



**BRYANT**  
COMMERCIAL GROUP

**FOR SALE - PRICE REDUCED**

**Warehouse/Manufacturing**

**711 19th St. Rockford, IL 61104**



This strategically located multi-tenant building accommodates a variety of industrial requirements.

The property is ideal for warehouse or manufacturing operations.

Situated 6 miles from Chicago Rockford International Airport and 3.6 miles from Highway 20, this location provides seamless connectivity for distribution and supply chain activities.



**NATHAN BRYANT, CCIM**  
*Licensed Real Estate Broker & CEO*

**Mobile:** (815)-218-1371 • **Office:** (815)-200-6004  
**Email:** nathan@bryantcg.com

**KELLER WILLIAMS REALTY SIGNATURE**  
4201 Galleria Dr. Loves Park, IL 61111



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## PROPERTY HIGHLIGHTS

Reduced Asking Price: **\$419,000**

Building Size: +/- 27,443SF

Land Size: 1.02 AC

Year Built: 1925/1940

Construction: CONCBLOCK

Clear Heights: 9' - 19'

Zoning: I1

County: Winnebago

Real Estate Taxes: \$9,367.70



Multiple Parcel IDs: 11-25-283-005, 11-25-283-007, and 11-25-283-008.



The property is equipped with an internal dock and leveler, multiple drive-in doors, and heavy power throughout.



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