



FOR LEASE

4000 AUBURN STREET

206,059 SF

ROCKFORD, IL

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Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**TAX INCENTIVES
AVAILABLE**



LAND TO EXPAND



MOVE-IN READY



**EXCESS LAND AVAILABLE
FOR TRAILER PARKING**



**FULLY FENCED &
SECURED**



HEAVY POWER



PROPERTY DETAILS

4000 AUBURN STREET | ROCKFORD, IL

AVAILABLE SPACE	206,059 SF
MINIMUM DIVISIBLE	20,000 SF
WAREHOUSE SPACE	182,177 SF
OFFICE SPACE	16,139 SF
ELEVATORS	Passenger & Freight
DOCK DOORS	4
DRIVE-IN DOORS	4
CLEAR HEIGHT	11' - 22'
COLUMN WIDTH/DEPTH	Varies
ROOF	EPDM (New)
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1965 - 1998
YEAR RENOVATED	2013
FIRE SUPPRESSION	100% Wet
LIGHTING	High Efficiency T8
POWER	480 Volt 3-Phase
PARKING	334+ Spaces
LAND AREA	42.40 Acres
ZONING	I-1: Light Industrial
PARCEL ID	11-16-277-006
OPEX ESTIMATE	\$0.85/SF

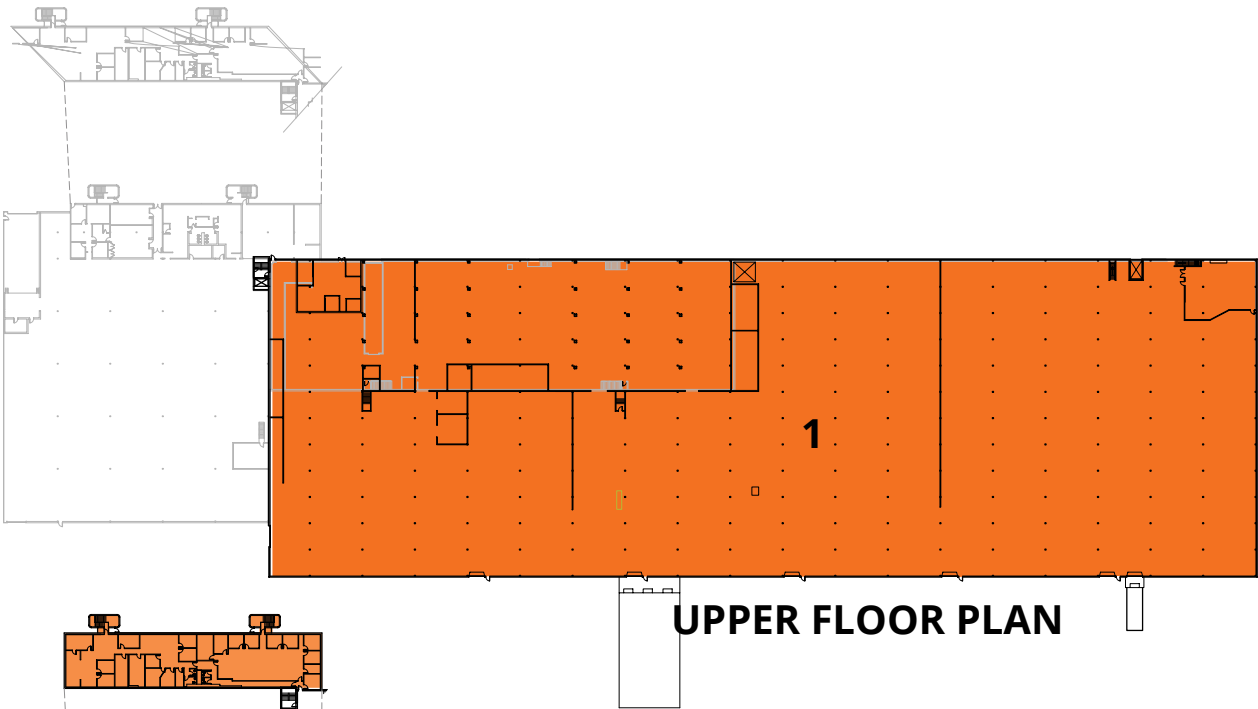
[VIEW A VIDEO OF THIS PROPERTY](#)



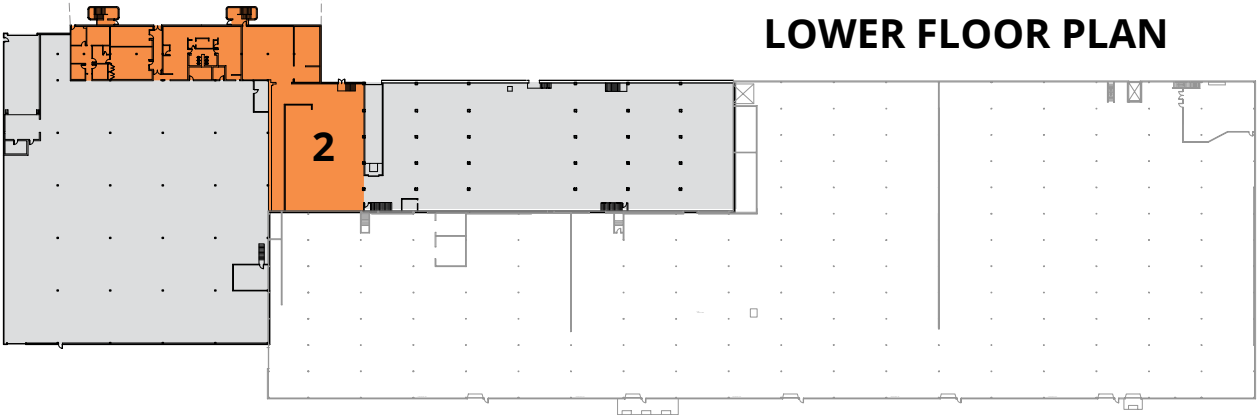
FLOOR PLAN

4000 AUBURN STREET | ROCKFORD, IL

NUMBER	SPACE DESIGNATION	DRIVE-IN OH DOOR	DOCKS	RESTROOMS	SQUARE FEET
1	UPPER WAREHOUSE	4	4	2	182,177 SF
2	TWO-STORY OFFICE	N/A	N/A	2	23,882 SF
TOTAL					206,059 SF



UPPER FLOOR PLAN



LOWER FLOOR PLAN



POTENTIAL TO EXPAND

4000 AUBURN STREET | ROCKFORD, IL



14+ ACRES



450' FRONTAGE ON N CENTRAL AVE



IDEAL FOR OUTDOOR STORAGE,
TRAILER PARKING, OR OTHER
INDUSTRIAL/COMMERCIAL USES



LOCATION MAP

4000 AUBURN STREET | ROCKFORD, IL

ROCKFORD	2 MILES
HIGHWAY 20	4 MILES
I-39/90	10 MILES
MADISON	64 MILES
CHICAGO	92 MILES
MILWAUKEE	94 MILES

