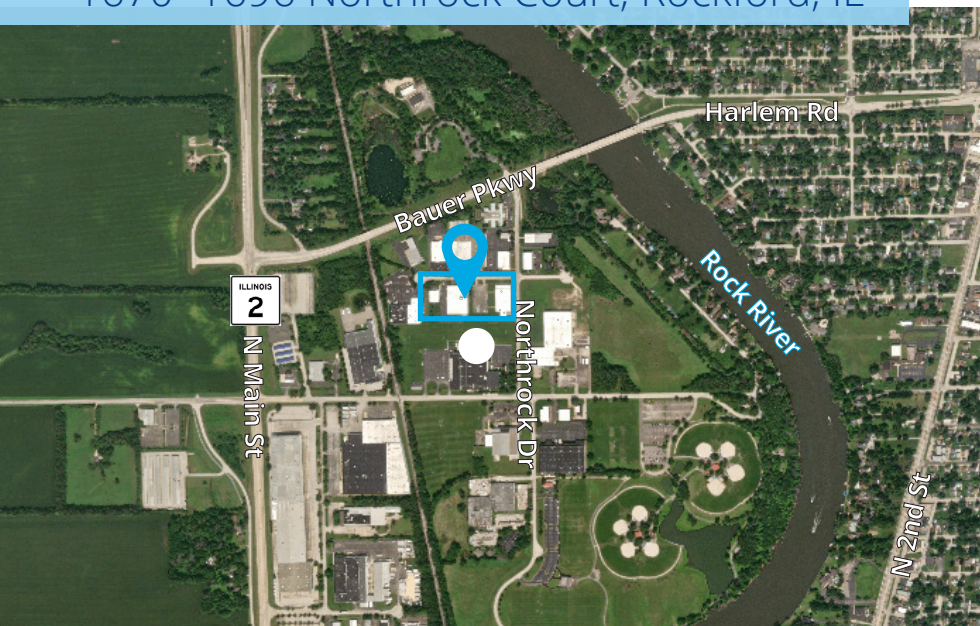




126,475 SF Industrial Sublease

1670 -1696 Northrock Court, Rockford, IL



Features:

- Available Size: 126,475 SF
(Divisible to 37,807 SF)
- Total Building: 126,475 SF
- Office Size: ±15,000 SF
- Clear Height: 12' - 18'
- Year Built: 1974, expanded 2023
- Exterior docks: 15
- Drive-in door: 3
- Car Parking: 100
- Power: 1600 amps
- Zoning: I-1 Industrial
- Lease Rate: \$5.25/PSF Modified Gross
 - » Real Estate Taxes: \$0.93 PSF - 2024 (included)
 - » Operating Taxes: \$0.68 PSF - 2024 (included)
- Newly renovated and expanded building
- Flexible lease term

Contact Us: Suzanne Serino, SIOR
 Vice Chair
 +1 847 942 5144
suzanne.serino@colliers.com

