



INDUSTRIAL FOR LEASE

WAREHOUSE / DISTRIBUTION



This warehouse facility offers an excellent opportunity for logistics, distribution, or light manufacturing seeking efficient regional connectivity.

Surrounded by complementary industrial and commercial uses, the property provides a functional, well-located warehouse solution for tenants prioritizing transportation efficiency, workforce accessibility, and regional reach.

The site benefits from close proximity to Chicago Rockford International Airport (RFD), a major cargo airport known for its strong freight operations and direct access to national and international air cargo routes.



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KELLER WILLIAMS REALTY SIGNATURE

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PROPERTY HIGHLIGHTS

Available SF:	150,000 SF
Asking Lease Rate:	Call For Details
Lease Type:	Negotiable
Lease Term:	Negotiable
Loading:	12 Int Docks
Clear Heights:	18' - 30'



- + Fully sprinklered
- + Exterior storage options
- + LED motion sensor lights
- + Security cameras
- + Adjacent to the Greater Chicago/Rockford International Airport
- + 1.3 miles from US HWY 20
- + Less than 10 minutes from I39/I90
- + 245,000+ population within a 10-mile radius
- + 134,000+ working-age residents within a 15 minute drive
- + 19.6% of the employed population works in Manufacturing & Logistics related sectors
- + 78% of workers live and work within a 25-minute radius

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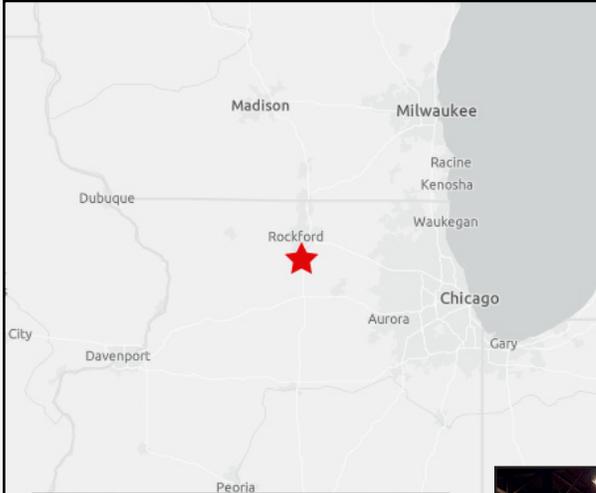


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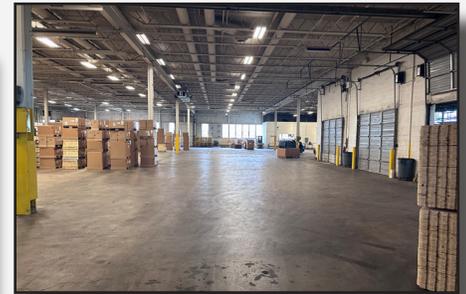
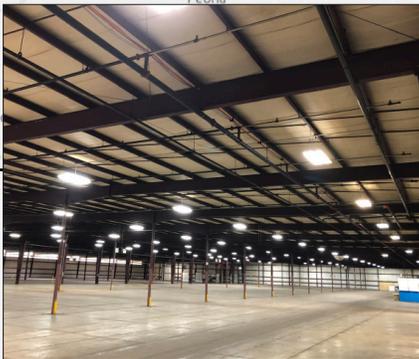
WAREHOUSE & LOGISTICS SUMMARY

ROCKFORD, IL - HOUSTON, TX



This warehouse is part of a strategically positioned portfolio of facilities designed to deliver comprehensive logistics solutions. Services include pallet racking, shelving systems, third-party logistics (3PL), pick-and-pack operations, bulk storage, and certified food-grade storage capabilities. Additionally, the properties accommodate light manufacturing and flex space configurations, allowing for customized operational setups.

Whether your requirement is **short-term** overflow storage or a **long-term** logistics partner, the landlord offers highly **flexible lease** arrangements. The property ownership is committed to delivering reliable, cost-efficient, and high-quality inventory management solutions, underpinned by a strong emphasis on service excellence.

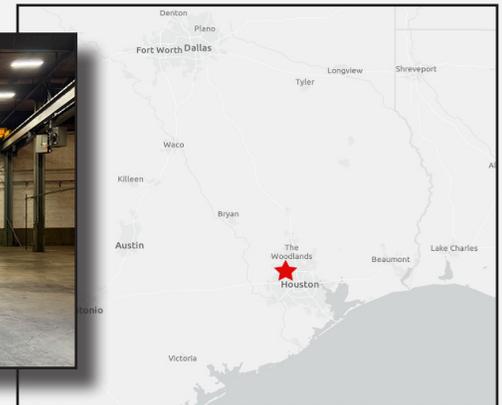
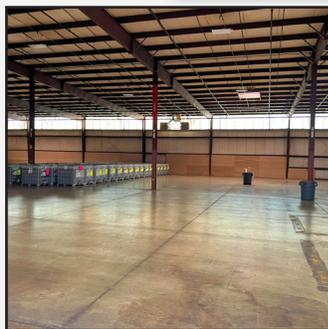


WAREHOUSING

- 3 MILLION SQFT - IL & TX
- ADVANCED RACKING SYSTEM
- 200+ DOCK DOORS
- 1500+ PARKING SPACES

SERVICES

- INTERMODAL
- PALLETIZING
- LUMPING SERVICES
- TRANSLOADING
- CFS STATION
- AMAZON FBA PREP
- FOOD GRADE
- DROP AND HOOK
- CONTAINER DRAYAGE
- 53' TRAILERS
- FLATBEDS
- CUSTOM BONDED STORAGE
- CUSTOM BONDED DRAYAGE



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