

ROCKFORD LOGISTICS PARK 20

MASTER PLAN

± 994,480 SF Planned Development

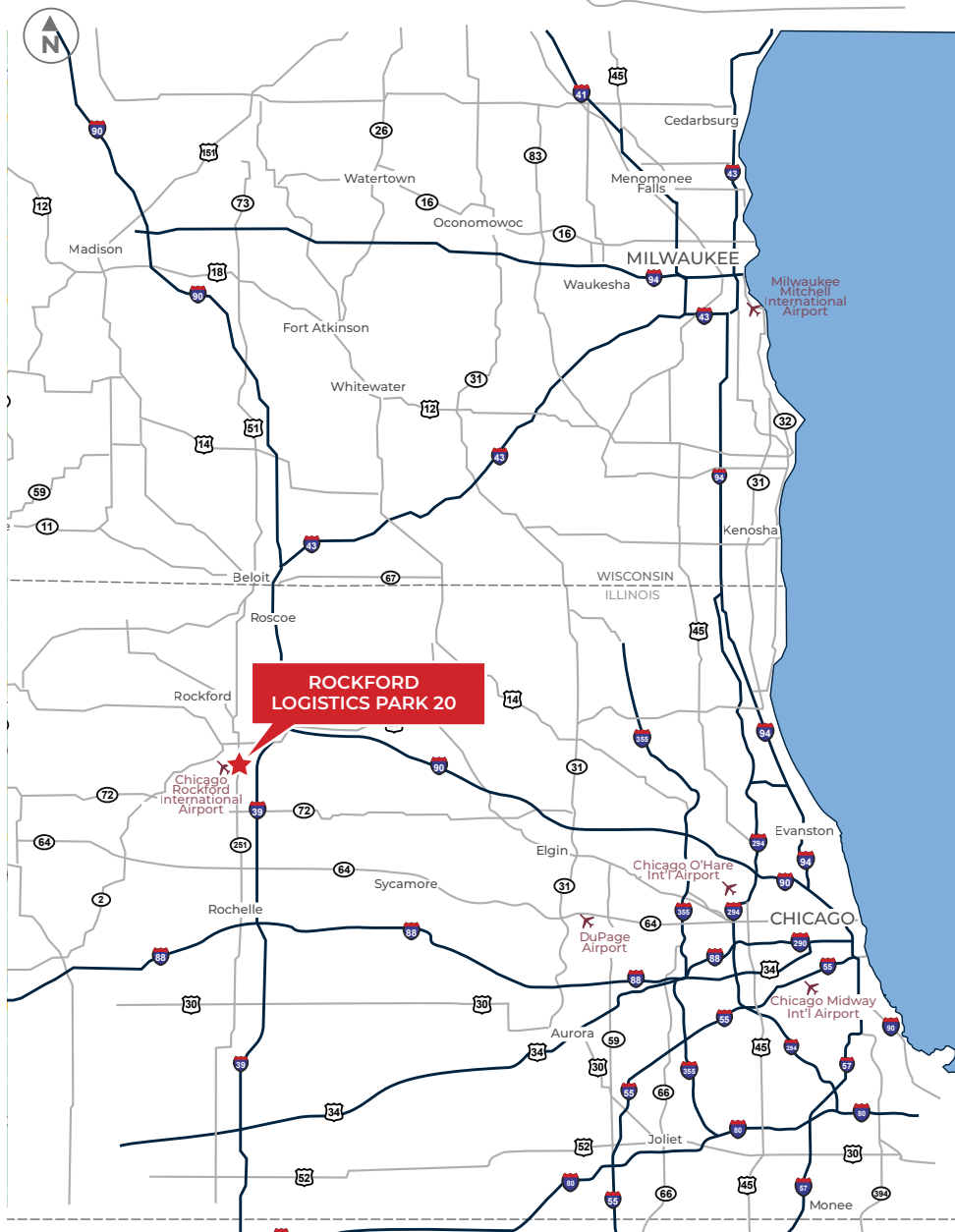
Located <1 mile from The Chicago Rockford International Airport

Rockford Logistics Park 20 is a state-of-the-art industrial park located within one mile of the Rockford Airport and just 6.5 miles from I-39. The first building, planned to be 334,800 SF, sits on approximately 27 acres offering abundant trailer parking, heavy car parking, 36' clear height, and other desirable features. Rockford Logistics Park 20 enjoys a strong labor pool, easily accommodating various sized businesses seeking seamless logistics, strategic connectivity and air freight opportunities. The Chicago Rockford International Airport (RFD) is the 13th largest cargo airport in America and located one hour west of O'Hare Airport.