Kelly Joyce, CCIM
 Vice President
 +1 847 910 2641
kelly.joyce@colliers.com

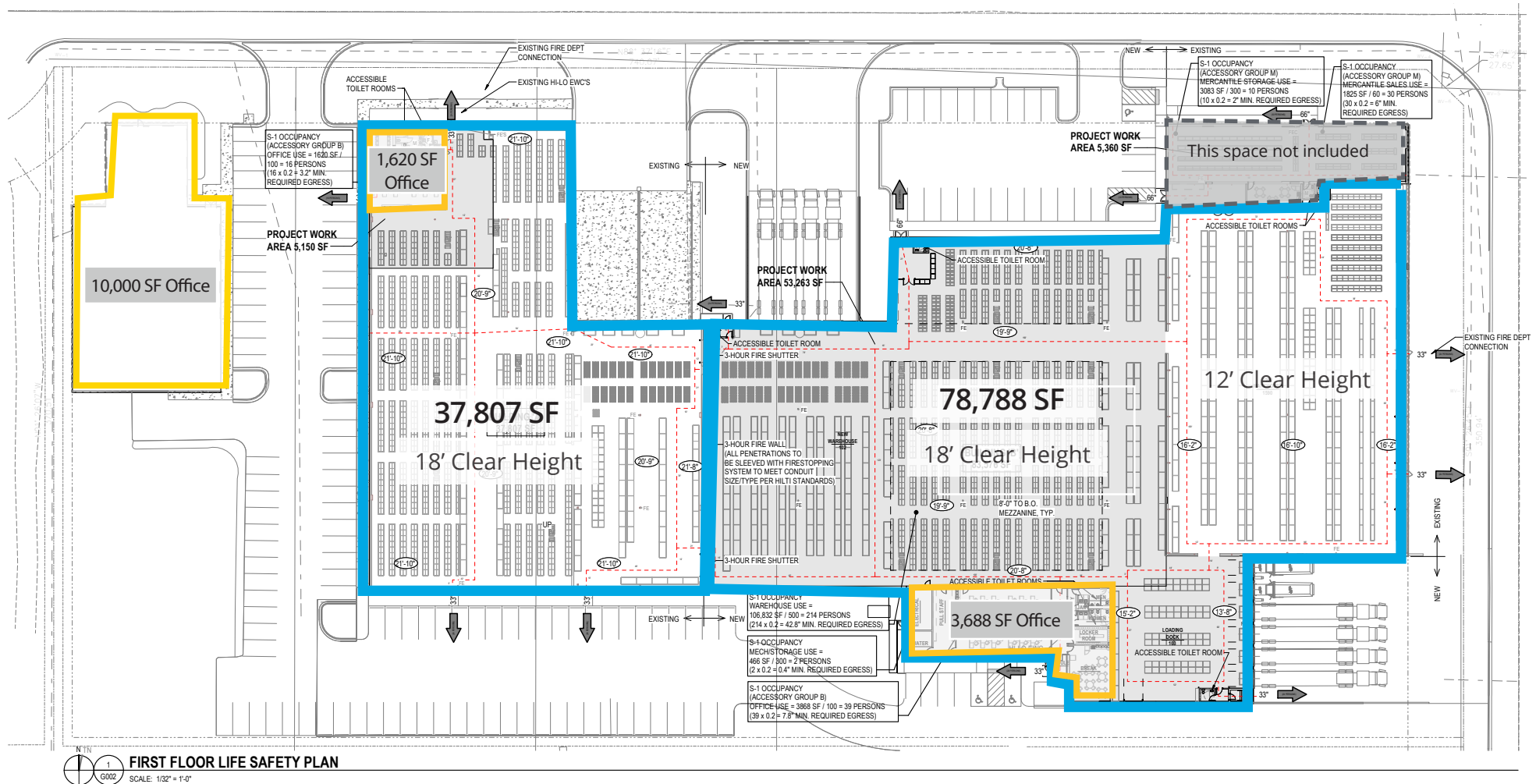


Accelerating success.

