



FOR LEASE | **248,735 SF**
4000 AUBURN STREET | **ROCKFORD, IL**



PHOENIX
INVESTORS

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**



PROPERTY DETAILS

4000 AUBURN STREET | ROCKFORD, IL

AVAILABLE SPACE	248,735 SF
MINIMUM DIVISIBLE	20,000 SF
WAREHOUSE SPACE	232,596 SF
OFFICE SPACE	16,139 SF
ELEVATORS	Passenger & Freight
DOCK DOORS	5 with Capacity for More
DRIVE-IN DOORS	5
CLEAR HEIGHT	12' - 18'
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	\$0.75/SF

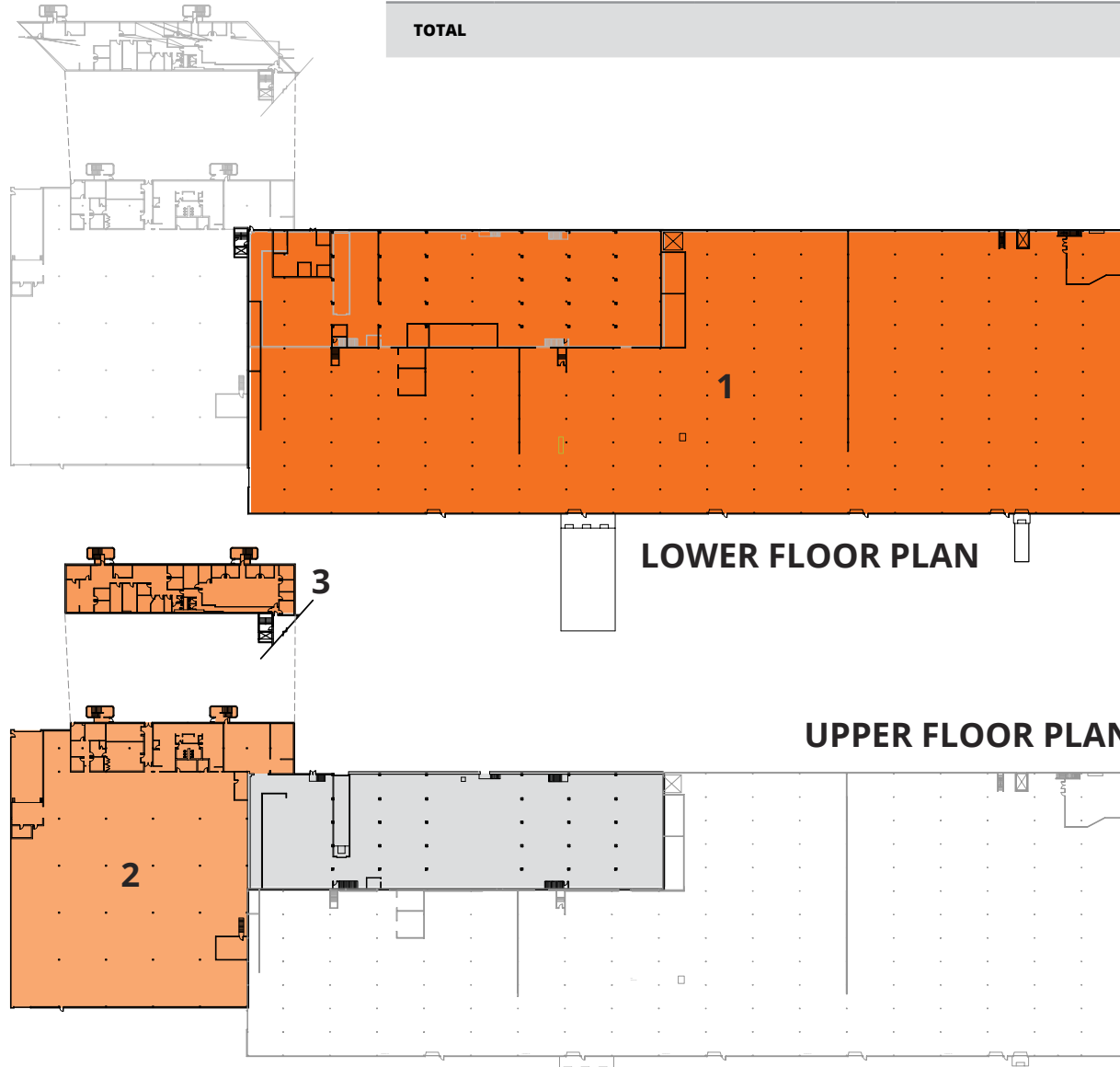
[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

4000 AUBURN STREET | ROCKFORD, IL

NUMBER	SPACE DESIGNATION	DRIVE-IN OH DOOR	DOCKS	RESTROOMS	SQUARE FEET
1	UPPER WAREHOUSE	3	4	2	182,177 SF
2	LOWER WAREHOUSE	2	0	6	57,748 SF
3	TWO-STORY OFFICE	N/A	N/A	2	8,810 SF
TOTAL					248,735 SF



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