ROCKFORD LOGISTICS PARK 20

LOCATED <1 MILE FROM THE CHICAGO ROCKFORD INTERNATIONAL AIRPORT

PROPERTY OVERVIEW



Up to 994,480 SF on ± 80 acres



Located within 1 mile of RFD and 2nd largest national UPS hub



12 million consumers within 100 miles



Business friendly local and county environment



Enterprise Zone and TIF District



Strong labor pool

Developer



RACHEL AGBA-NOVAK

847 720 8982 (o)
rachel.agba-novak@hillwood.com

Leasing



SUZANNE SERINO, SIOR

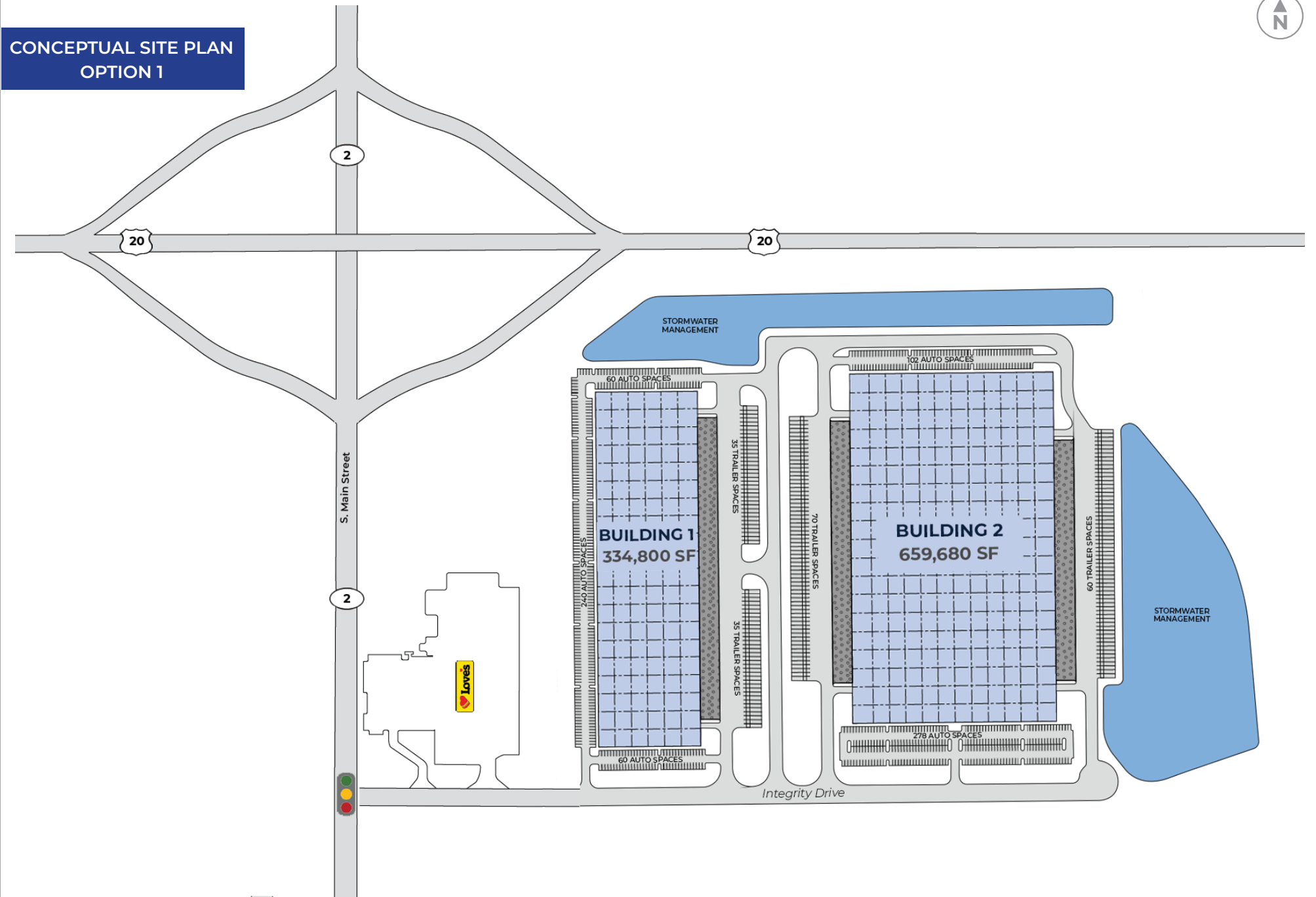
847 942 5144 (c)
suzanne.serino@colliers.com

