

LISTING #18651

DATA CENTER DEVELOPMENT OPPORTUNITY

387.00 Acres M/L | Rock Falls, IL

Lee County, Illinois



BRYAN BERGDALE | 712.251.8588

Bryan@PeoplesCompany.com | IL LIC 475.182830



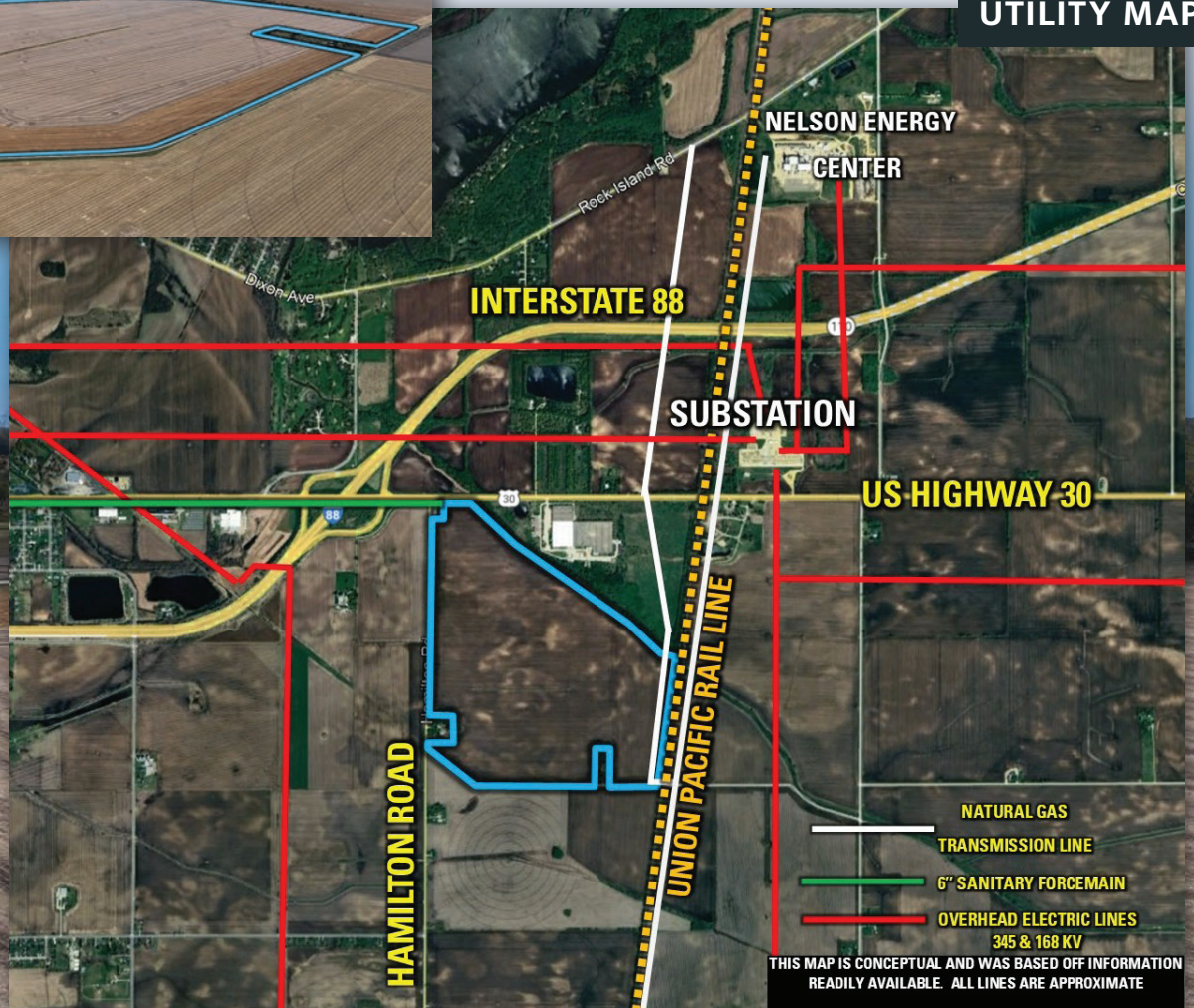
DESCRIPTION

Peoples Company is pleased to present 387 acres m/l of prime data center development land located along Interstate 88 and U.S. Highway 30, just outside Rock Falls in unincorporated Lee County, Illinois. The 387 acres m/l are contiguous and benefited by having one ownership group controlling the decision-making.

Strategically located along Interstate 88—70 miles west of the western Chicago suburbs and 45 miles east of Davenport, Iowa—the site benefits from direct access to major transportation corridors at the intersection of Interstate 88 (Exit 44) and Highway 30.