126,475 SF Industrial Sublease

Divisible to 37,807 SF

Site Plan



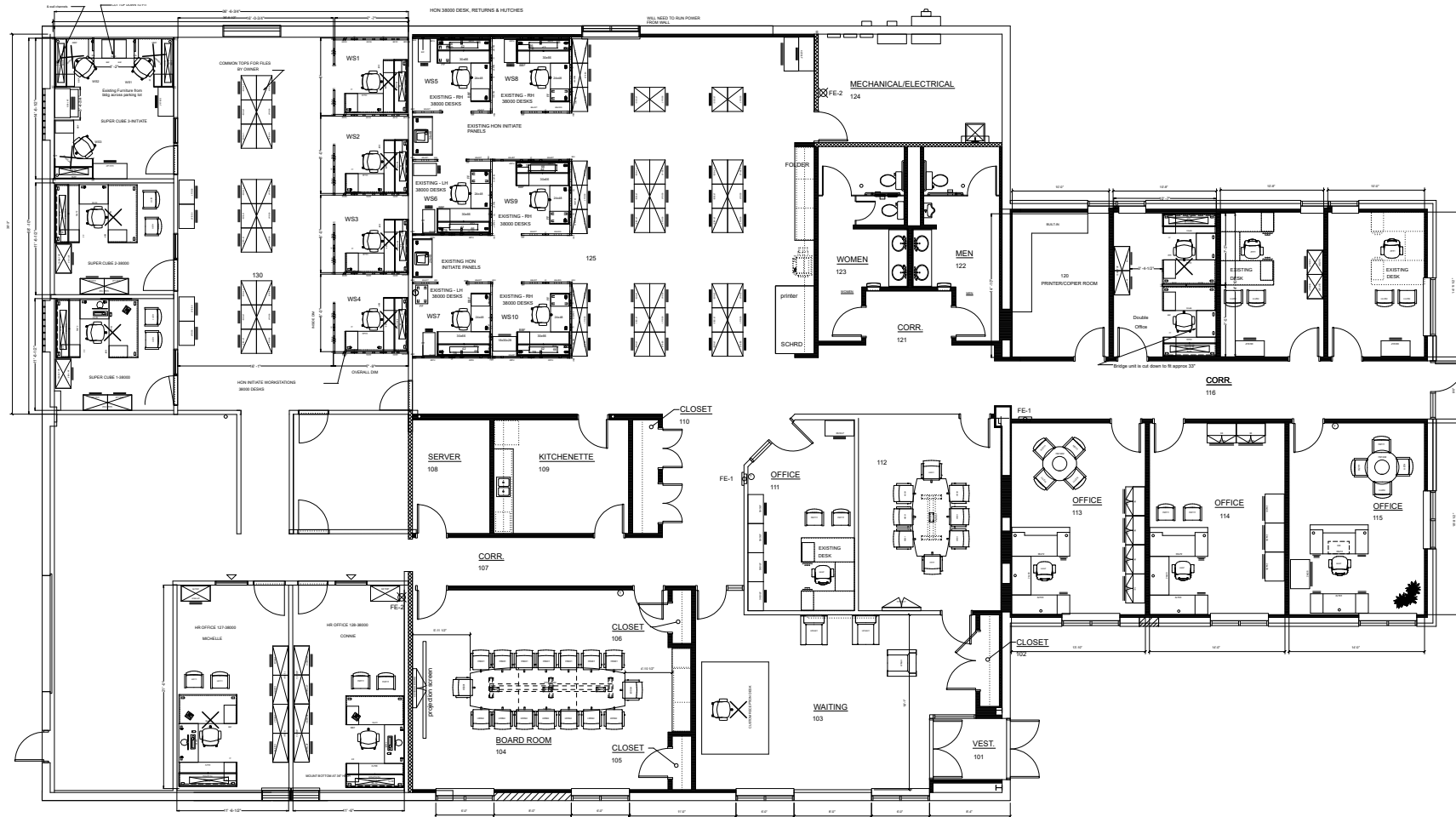
6250 North River Road
Suite 11-100
Rosemont, IL 60018

