

2620 AUBURN ST. ROCKFORD, IL 61101

# INDUSTRIAL FOR LEASE

**\* Approved Cannabis Facility \***

Discover an exceptional opportunity to lease a 16,060sf warehouse space approved for cannabis operations.

This versatile property offers a rare combination of functionality, compliance, and scalability for businesses in the cannabis industry. The space is a blank slate and can be customized to meet your exact needs, whether for cultivation, processing, manufacturing, or research and development.



**NATHAN BRYANT, CCIM**

*Licensed Real Estate Broker & CEO*

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**KELLER WILLIAMS REALTY SIGNATURE**

4201 Galleria Dr. Loves Park, IL 61111



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# PROPERTY HIGHLIGHTS

Available SF:	16,060 SF
Warehouse SF:	+/- 13,160 SF
Office/Lab SF:	+/- 2,900 SF
Lease Rate:	\$4.50/SF/YR
Lease Type:	NNN
Lease Term:	3-Year Minimum
Building SF:	26,315 SF
Lot SF:	111,949 SF
Power:	400A 240V 3Phase
Clear Heights:	11'-21'
Drive In Doors:	1 - 12'x18'

- + Zoned I1 & C2
- + Fenced Lot
- + Power Throughout
- + Large Restrooms
- + Office/Lab Space
- + Heated & Air Conditioned



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