KAREN WALSH

815 218 3438 (c)
karen.walsh@cbre.com



CONCEPTUAL SITE PLAN
OPTION 1

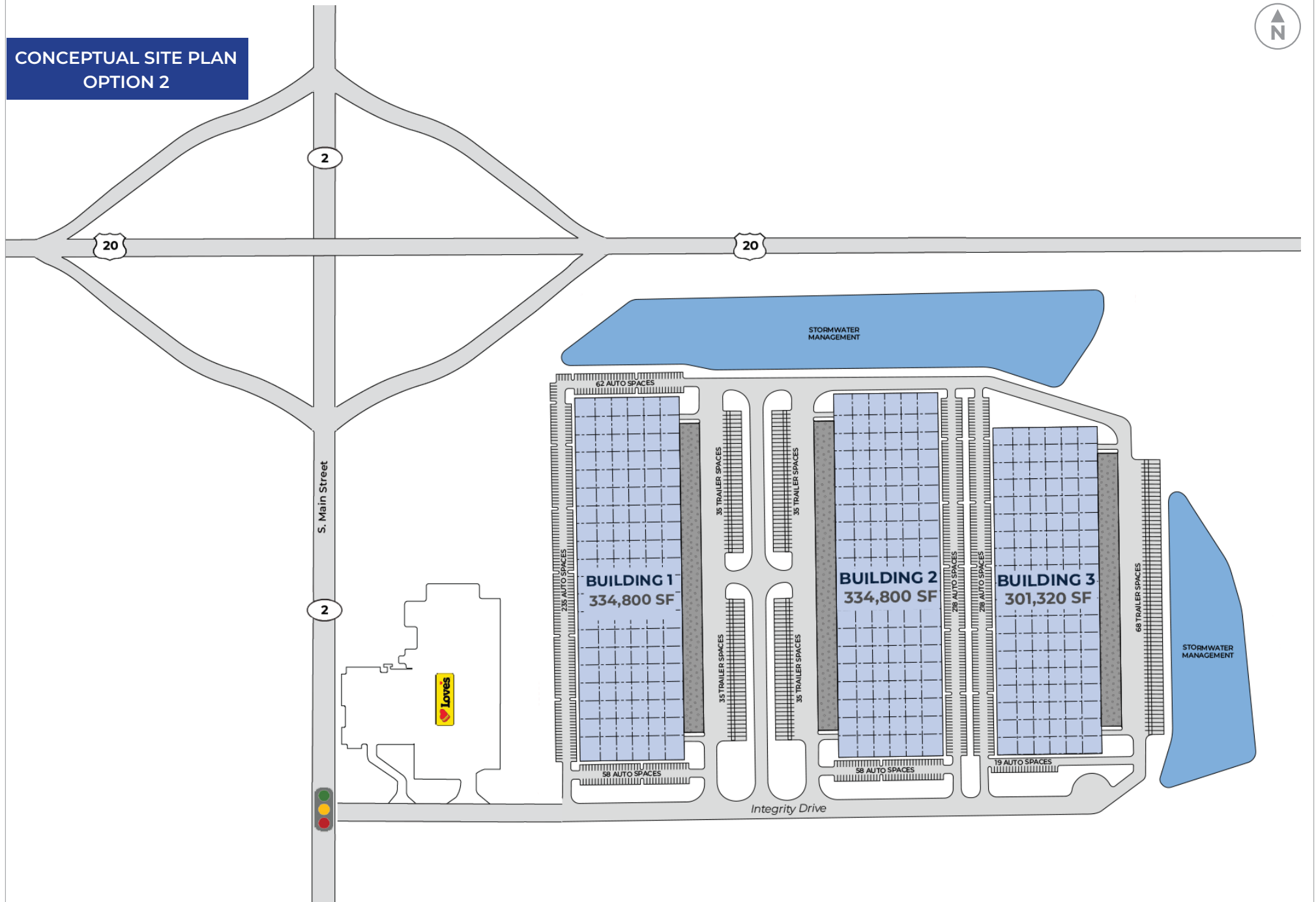


ROCKFORD LOGISTICS PARK 20

LOCATED <1 MILE FROM THE CHICAGO ROCKFORD INTERNATIONAL AIRPORT