Suzanne Serino, SIOR
Vice Chair
+1 847 942 5144
suzanne.serino@colliers.com

Kelly Joyce, CCIM
Vice President
+1 847 910 2641
kelly.joyce@colliers.com

126,475 SF Industrial Sublease

1696 Northrock Office Building



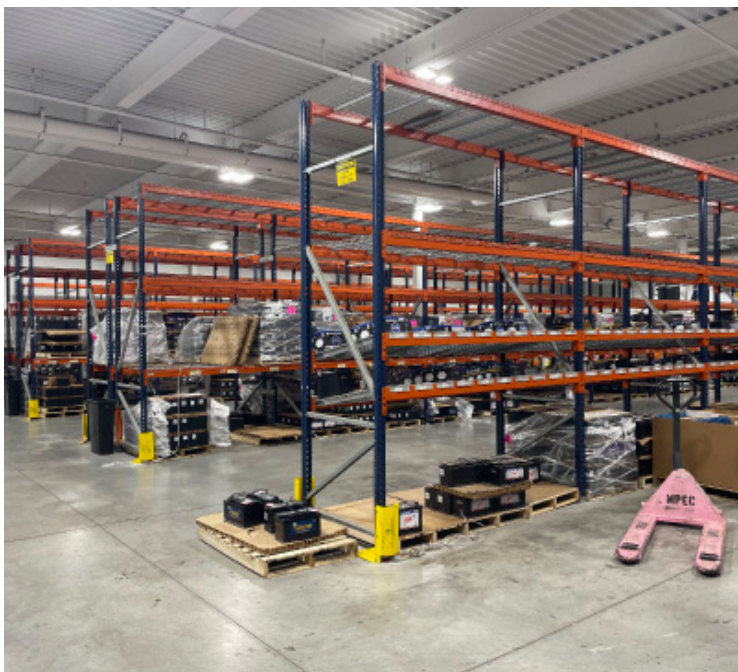
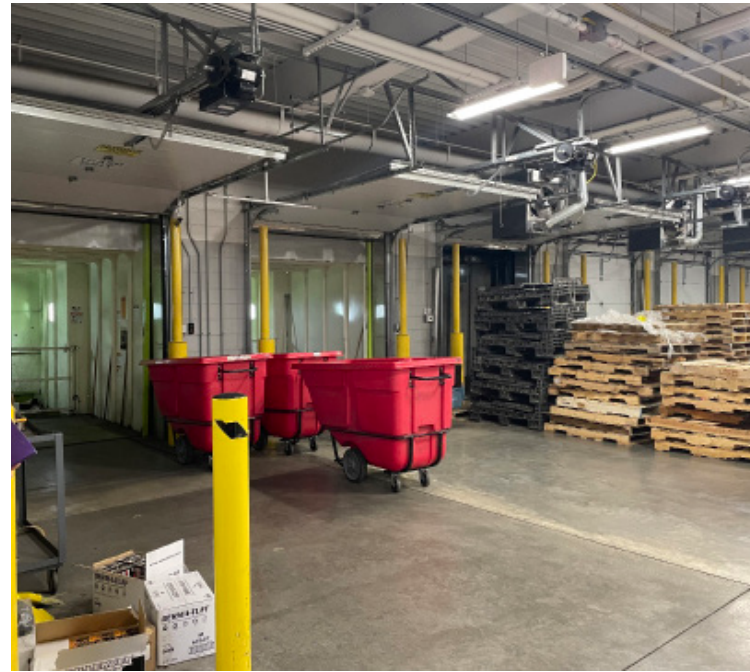
6250 North River Road
Suite 11-100
Rosemont, IL 60018

