

# CATALYST

## AT BELVIDERE

WHERE MANUFACTURING, LOGISTICS,  
AND GROWTH CONVERGE



AVAILABLE LAND FOR BUILD TO SUIT  
FOR LEASE AND SALE  
UP TO 585,000 SF

# PROPERTY HIGHLIGHTS

## 46.88 ACRE FLEXIBLE SITE PLAN

01.

Multiple building campus with up to 585,000 SF of build-to-suits or outright land sale possible

03.

Potential rail spur to site (Union Pacific)

05.

Modern High Cube facilities

07.

Lower Boone County Taxes

02.

Easy access on I-90 at Irene Rd and Genoa Rd Interchanges

04.

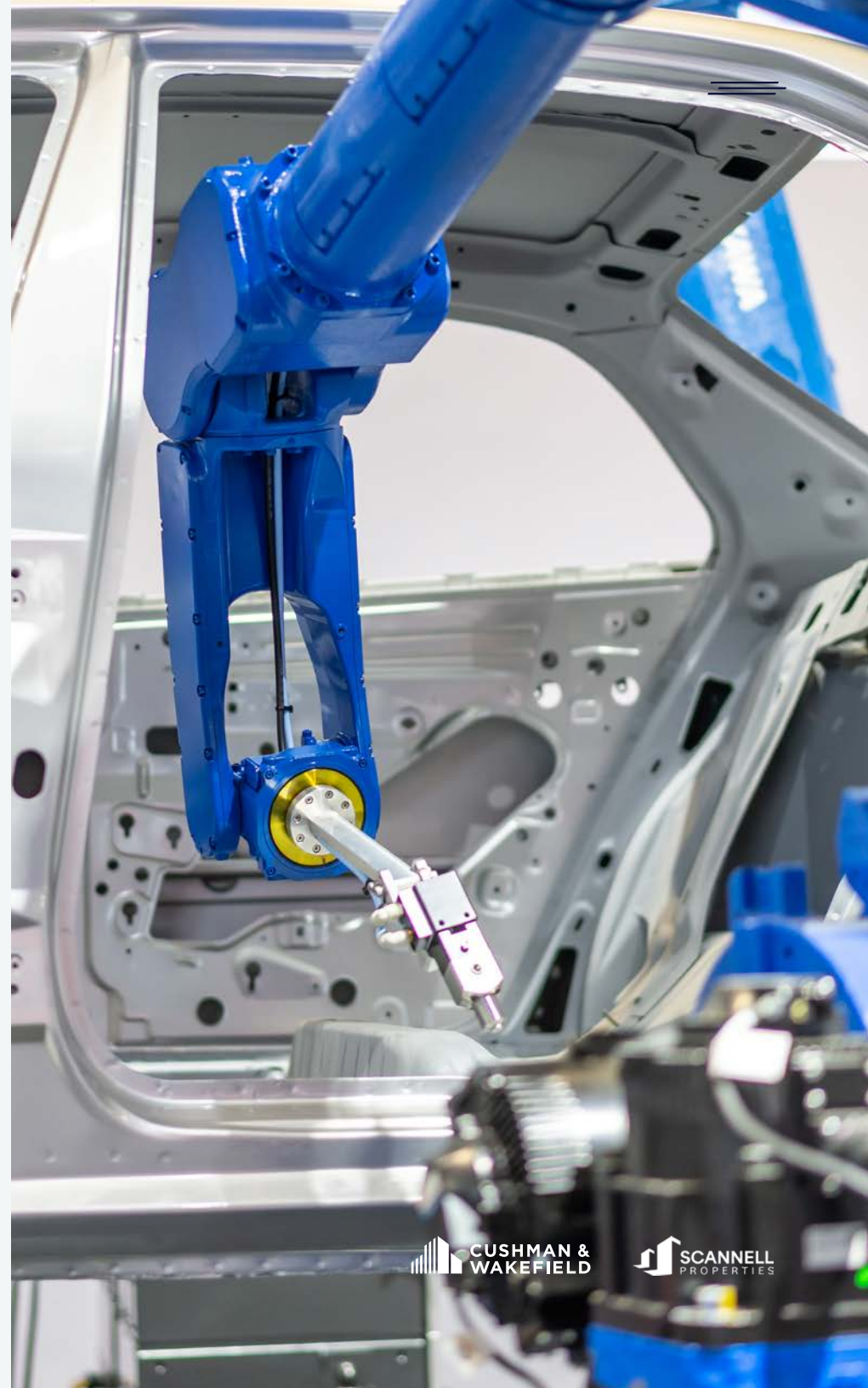
Close proximity to Stellantis Belvidere assembly plant (Opening 2028)

06.

