



3944 Auburn St

3944 Auburn St, Rockford, IL 61101



Bobby Walsh

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3944 Auburn St

\$1,260,000

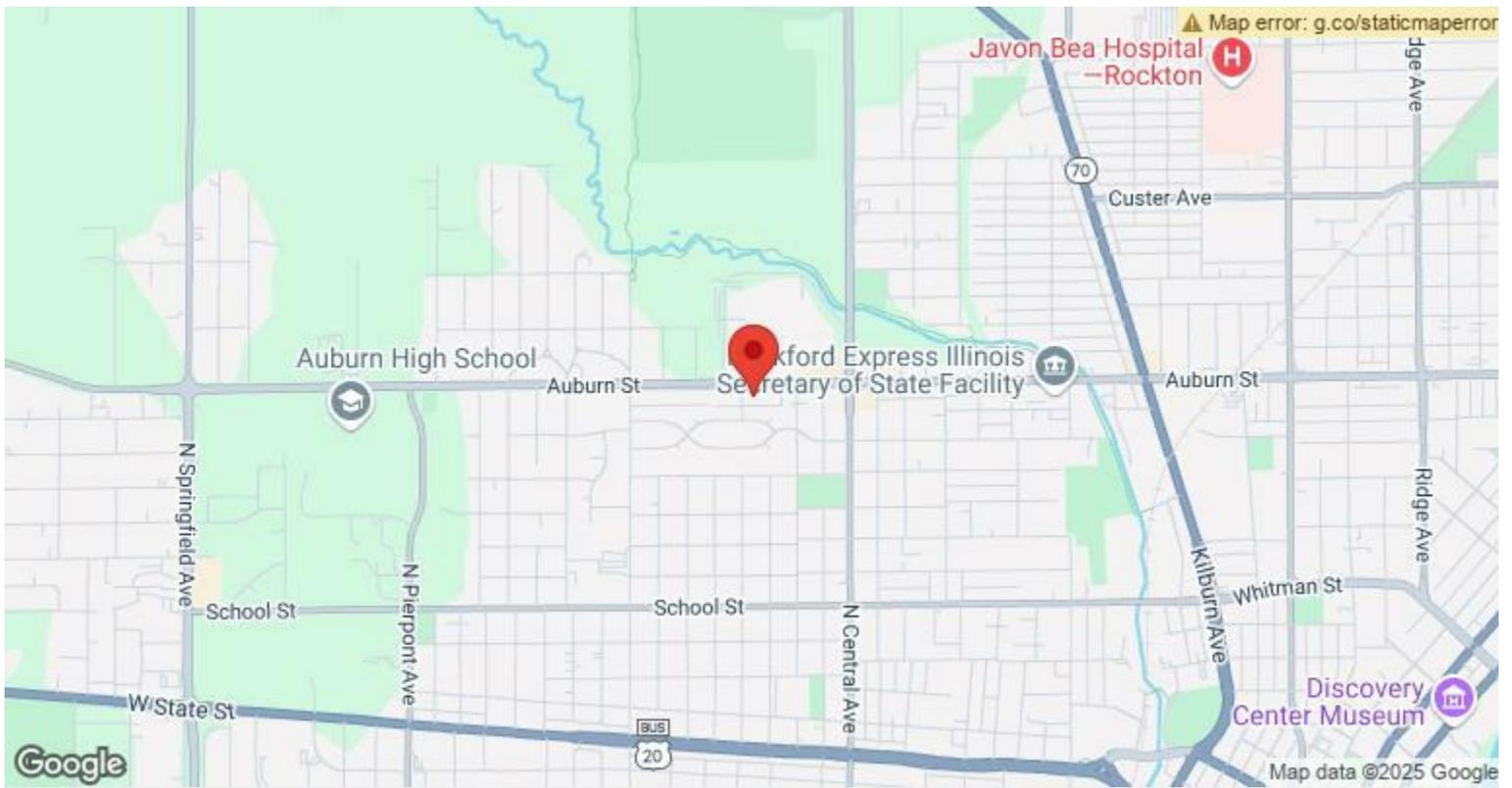
Good clean industrial building with kitchen, offices, reception, warehouse ceiling heights to 22', 2 interior docks, 10' & 16' overhead doors, & heavy industrial power. Great building for light industrial warehousing, fulfillment, large construction company or metal fabrication. Exterior of building painted in fall 2024. Interior office repainted and new flooring in offices March 2025. Complete tear off and re-roof 2018. Good access to 20/39/90 from Rockford west side....



Price:	\$1,260,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	8.00%
Lot Size:	0.82 AC
Gross Building Area:	28,010 SF
Rentable Building Area:	27,910 SF
No. Stories:	1
Year Built:	1965
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Clear Ceiling Height:	22 FT
No. Drive In / Grade-Level Doors:	2