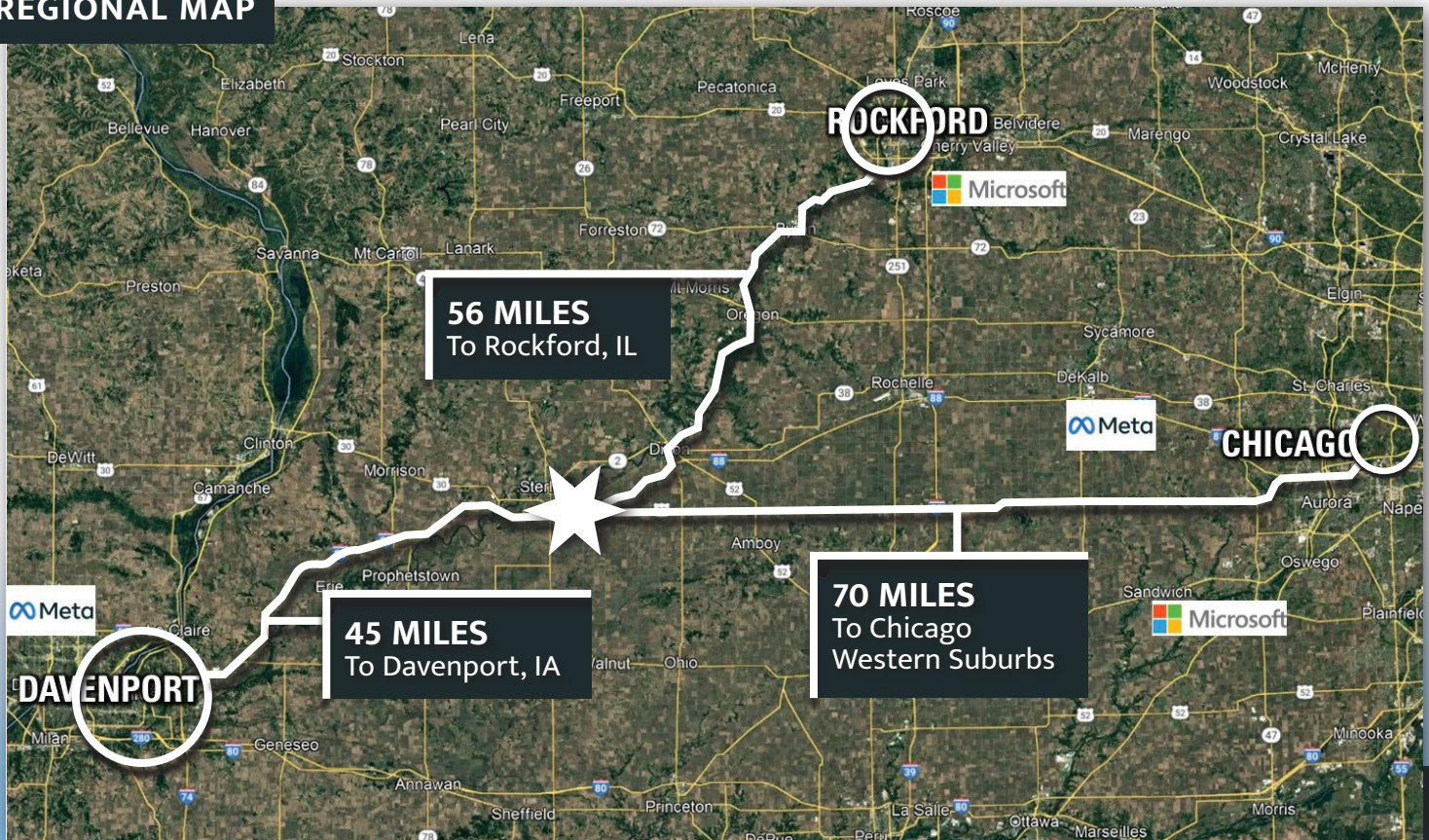
The property is adjacent to an existing Commonwealth Edison (ComEd) substation, Illinois' largest electric utility provider, and lies directly south of the Nelson Energy Center, a 600-megawatt natural gas-fired power plant owned and operated by Invenergy. Surrounding 138 kV and 345 kV overhead transmission lines provide immediate access to robust electrical infrastructure, ideal for high-power users and data center operators.

Additional site advantages include proximity to a city-owned sanitary lift station and force main, maintained by the City of Rock Falls, as well as an active Union Pacific rail line and a natural gas transmission line along the property boundary. Together, these features position the site as an ideal location for a data center or industrial development with exceptional access to utilities, power, and transportation.



UTILITY MAP

REGIONAL MAP



CITY	DISTANCE	DRIVE TIME
Davenport, IA	45 Miles	40 Minutes
Rockford, IL	56 Miles	50 Minutes
Chicago Western Suburbs	70 Miles	60 Minutes
O'Hare International Airport	103 Miles	1 Hr 30 Minutes
Downtown Chicago	112 Miles	1 Hr 45 Minutes

387.00 Acres M/L | Rock Falls, IL

Lee County, Illinois



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18651

DATA CENTER DEVELOPMENT OPPORTUNITY

Bryan Bergdale | 712.251.8588 | Bryan@PeoplesCompany.com | IL LIC 475.182830



All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.