PHASE 2 SITE PLAN OPTION

CONCEPTUAL SITE PLAN
OPTION 2



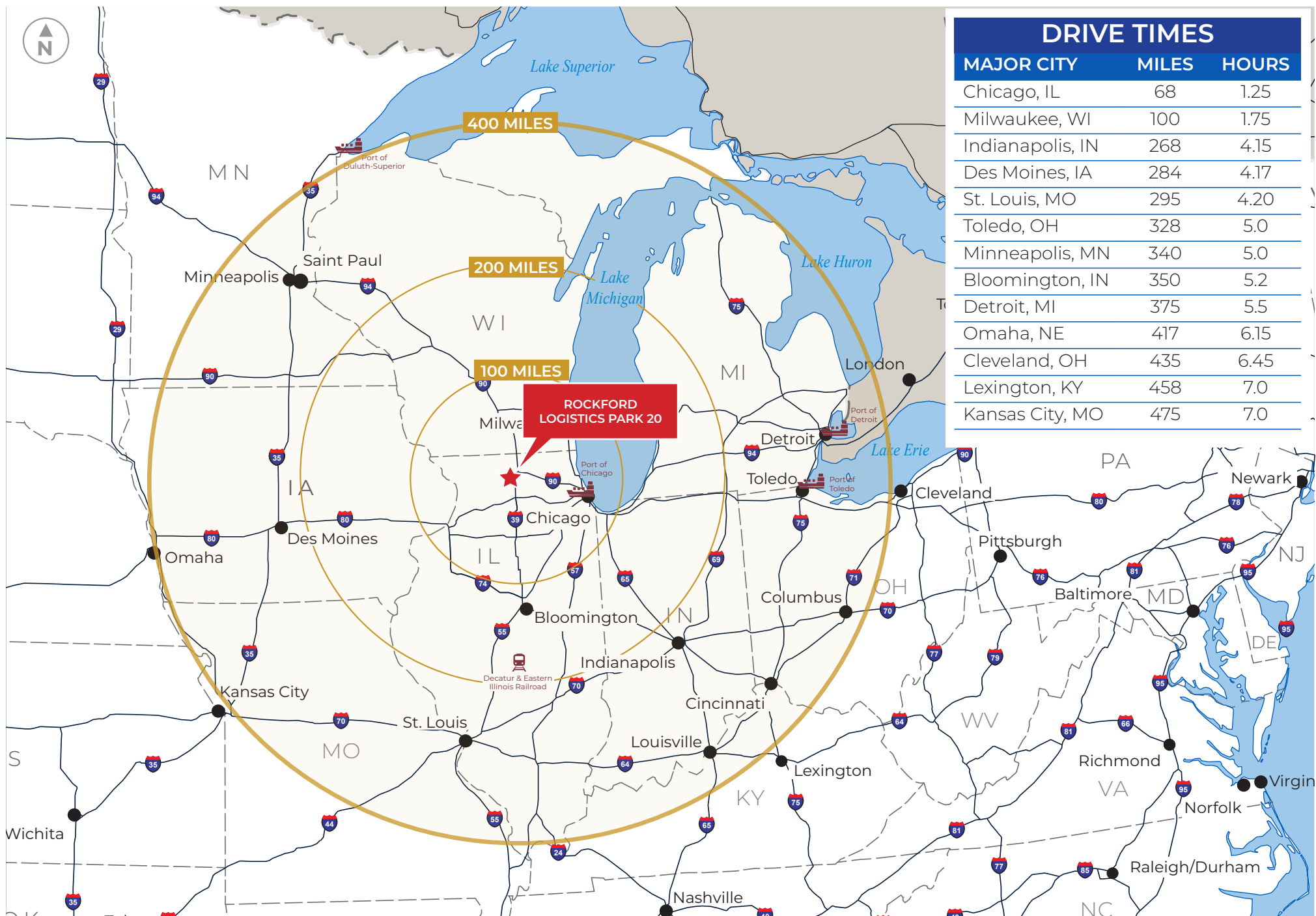
ROCKFORD LOGISTICS PARK 20
LOCATED <1 MILE FROM THE CHICAGO ROCKFORD INTERNATIONAL AIRPORT