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Auburn Enterprises	-	



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Property Photos



3944Auburn-04



3944Auburn-05

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3944Auburn-10



3944Auburn-11

Property Photos



3944Auburn-12



3944Auburn-13

Property Photos



3944Auburn-14



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Property Photos



3944Auburn-16



3944Auburn-17

Property Photos



3944Auburn-18



3944Auburn-19

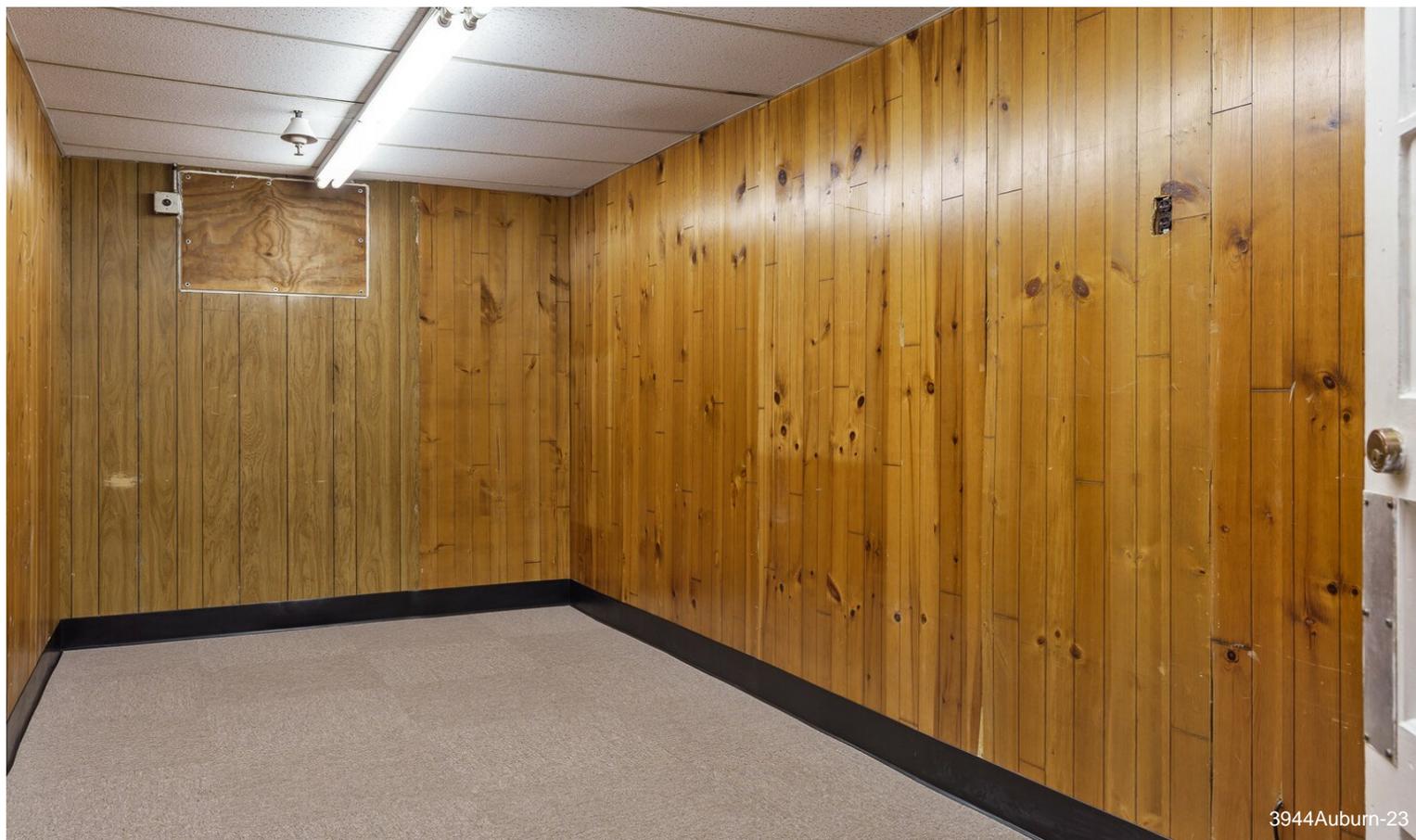
Property Photos



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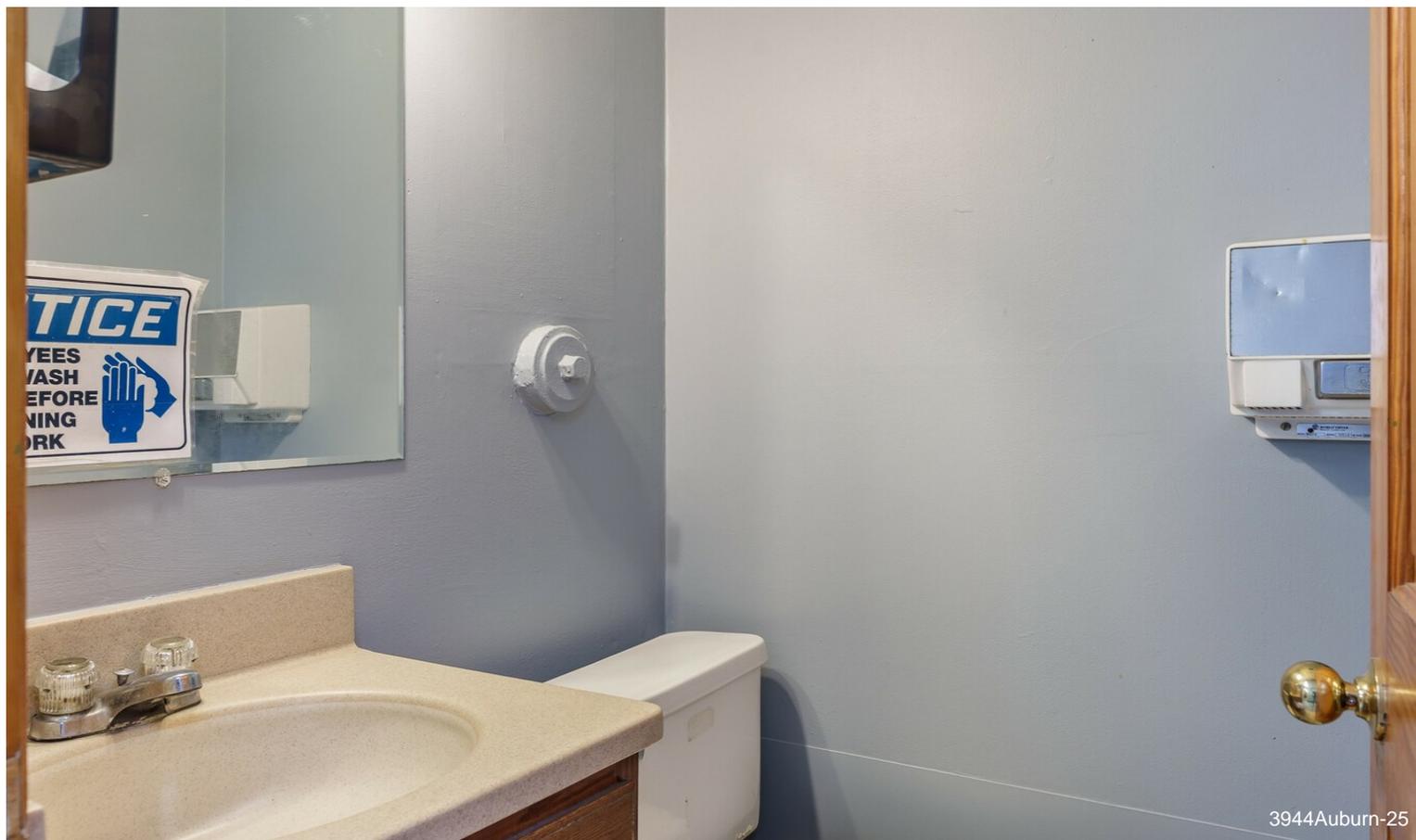
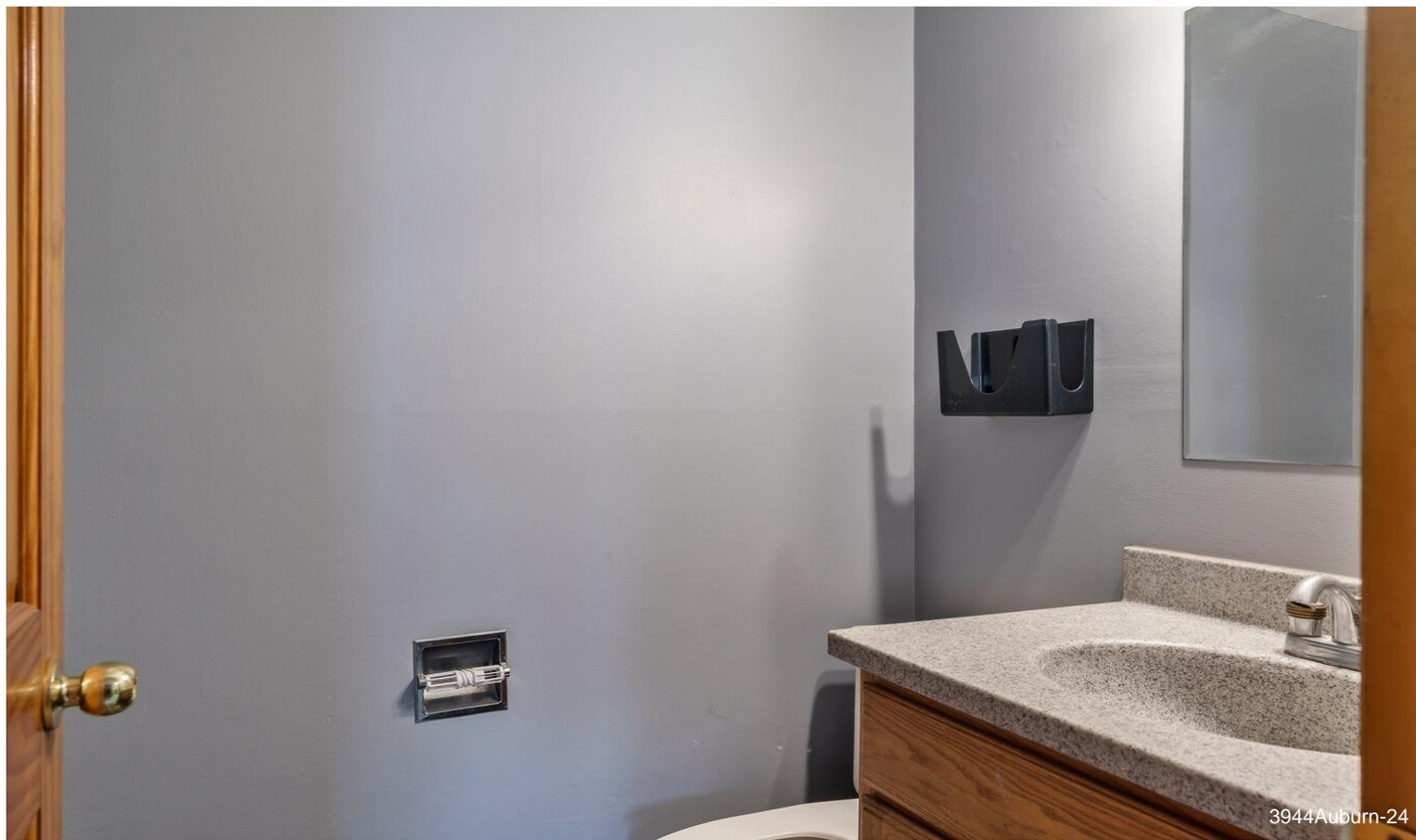


