

**FOR SALE
AND LEASE**



221,884 SF
AVAILABLE

675 CORPORATE PKWY
BELVIDERE, IL



EXPANSION AREA

PROPERTY HIGHLIGHTS

675 CORPORATE PKWY | BELVIDERE, IL



BUILDING SIZE 221,884 SF



OFFICE SIZE 52,610 SF
(Expandable)



BUILDING EXPANDABLE UP TO
52,610 SF



SITE SIZE 22.72 Acres



CEILING HEIGHT 32' - 34'
(45' at Crane Bay)



PARKING Car: 328
Trailer: 36



FIRE ESFR



EXTERIOR DOCKS 20



DRIVE-IN DOORS 2
(Oversized)



POWER 6,500 Amps
(4,000 Amps East/2,500
Amps Northwest)



CRANES 1 (225' x 100' Rail with 60
& 40 Ton Cranes)



YEAR BUILT 2017



COLUMN 50' X 50'

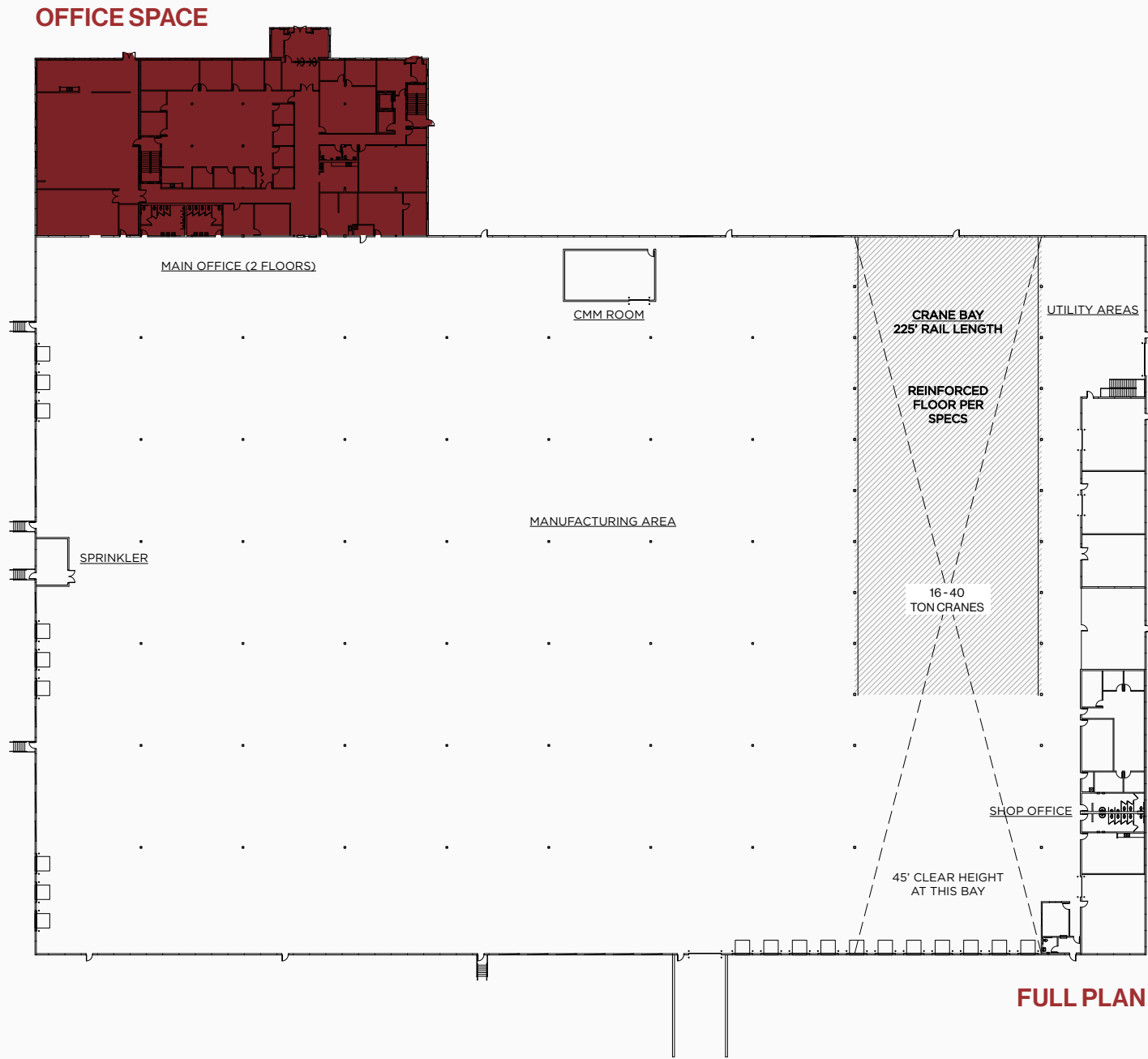


USE Manufacturing &
Warehouse



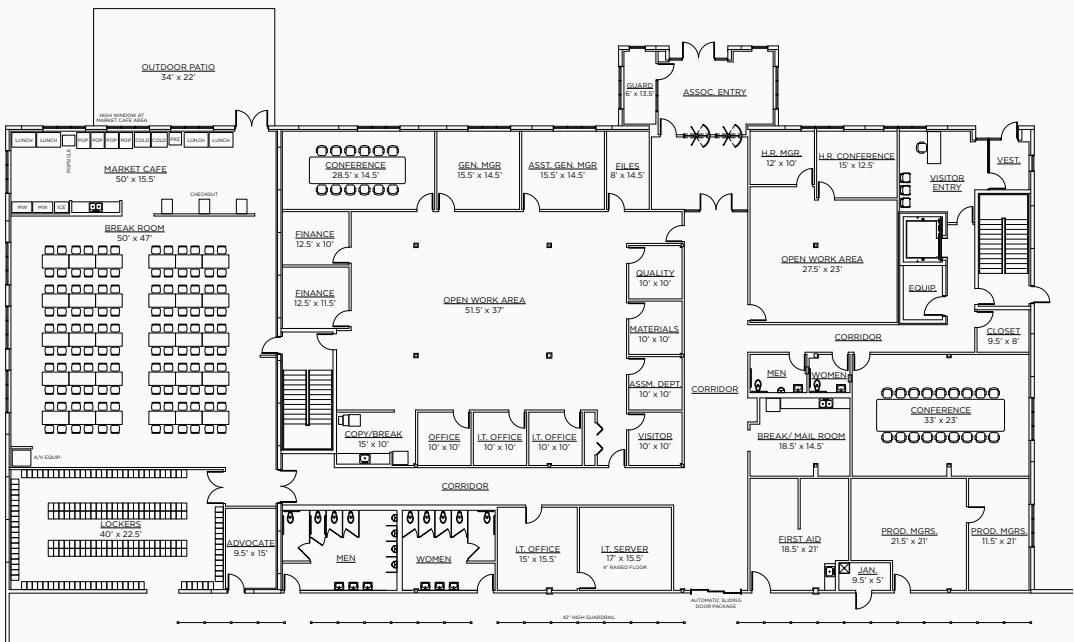
ZONING M-2

FLOOR PLAN

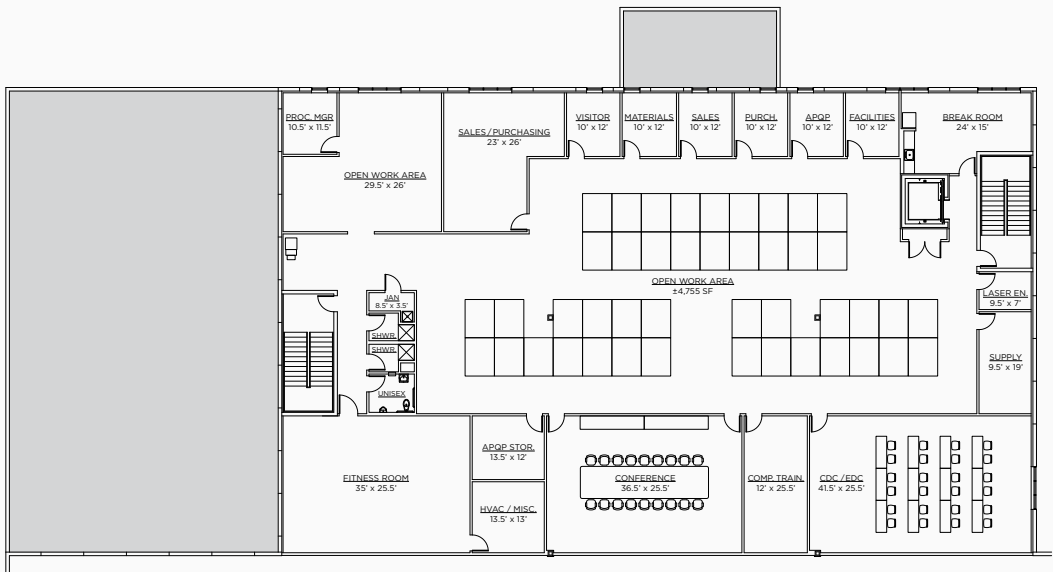


OFFICE PLANS

OFFICE - 1ST FLOOR



OFFICE - 2ND FLOOR



BUILDING IMAGERY



WHERE LEADING COMPANIES CONNECT



TOLLWAY
OASIS



STELLANTIS



Walmart  | sam's club 

HAUMILLER