Expandable parking with off-site trailer parking potential

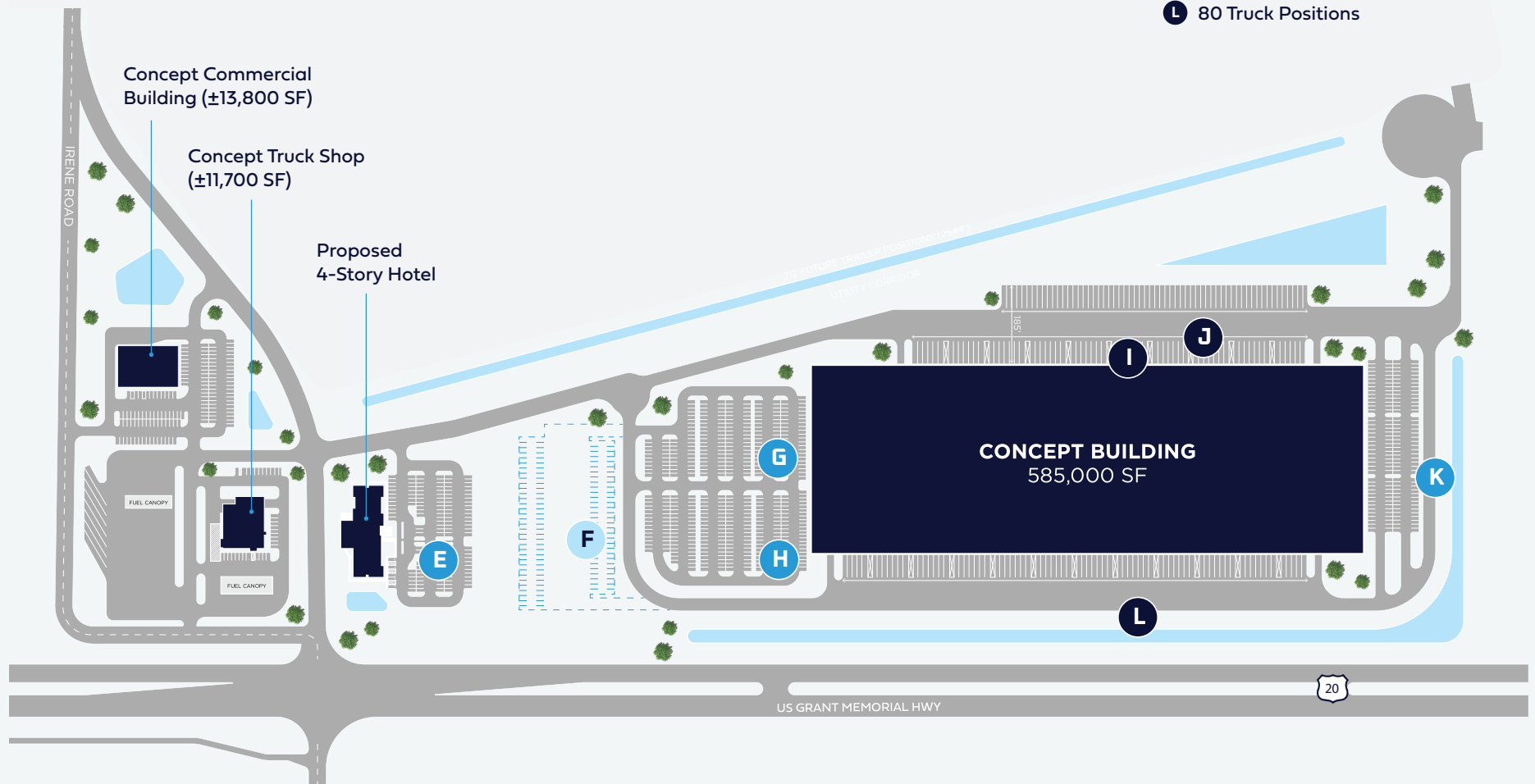
08.