PHASE 2 SITE PLAN OPTION



LOCATED <1 MILE FROM THE CHICAGO ROCKFORD INTERNATIONAL AIRPORT

FLIGHT TIMES



ROCKFORD LOGISTICS PARK 20

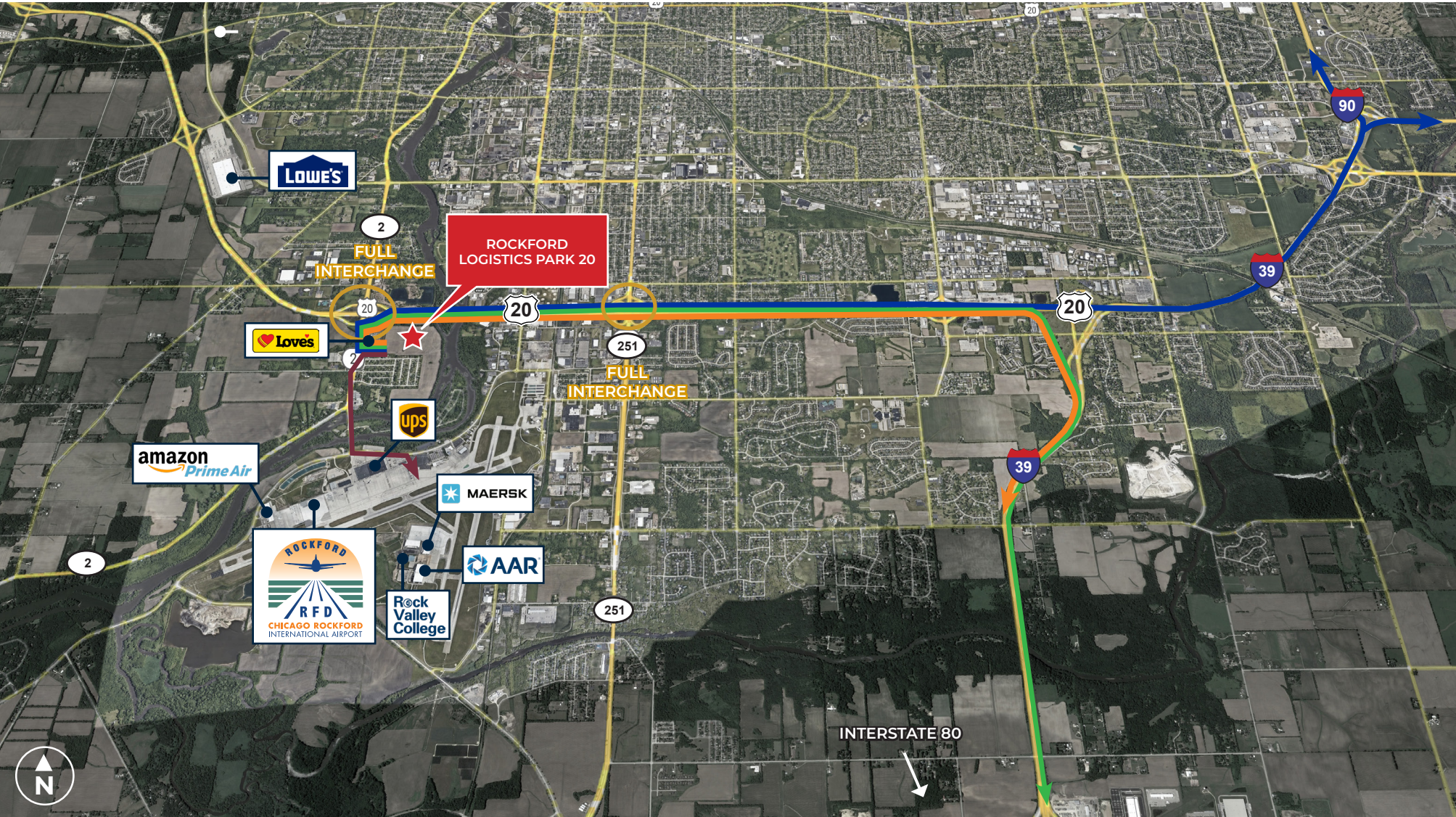
LOCATED <1 MILE FROM THE CHICAGO ROCKFORD INTERNATIONAL AIRPORT

DRIVE TIMES

ROCKFORD LOGISTICS PARK 20

LOCATED <1 MILE FROM THE CHICAGO ROCKFORD INTERNATIONAL AIRPORT

AREA INFORMATION



DRIVE TIMES

Chicago Rockford Int'l Airport

1 mi. 3 min.



Interstate 39

6.5 mi. 8 min.



Interstate 90

9.3 mi. 10 min.



Interstate 88

28 mi. 28 min.



ROCKFORD LOGISTICS PARK 20

LOCATED <1 MILE FROM THE CHICAGO ROCKFORD INTERNATIONAL AIRPORT

AREA INFORMATION

Rockford, IL, located northwest of Chicago, is part of the 3rd largest economic corridor in the United States, I-90. Rockford is composed of high performing industry clusters, such as aerospace, automotive, advanced manufacturing, and logistics healthcare. It is home to The Chicago Rockford International Airport (RFD), a full-service cargo airport. Both the city and the airport offer users advantages that big cities lack, such as lower business costs and lack of congestion, making it an ideal destination for business.

Demographics based on a 50-mile radius



1.9M

POPULATION



970K

EMPLOYEE
POPULATION



\$17B

TOTAL GROSS DOMESTIC
PRODUCT
(ROCKFORD, IL, 2021)

SOURCE: ESRI



- The Chicago Rockford International Airport (RFD) is located 68 miles northwest of Chicago and sits on over 3,000 acres of land.