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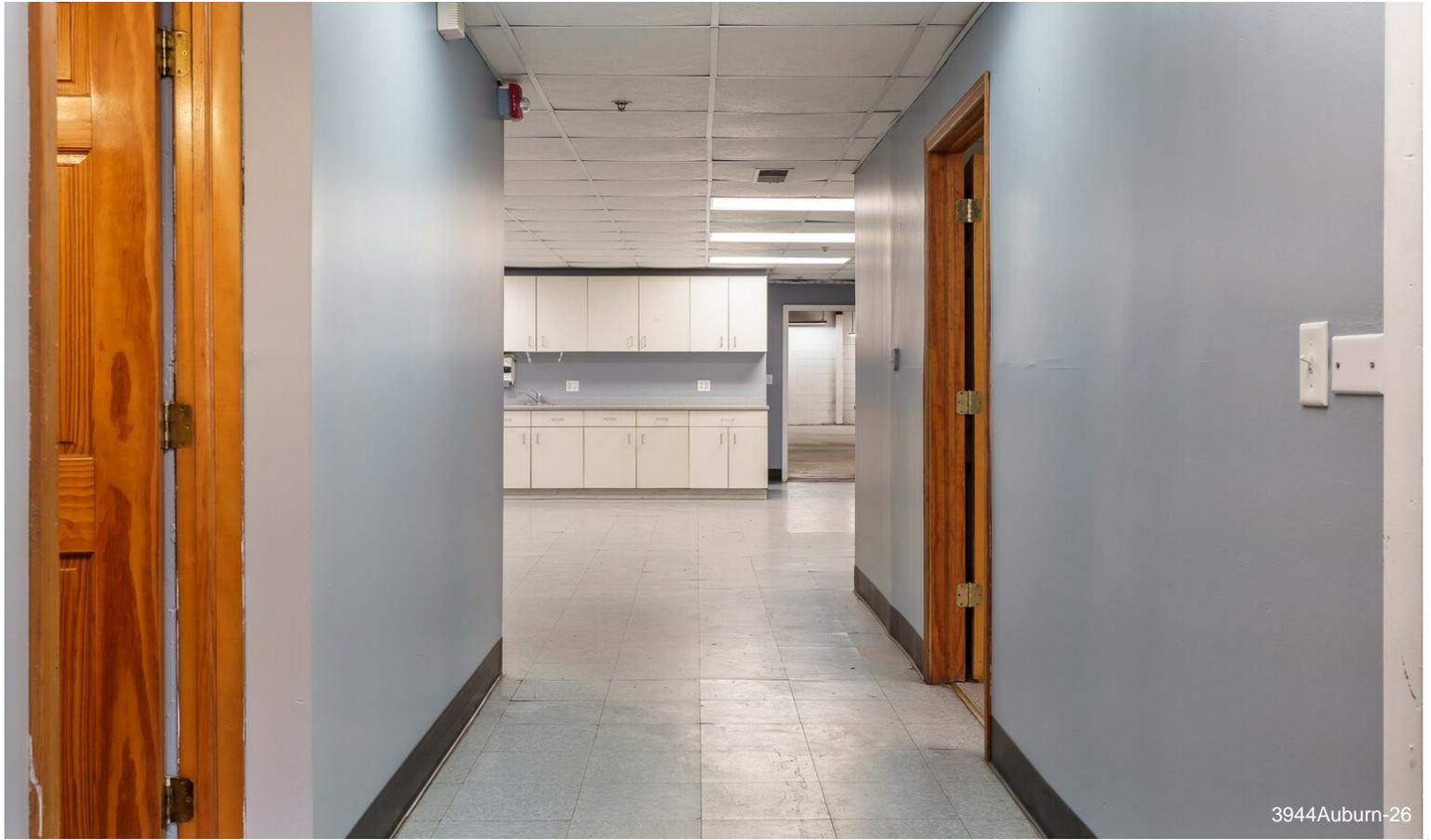