Suzanne Serino, SIOR
Vice Chair
+1 847 942 5144
suzanne.serino@colliers.com

Kelly Joyce, CCIM
Vice President
+1 847 910 2641
kelly.joyce@colliers.com

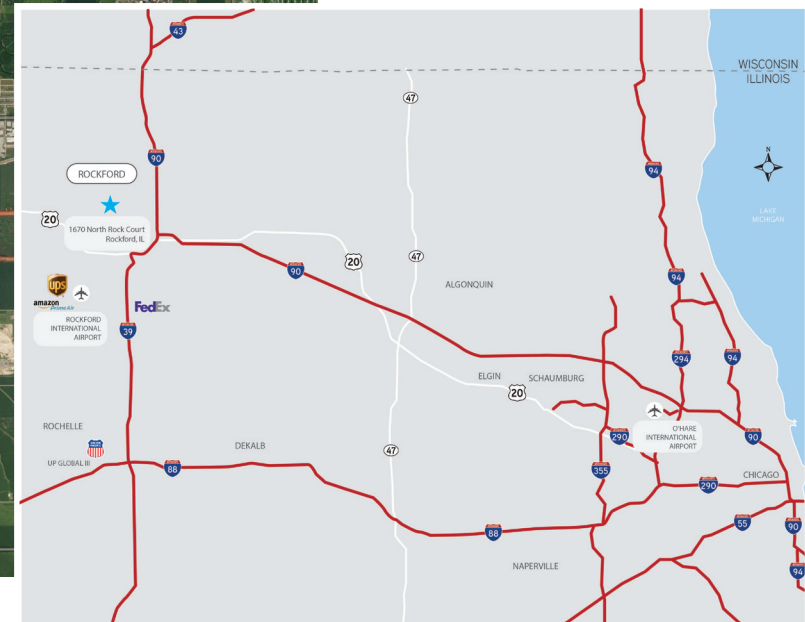
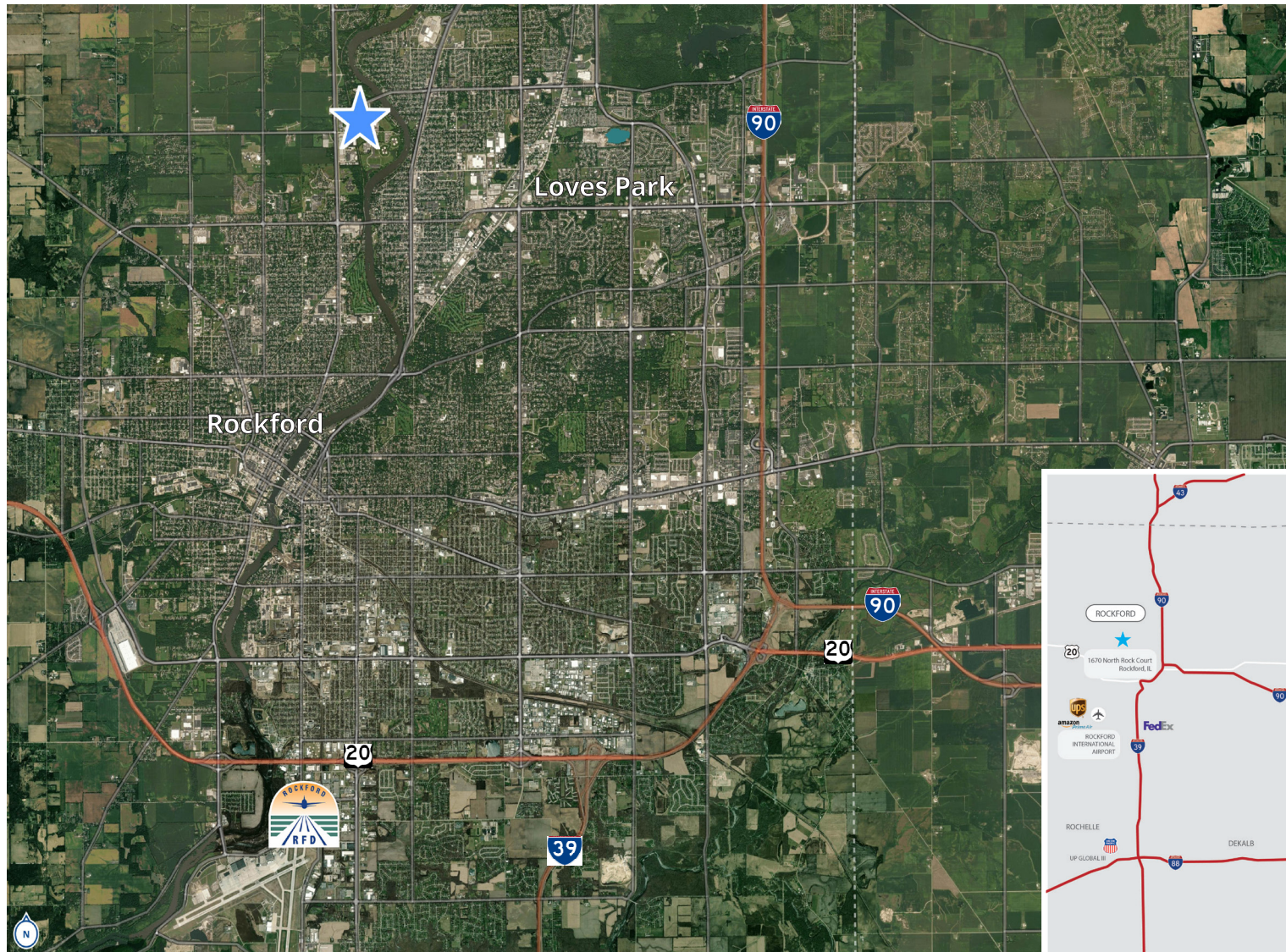
126,475 SF Industrial Sublease

Building Photos



126,475 SF Industrial Sublease

Location Maps



6250 North River Road
Suite 11-100
Rosemont, IL 60018

Suzanne Serino, SIOR
Vice Chair
+1 847 942 5144
suzanne.serino@colliers.com

Kelly Joyce, CCIM
Vice President
+1 847 910 2641
kelly.joyce@colliers.com