Site ready for immediate construction



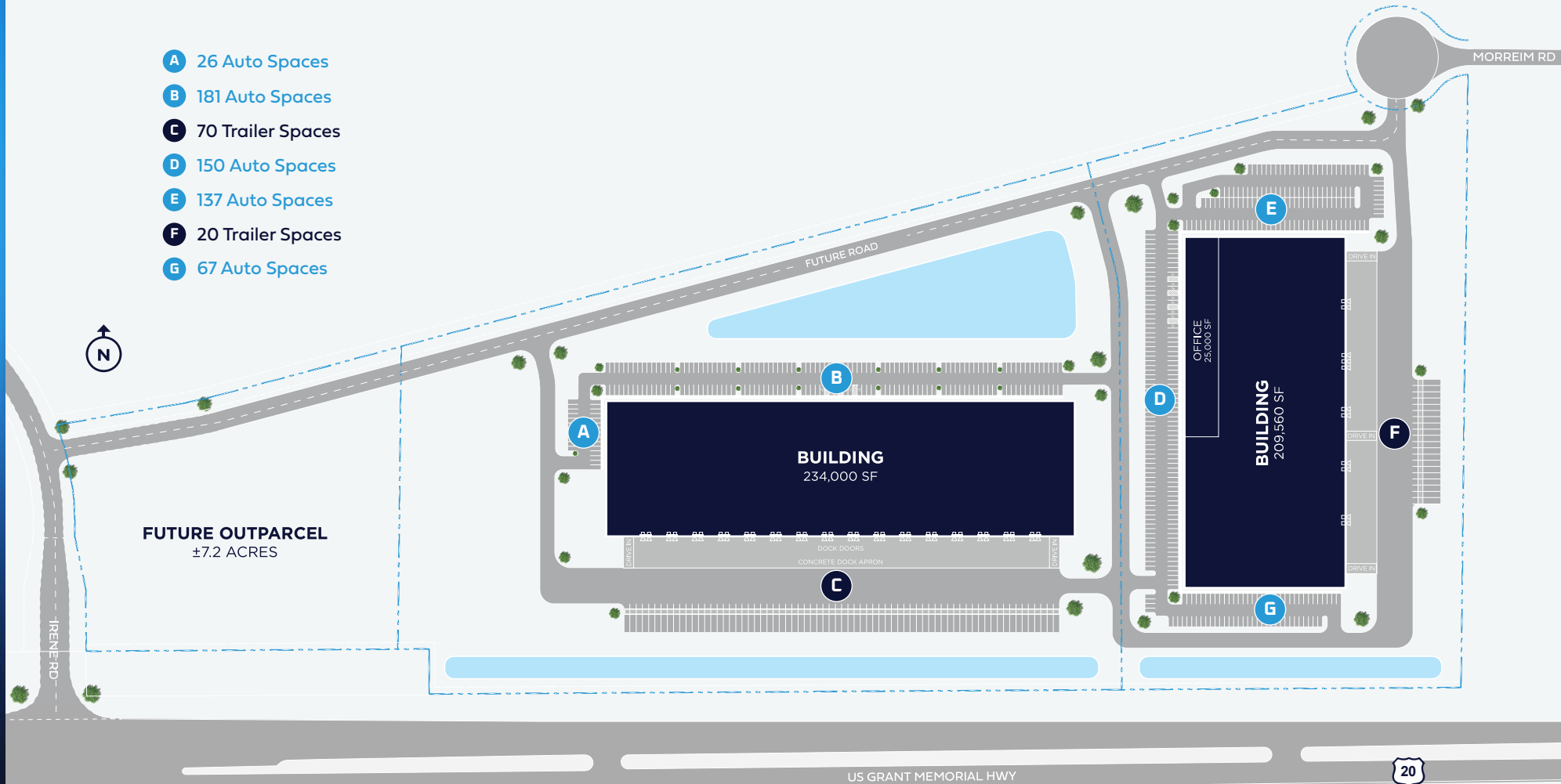
# OPTION 1

- E** 138 Auto Spaces
- F** 64 Future Trailer Spaces
- G** 208 Auto Spaces
- H** 225 Auto Spaces
- I** 68 Truck Positions
- J** 60 Trailer Spaces
- K** 169 Auto Spaces
- L** 80 Truck Positions



# OPTION 2

- A** 26 Auto Spaces
- B** 181 Auto Spaces
- C** 70 Trailer Spaces
- D** 150 Auto Spaces
- E** 137 Auto Spaces
- F** 20 Trailer Spaces
- G** 67 Auto Spaces



# OPTION 3

- A** 82 Auto Spaces
- B** 102 Auto Spaces
- C** 36 Trailer Spaces
- D** 102 Auto Spaces
- E** 116 Auto Spaces
- F** 44 Trailer Spaces
- G** 114 Auto Spaces