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Property Photos



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3944Auburn-26



3944Auburn-27

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3944Auburn-28



3944Auburn-29

Property Photos



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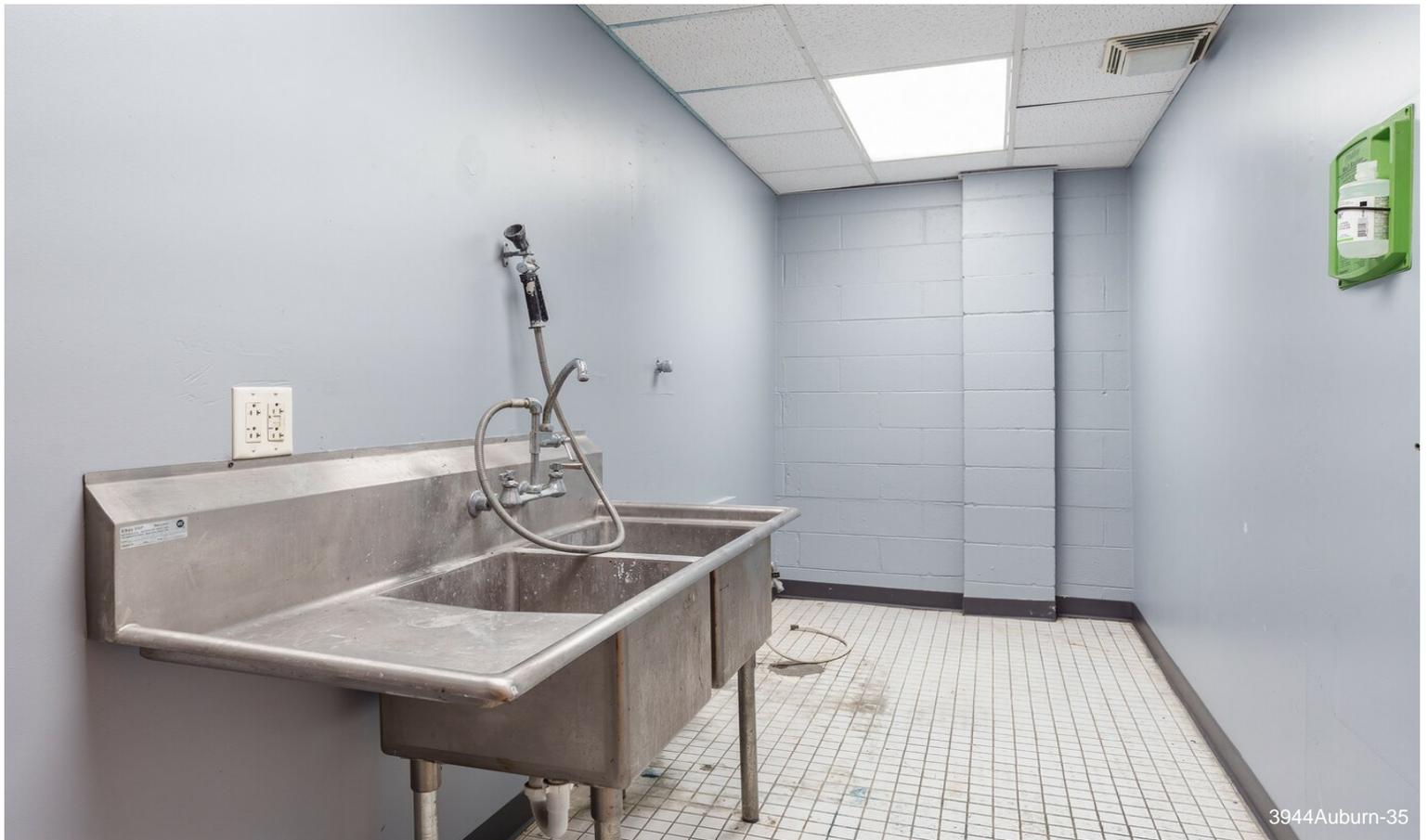
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Property Photos



