

Dual Rail Megasite

Site Acreage: 1,000 acres

Steward/Hayes Road, Rochelle, IL 61068, Ogle County
(41.8834, -89.0177)



Utilities:



Electric:

Site Vetted for a 100+MW user with redundant service and access to 100% clean/renewable energy



Gas:

Site vetted to meet up to 200 MCFH (2,000 therms/hour) at readily available 60 PSIG delivery pressure for large gas volume



Water:

Site is vetted for 1.5+ MGD potential capacity



Waste Water Infrastructure:

Site is vetted for 1.5+ MGD potential capacity



Broadband Connectivity:

Site has fiber and broadband

Available Reports:

*Geotechnical
Phase I Environmental Study*

Number of Owners:

3 owners with all acreage for sale

Target Industries:

Manufacturing operation that needs rail and/or can benefit of having large solar farms with available REC credits

[View Site Here](#)

Top Site Advantages

- ✓ All utilities on site
- ✓ Dual rail site
- ✓ Additional 500 acres for expansion
- ✓ Zoned for industrial (I-3 Heavy Industrial); Boyle parcel is zoned agricultural (65 acres)
- ✓ No wetlands or endangered species on site

Transportation and Logistic Assets



Proximity to Highways / Interstate:

2 miles to I-88, I-39, and IL State Highway 251, all on 80,000lb truck routes



Rail:

BNSF and UP Class 1 railroads on site



Proximity to Airport:

3 miles to the Rochelle Municipal Airport (Koritz Field) with a 5,000' runway; Chicago-Rockford International Airport is 25 miles away; O'Hare International Airport is 75 miles away; and Midway Airport at 85 miles.

Additional Details



Workforce Within 1 Hour Drive:

Labor Force: 514,068 (Mar 2023)

Jobs: 432,116 (2022)



Local Incentives Available:

Lee/Ogle Enterprise Zone that offers: building materials sales tax exemption, property tax abatement, gas use tax exemption, utility tax exemption and construction jobs credit.

The site is also located within an Underserved Area Designation (area with higher benefits for state incentives).