ENGINEERING

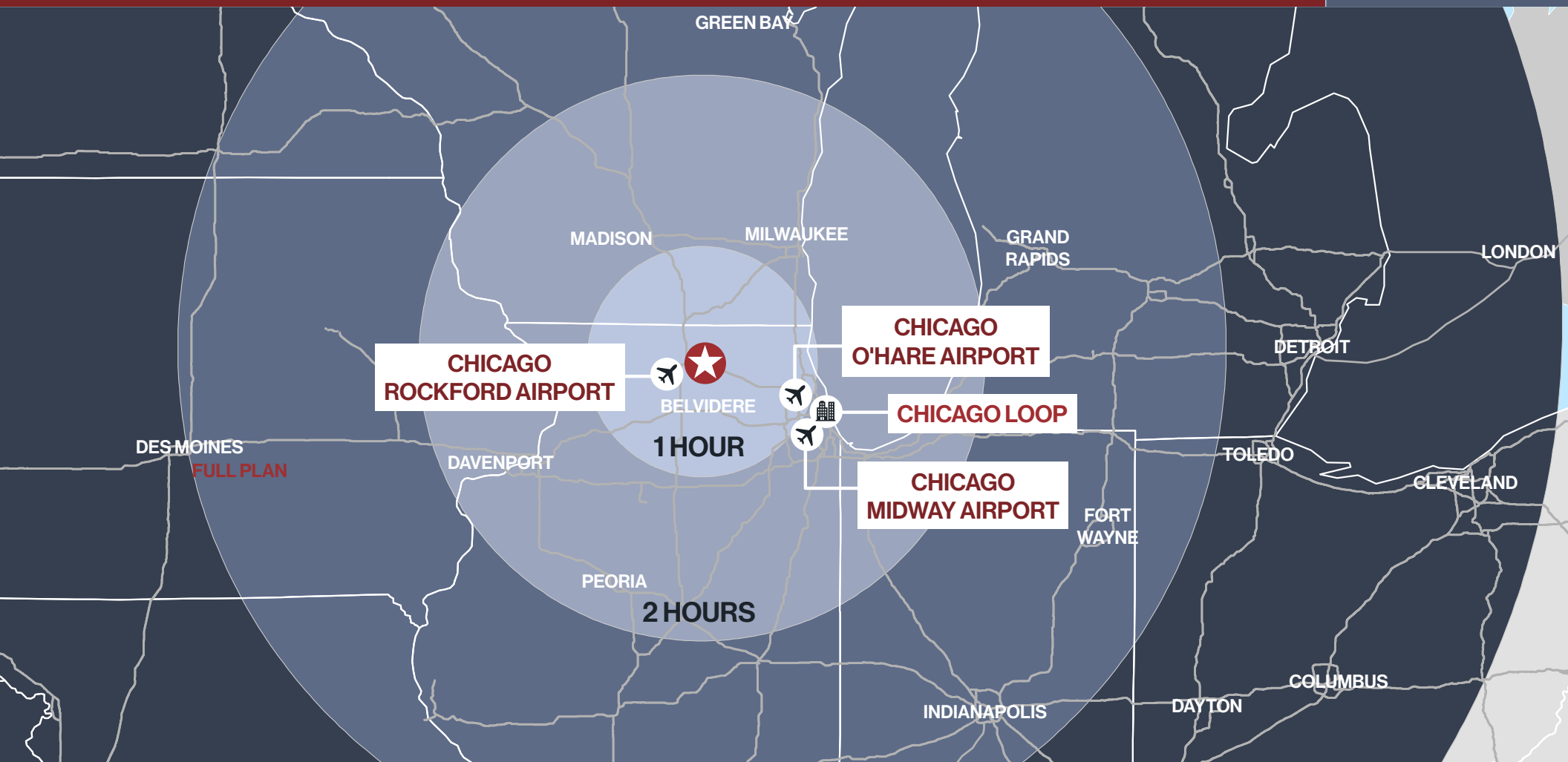
 GERDAU

 Capitol
Warehousing®



CORPORATE NEIGHBORS
WITHIN 3 MILES

EVERYTHING WITHIN REACH



4-WAY INTERCHANGE VIA I-90

5 MINS



ROCKFORD INTERNATIONAL AIRPORT

25 MINS



O'HARE INTERNATIONAL AIRPORT

52 MINS



CHICAGO LOOP

1 HR 15 MINS



MIDWAY INTERNATIONAL AIRPORT

1 HR 20 MINS



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**FOR MORE INFORMATION,
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