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3944Auburn-35

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3944Auburn-36



3944Auburn-37

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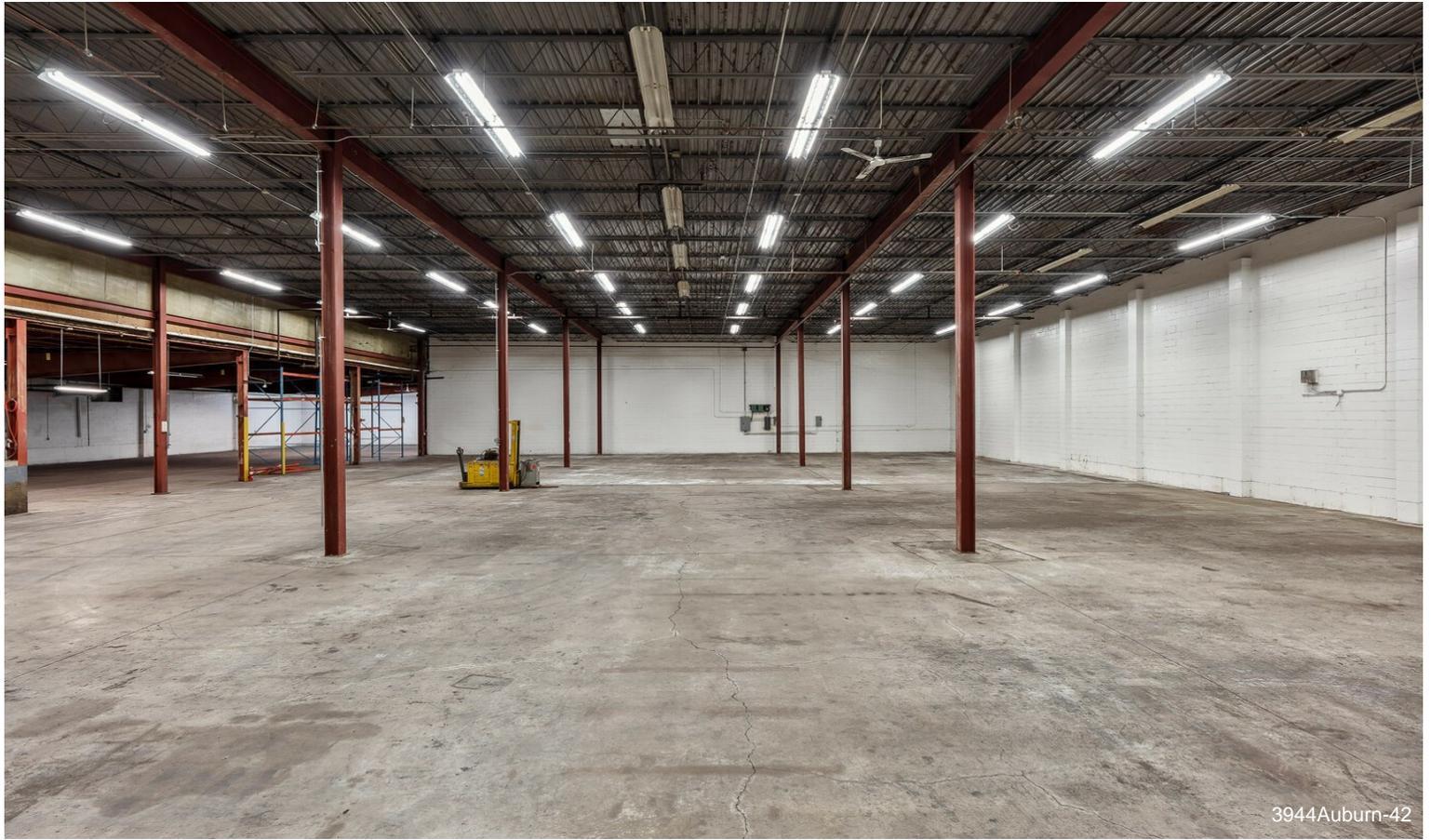


