website](#).

Pepper Construction Building New Goodyear DC in DeKalb

DeKalb. Mohr Capital announced that it has engaged Pepper Construction to build a new Goodyear (Identified locally as Project Midwest) warehouse on the northeast corner of Peace Road and Fairview Drive, just north of the Peace Road interchange on I-88. Goodyear has operated a tire warehouse in DeKalb since 1997. The new facility is on a 147-acre site that Mohr Partners purchased from 3M. The location adjoins Park 88 and the ChicagoWest Business Center providing proximity to several existing & recently built distribution facilities.



Rockford Brake Manuf. To Re-Open Gunite Plant

Rockford. Four former employees of Accuride have formed Rockford Brake Manufacturing Company and plan to initiate production of Gunite brand brake drums. Accuride declared bankruptcy in 2024. Rockford Brake Manufacturing, under the name of Gunite USA LLC, has purchased the former 619,000 sq. ft. facility on a 41-acre site on Rockford's south side near the US 20 bypass, and just west of I-39. According to the company's website, "The Gunite brand is recognized across the commercial vehicle industry for consistent quality and performance." Continued on next page.





According to the Rockford Register Star, the Illinois Department of Commerce and Economic Opportunity has awarded an EDGE award to assist with the \$6.6 million investment for the start up and operation of the facility. The company plans to employ 150 people in the facility.

Rockford Mayor Tom McNamara was quoted: “We are not just celebrating the reopening of this facility. We are celebrating really an entire city that never gives up.”

“Here in Illinois, we strive to support our businesses and strengthen our communities through new economic opportunities,” said JB Pritzker, Governor of Illinois

Rivian Supplier Park Awarded Grant and Attracts Adient

Bloomington-Normal. According to a press release from Governor JB Pritzker, the Governor “. . . and Rivian today announced that the company is constructing a new 1.2 million-square-foot supplier park in Normal. As part of this, Rivian will invest nearly \$120 million, which will enable the company to develop the supplier park and create nearly 100 new direct jobs. This significant investment will pave the way for EV suppliers to locate in the park and create hundreds of new jobs while bolstering the supply chain and manufacturing ecosystem in Illinois. Construction on the supplier park is underway and is expected to be completed in 2026.”

The State of Illinois support includes \$5 million Reimaging Energy and Vehicles grant and additional grants for infrastructure to enable construction of the facility. Parts from the supplier park facility will be transported to the Rivian plant for final assembly. Vehicles planned for the Rivian plant are the R1, the R2 and commercial vans.



In July, automotive seat manufacturer, Adient, announced that it will locate in the new supplier park facility to assemble components for Rivian vehicles. Adient plans to create 75 new jobs as part of its commitment to Rivian. Adient will invest an additional \$8 million on equipment to facilitate the production of components.

Amazon Opening Facilities in Cherry Valley and DeKalb

Cherry Valley & DeKalb. Amazon constructed new distribution and delivery facilities in the Park 39 Business park in Cherry Valley and the ChicagoWest Business Center in DeKalb a few years ago. Both of those facilities are now in operation in the Amazon distribution and delivery supply chain. The 141,000 sq. ft. Cherry Valley/Park 39 facility was operational as fulfillment facility to assist with deliveries in the 2025 Christmas season. Likewise, the ChicagoWest DeKalb 700,000 sq. ft. facility was operational in late 2025. Amazon’s Prime Air also operates out of the Chicago Rockford International Airport.



Ogle County EDC Appoints Hiemstra as New Director

Oregon. Liz Hiemstra has been announced in July as the new Director of Economic Development for the Ogle County Economic Development Corporation. According to the Shaw local news network, “Hiemstra brings a dynamic background in marketing, community engagement and small business support to her new role.” Hiemstra’s duties will involve strategic initiatives to attract new business, promote sustainable economic growth, and support existing enterprises in all of Ogle County. The Ogle County EDC is a not-for-profit organization supporting the economic vitality of Ogle County.

Rochelle Transload Expanding

Rochelle. The Rochelle Intermodal Transload Center (RITC) expanded in the fall of 2025. The RITC is served by the City of Rochelle’s Railroad which is operated by the Burlington Junction Railway. The Rochelle Railroad provides connections to the BNSF Railway and the Union Pacific Railroad lines. It can handle unit trains.

According to a Progressive Railroading article, Eric Pitcher of the Burlington Junction Railway was quoted: “Demand has increased to the point where the RITC had to turn away projects in 2024 and early 2025 due to a lack of track, transload capacity or ground storage space.”

The project involves extending two tracks east by 800 feet each for a total of 1,600 lineal feet. As a result, each track will have 2,300 feet of operating capacity. The adjoining operating areas will be paved with concrete. The project was assisted with an Illinois Department of Transportation freight rail grant program.



