



## PROPERTY OVERVIEW

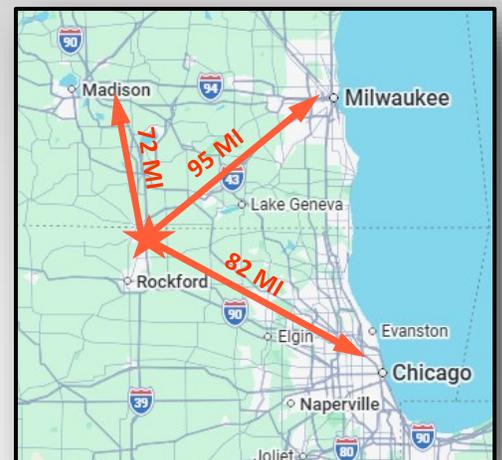
*Well-maintained, one-owner industrial building offering flexible occupancy for an owner-user, investor, or a combination of both. The building was originally designed to accommodate up to seven individual suites, each featuring a drive-in door, private restroom, office space, and separately metered gas and electric service—allowing for efficient multi-tenant use.*

*The property includes existing mezzanine storage, warehouse racking, and a comprehensive security system with interior and exterior cameras, all of which will remain with the building.*

Building/Land:	15,750 SF on 1.03 acres (built in 1997)
Main Office:	1,750 SF (exclusive of additional shop offices)
Clear Height:	14' - 16'
Column Spacing:	Clear-span (no interior columns)
Power:	600 Amps   120/208V   3-Phase
HVAC:	Heated shop area; Main office with heat & A/C
Loading/Parking:	(7) 10'x12' drive-in doors; 27 car parking
Lighting:	LED lighting throughout
Roof:	Well-maintained metal roof deck
Zoning:	Light industrial
Purchase Price:	\$990,000
Property Taxes:	\$14,470 (2024)

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**LOCATION OVERVIEW**

- Located within the Pyramid Industrial Park, Rockford, IL
- The Greater Rockford Area features an MSA of 370,000+ and a central location along the I-90 Logistics Corridor
- Bypass 20 access < 1 mi, I-39 access 1.8 mi, I-90 access 5.8 mi
- O'Hare Int'l Airport—58 mi
- Chicago/Rockford Int'l Airport (4.5 mi) – cargo and passenger service.
- The market boasts a large industrial manufacturing and warehouse/distribution base, a quality and diverse labor force and several institutions of higher education.