- It is an independent, full-service, 24/7 international-grade airport with a pro-business airport authority, and a full service FBO (Emery Air) and additional ground handling and fuel services (Menzies Aviation) onsite.
- At RFD, flights go from wheels down to engines off in an estimated 5 minutes. Additionally, businesses have the opportunity to recover their cargo almost immediately instead of spending hours or days waiting for hangar space.
- The airport has ample space, is not landlocked, and can accommodate significant expansion inside and outside of the airport's fence.
- RFD is strategically located at the confluence of several uncongested highways, acting as an access point to the Midwest.
- Full cargo availability to a freight forwarder at RFD is within 5 to 6 hours, faster than any large passenger hub.
- It had more than 3.4B pounds of landed weight in 2022, solidifying its place as the 13th largest cargo airport in the nation.
- RFD's freight handling increased 9.25% in 2025 to 3.4 Bn pounds and it is home to UPS' 2nd largest sorting center.
- The Greater Rockford Airport Authority is a part of FTZ #176, where companies in the region can apply to become a Foreign Trade Zone or subzone.

SOURCE: FLYRFD.COM



CONTACT

DEVELOPMENT



RACHEL AGBA-NOVAK

847 720 8982 (o) | 815 341 8158 (c)
rachel.agba-novak@hillwood.com

9550 W. Higgins, Suite 200
Rosemont, IL 60018
hillwood.com



SUZANNE SERINO, SIOR

847 942 5144 (c)
suzanne.serino@colliers.com

6250 N. River Rd, Suite 11-100
Rosemont, IL 60018
colliers.com

LEASING



KAREN WALSH

815 218 3438 (c)
karen.walsh@cbre.com

6838 E. State St, Suite 301
Rockford, IL 61108
cbre.com