Burlington Junction Railway’s corporate development officer, Peter Hoth: “We are dedicated to continuing to provide our ‘white glove’ rail switching services to our customers and transload partners through the City of Rochelle Railroad.”

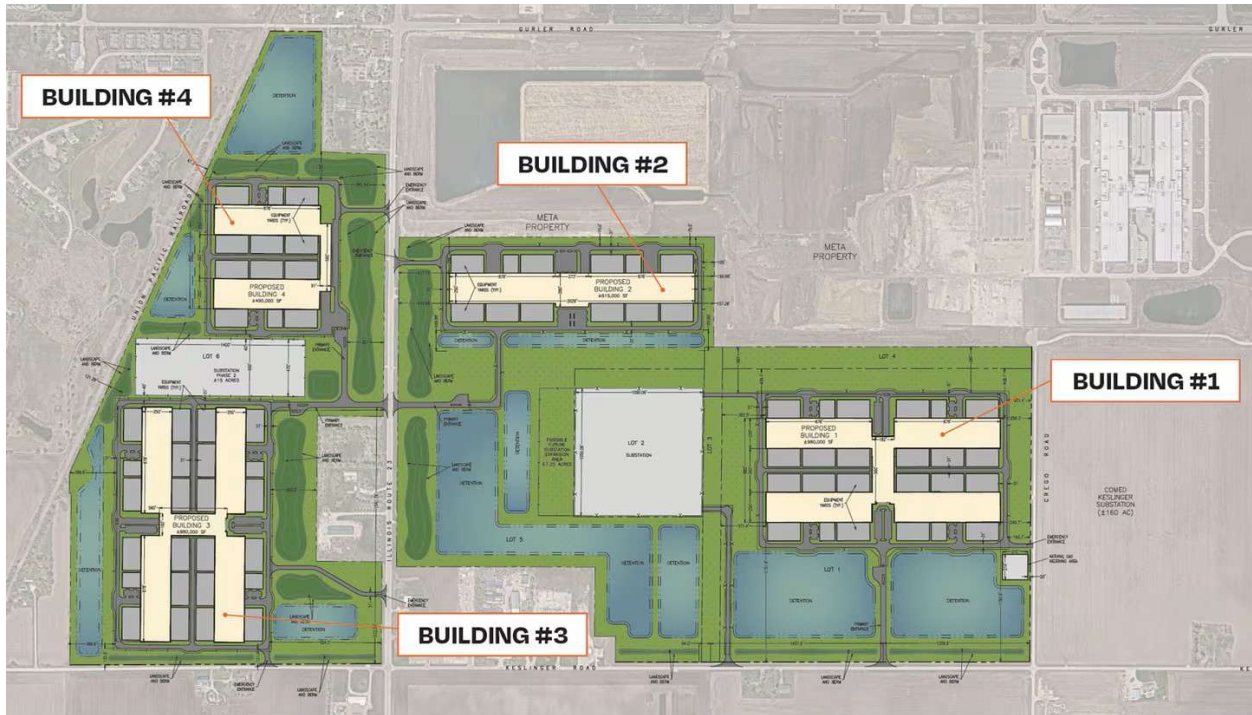
Aqua-Aerobic Systems Expanding

Loves Park. Aqua-Aerobic Systems is a company with an international customer base that is expanding based on its technology to operate water purification systems and facilities that address contamination by perfluorinated sulfonate (PFOS) and perfluorinated acid (PFOA). These are more commonly known as ‘forever chemicals.’ Aqua-Aerobic is expanding because of the USEPA’s insistence that municipalities install processing capability that removes these chemicals at a lower and more reasonable cost.

The company is expanding its facility with a 20,000 sq. ft. office addition and 18,000 sq. ft. factory addition. According to Alex Keedi's article in the Rockford Chambers April 2025 "Voice" newsletter, the company has hired 60 people in the past two years and was searching to fill 15 new positions. The company compliments the Rockford Chamber's economic development staff for assisting with identifying training resources and grants and tax incentives to help justify its investment in new facilities and training of its employees

Endeavour Energy to Develop 560 Acre Data Center in DeKalb

DeKalb. Edged, a subsidiary of Endeavour Energy, has received approval for a 560-acre data center project code-named Project Vector. The project has been brought to the City by Jerry Krusinski and the partners that have developed the adjoining ChicagoWest Business Center.



The developers have indicated that the data center would operate independently and provide data center services on demand to one or more other companies that require data storage and data services. The operation of the facility would not require large amounts of local water supply as the facility will use a closed loop water cooling system.

The data center would have several data halls and facilities that would support the operation of the data center complex. The project would be part of the DeKalb County Enterprise Zone and receive tax benefits like the neighboring Meta data center.