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Property Photos

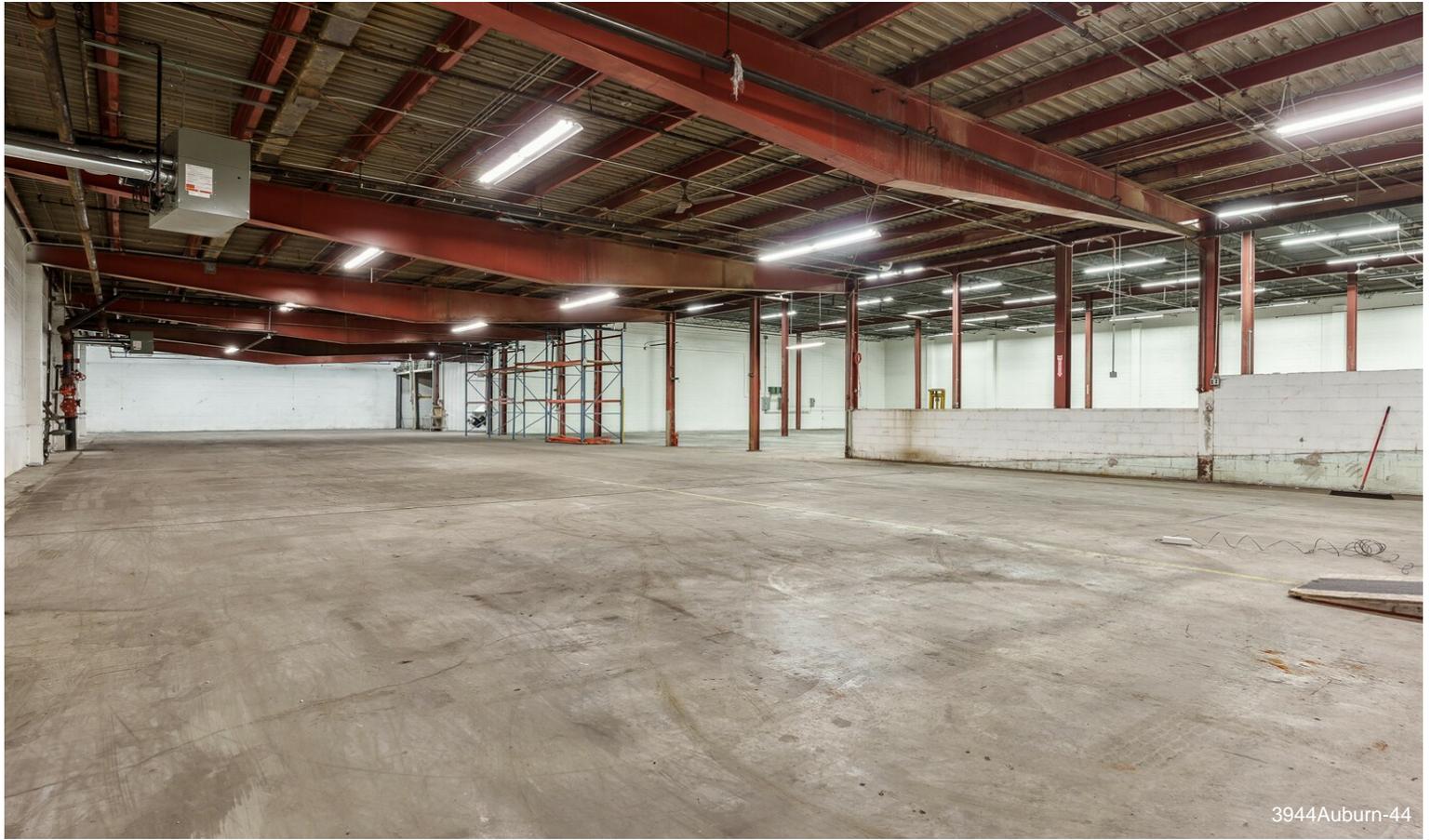


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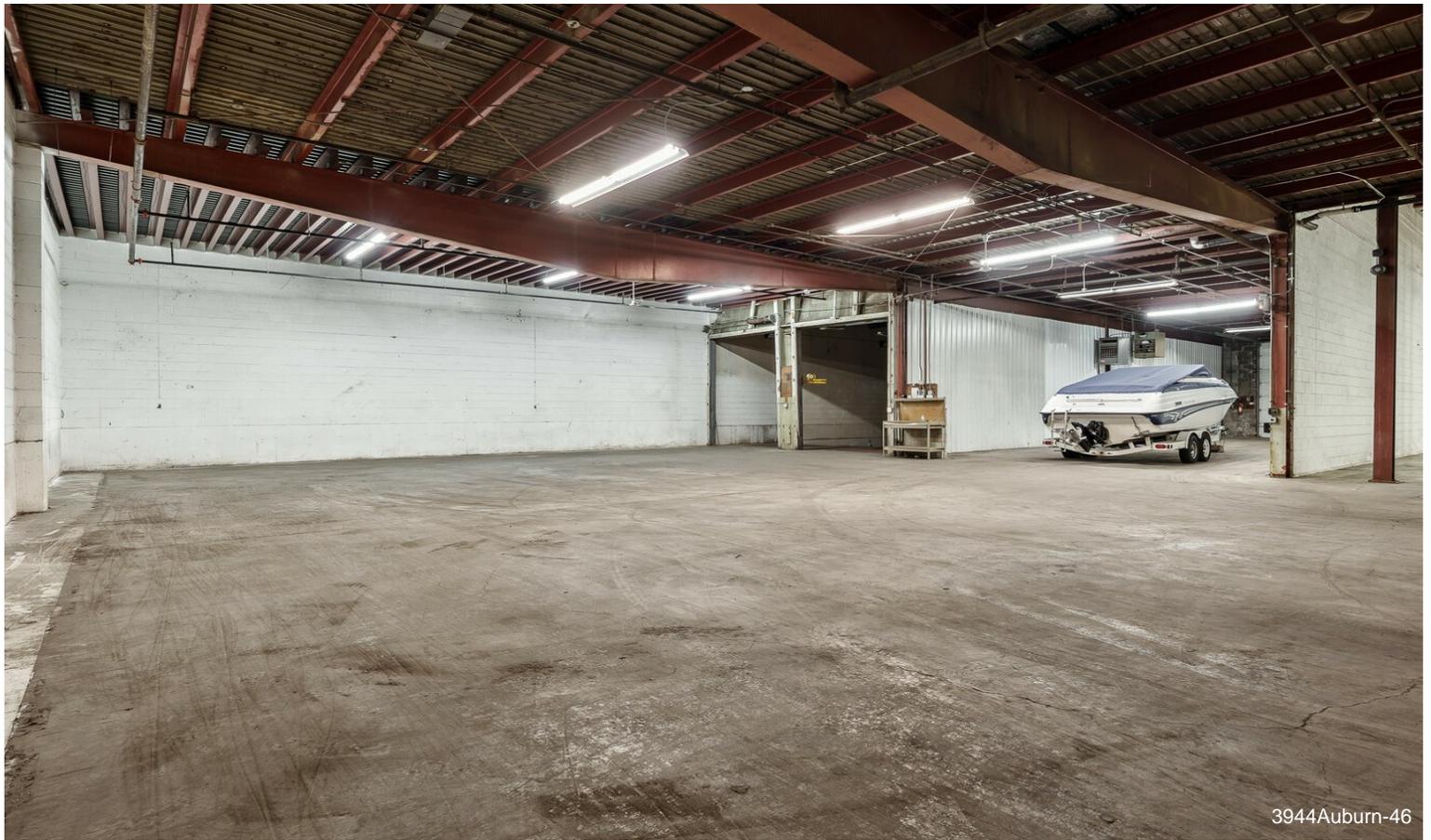