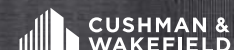




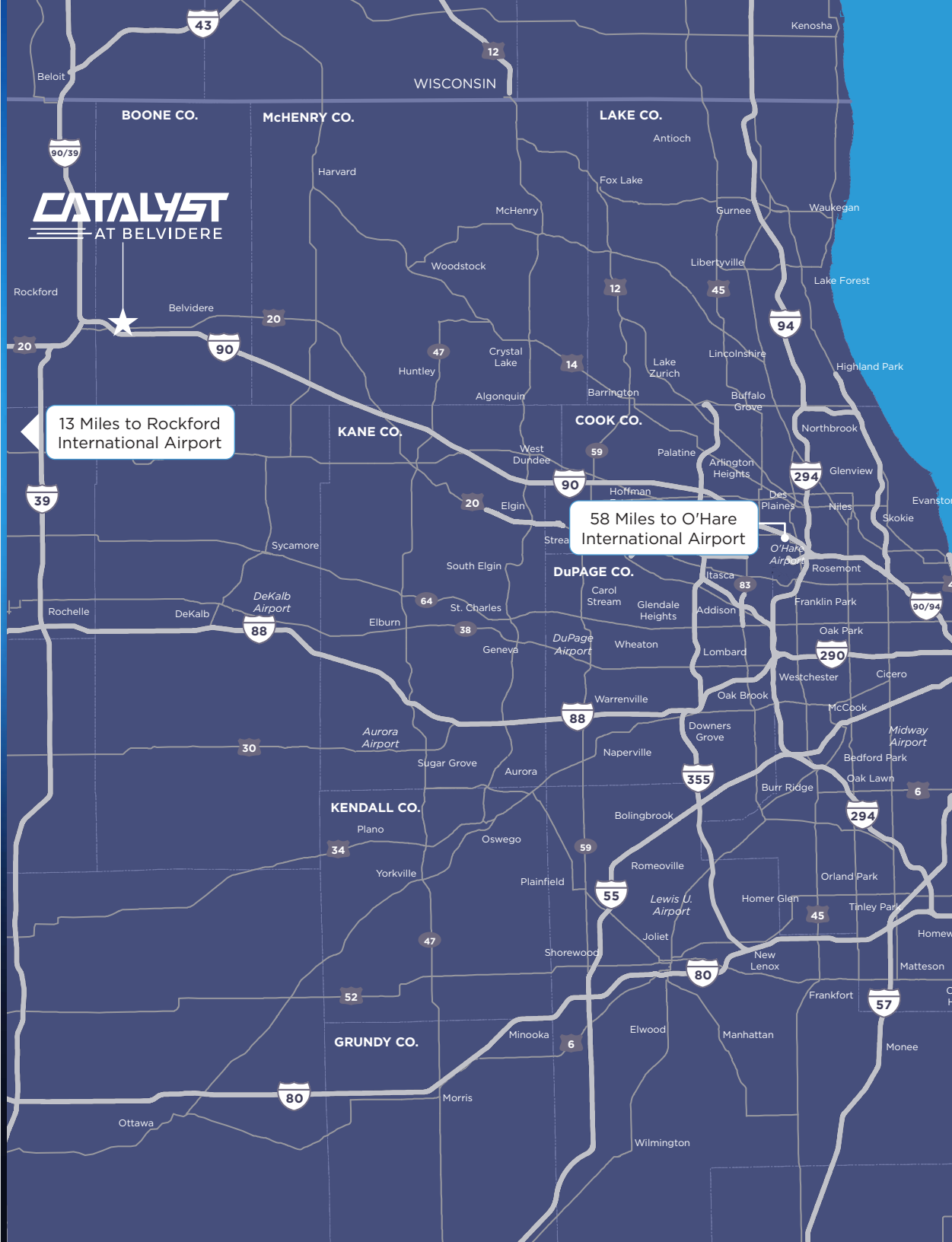
**CATALYST**  
AT BELVIDERE



CONNECTED TO  
**WHAT'S NEXT**







# LOCATION THAT DELIVERS

## WITHIN 20 MILES:

|                 |                                                                                                                                         |           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------|-----------|
| KEY FACTS       | Population                                                                                                                              | 395,554   |
|                 | Median Age                                                                                                                              | 40.3      |
|                 | Households                                                                                                                              | 161,711   |
|                 | Median Disposable Income                                                                                                                | \$58,026  |
| INCOME          | Median HH Income                                                                                                                        | \$73,587  |
|                 | Per Capita Income                                                                                                                       | \$39,051  |
|                 | Median Net Worth                                                                                                                        | \$255,111 |
| EMPLOYMENT      | White Collar                                                                                                                            | 54.6%     |
|                 | Blue Collar                                                                                                                             | 28.8%     |
|                 | Services                                                                                                                                | 16.7%     |
|                 | Unemployment Rate                                                                                                                       | 5.4%      |
| BUSINESS        | 2026 Total Business (NAICS)                                                                                                             | 11,990    |
|                 | 2026 Total Employees (NAICS)                                                                                                            | 177,110   |
| LABOR STATISTIC | 22.7% of Boone County's workforce is employed in manufacturing — nearly double the Illinois average of 11.6%                            |           |
|                 | 21.2% of Boone County workers are employed in production, transportation and material-moving occupations, compared with 14.7% statewide |           |

# CATALYST

## AT BELVIDERE

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