Chicago Rockford International Airport Cargo Growth Continues

Rockford. In 2025, the Chicago Rockford International Airport (RFD) moved up on the FAA's ranking of by increasing landed cargo of more than 3.4 billion pounds of landed weight in 2025, a 9.25% increase over 2024 cargo weight.

The scale of operations at RFD places it among some of the busiest and largest airports in the country, including Chicago O'Hare International Airport (No. 7), John F. Kennedy International Airport in New York (No. 9), and Hartsfield-Jackson Atlanta International Airport (No. 15).

According to an RFD press release: "While RFD is always looking for opportunities to further grow and improve, the year-over-year consistency in cargo operations reflects RFD's commitment to reliability and excellence.

According to the February 11 press release from the airport's website, "In October, RFD signed a sister airport agreement with Liege Airport (LGG) in Belgium focused on strengthening transatlantic cargo collaboration through increased freight traffic, joint marketing and operational innovation. That step forward reflects the consistency of our carrier partners and reinforces RFD's role as a major logistics hub for the Midwest – and the world."

"RFD broke a record in 2025 serving more than 310,000 passengers, reflecting growing demand for accessible and easy travel options in our region. That momentum was supported by expanded connectivity, including the new American Airlines service operated by Landline, which gives travelers one seamless connection through Chicago O'Hare. Continued service from Allegiant also played a key role, providing steady, affordable options that keep passengers choosing RFD. Interest was further driven by leisure travel, with nonstop Apple Vacations destinations from RFD including international destinations like Cancun and Riviera Maya, Mexico, and Punta Cana, Dominican Republic helping reinforce RFD as a reliable, efficient place to start a trip and setting the stage for continued investment in passenger service and future destinations," according to the airport's press release..

Piranha Expands into former Yanfeng Building

Belvidere. Piranha, (formerly known as MegaFab), relocated into the former Yanfeng auto parts building in Belvidere to occupy more than 200,000 square feet for its metal fabrication and cutting machines business. Piranha's \$14 million investment transitioned 80 jobs to Belvidere from Rockford. The facility will feature a one-of-a-kind 15,000 sq. ft. fabrication showroom, dedicated to metal fabricators – delivering a cutting-edge resource that reinforces Belvidere's growing reputation as a hub for industrial innovation.





Monarch Energy Planning Data Center South of RFD Airport

Rockford. Monarch Energy is planning a \$12 billion data center development south of the Chicago Rockford International Airport. The firm is finalizing assembly of 1,100 acres and electric connections to the ComEd transmission lines connecting to the grid including the nearby Byron Nuclear plant. Energy may also be derived from waste to energy power based on its proximity to nearby landfills. More information on the location and land planned for the facility is on Monarch's website: <https://monarch.energy/datacenters/>

According to the Rockford Register Star, the completed facilities would represent the largest private investment in the region's history. The land for the project is annexed to the City of Rockford and has the benefit of access to water and sewer infrastructure.

Political leaders from the City of Rockford, Winnebago County and the regional planning commission are solidly in favor of the project. They have been working for several years with San Diego based Monarch and expressed their respect for the partnership between local governments and Monarch.

Champion Packaging Expands to Belvidere

Belvidere. Champion Packaging and Distribution purchased the former Belvedere building in Belvidere. The facility will expand the company's ability to make and distribute a variety of home, pool and automotive cleaning and chemical products. The 131,811 sq. ft. facility is located on 28 acres and offers the company additional land for future expansion and the ability to install a rail siding for delivery of materials and distribution of products. The facility will add 50 jobs. Woodridge, IL based company believes the facility is ideally located for long-term growth and logistics



Haumiller Engineering Expands in Belvidere

Belvidere. Haumiller Engineering, based in Elgin, purchased its first Belvidere facility in 2024. In 2025, Haumiller expanded to a second location adding an additional 42,000 sq. ft. building. The additional facility represents a \$10 million investment. Altogether, the Haumiller's employment has reached 65 high-quality jobs in Belvidere.



Both facilities were existing vacant buildings. Haumiller produces large, high-speed automated systems used in the consumer goods, food and beverage, life sciences, aerosol, and health and beauty industries.



Sites and Buildings Information on the I-39 Website

Site and building information is available on the I-39 website. Economic developers in the I-39 Corridor list sites and buildings on Location One. Following is a website link:

<https://i39logisticscorridor.com/sites-buildings/>

ATTENTION: More Projects to come later in 2026

**Projects Are Happening along I-39!
Brought to you from the
Partners of the I-39 Logistics Corridor.**

For membership and other inquires, see please contact us:

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For more information, please go to our website: <http://www.i39logisticscorridor.com>