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Property Photos



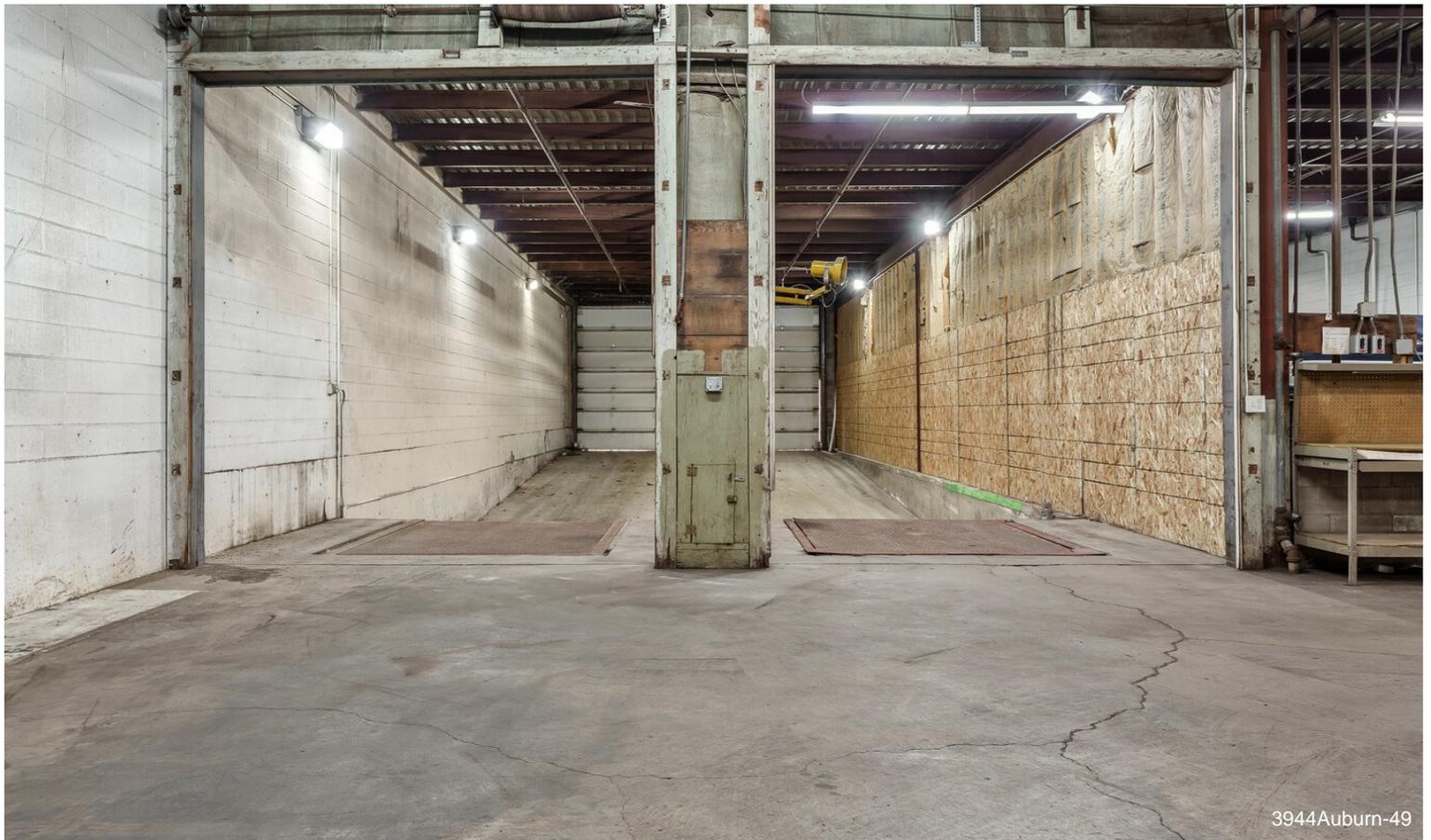
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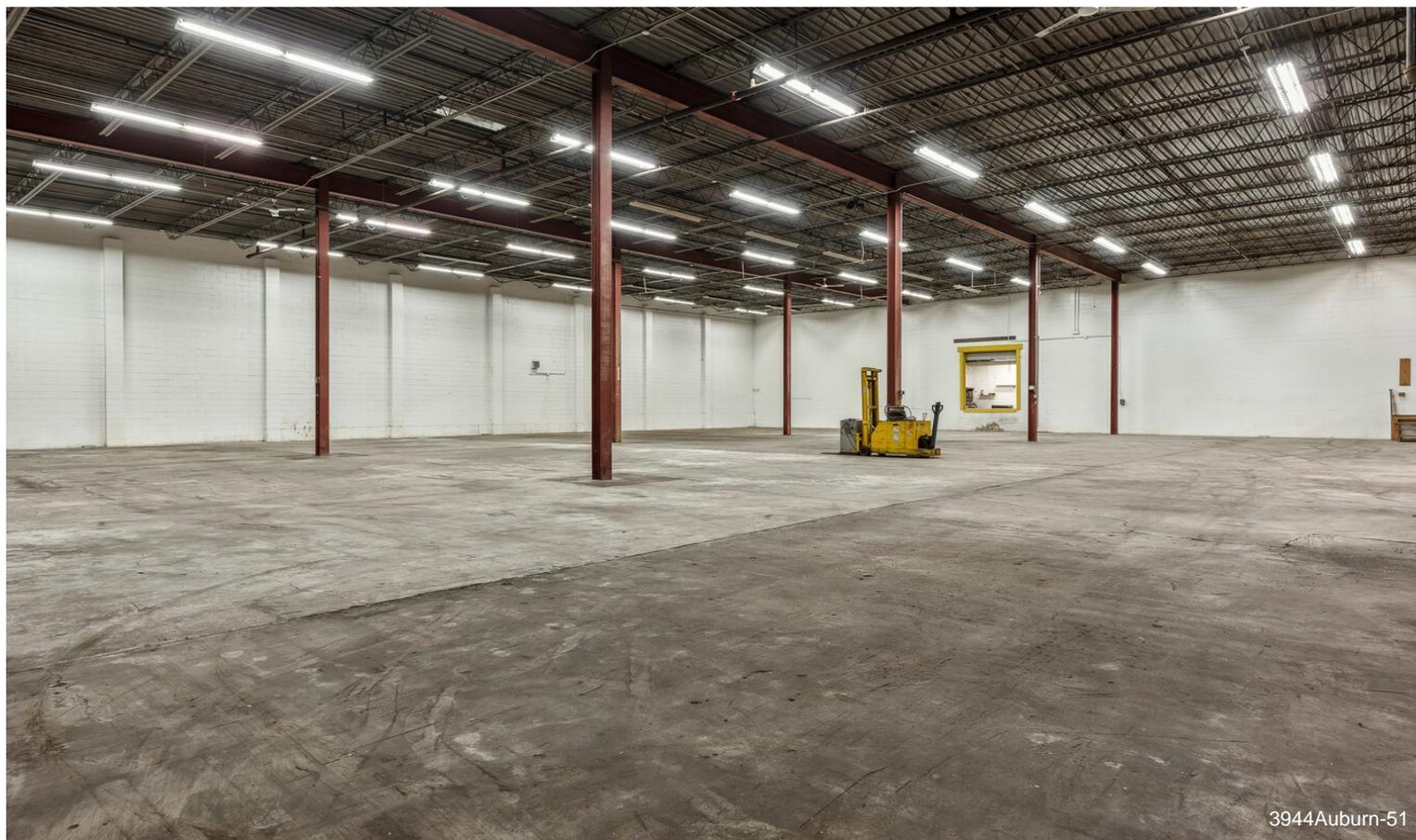


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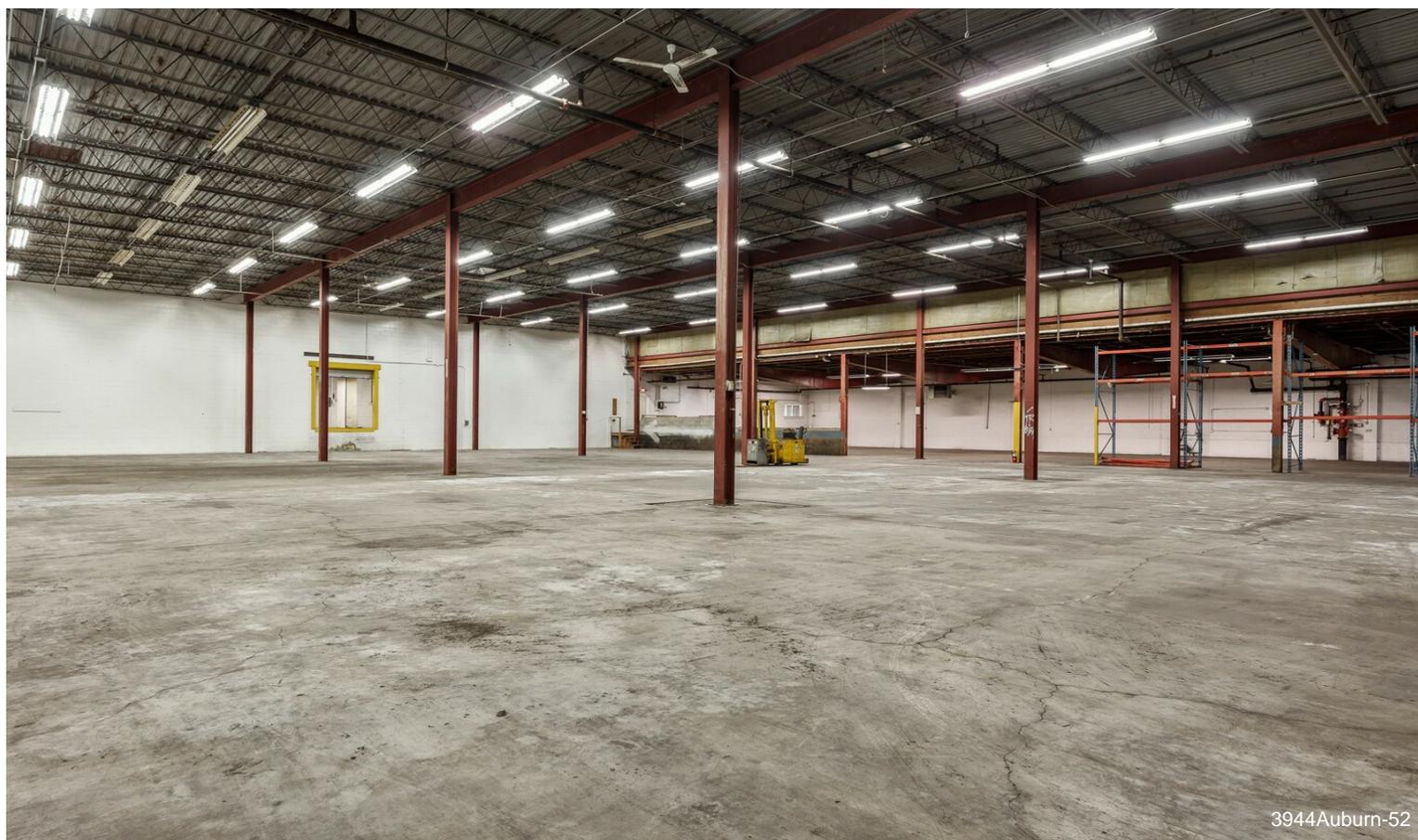


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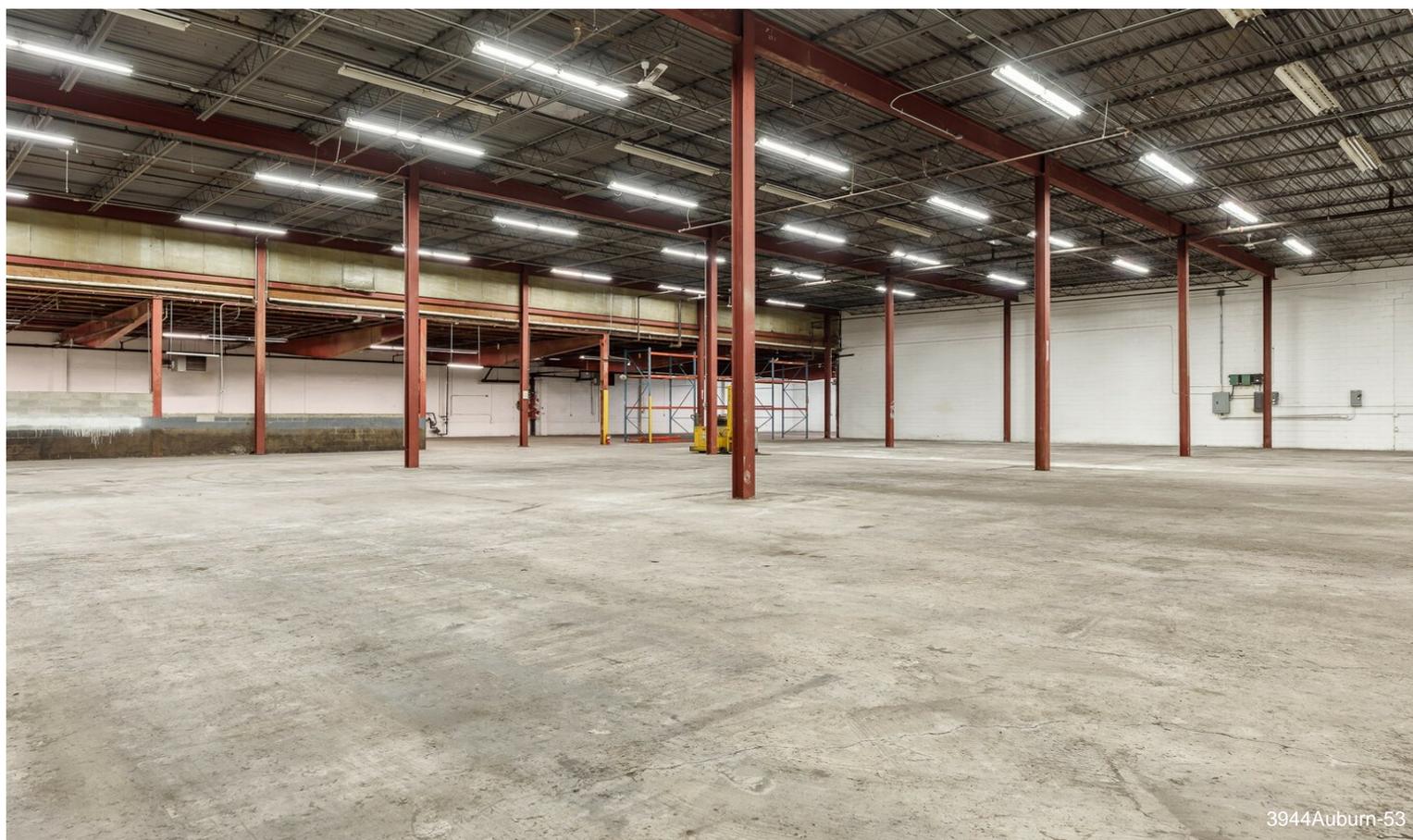
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3944Auburn-53

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