



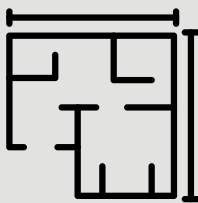
INDUSTRIAL SPACE FOR LEASE

3801 S CENTRAL AVE

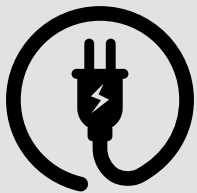
Rockford, IL 61102



**+/-144,390sf
Available**



**+/- 7,600sf
Office**



4800AMP/480V



**Six Dock Doors
Four Overhead Door**



LEASE WITH CONFIDENCE
WWW.URBAN-CPG.COM



**Urban Commercial
Property Group, Inc**



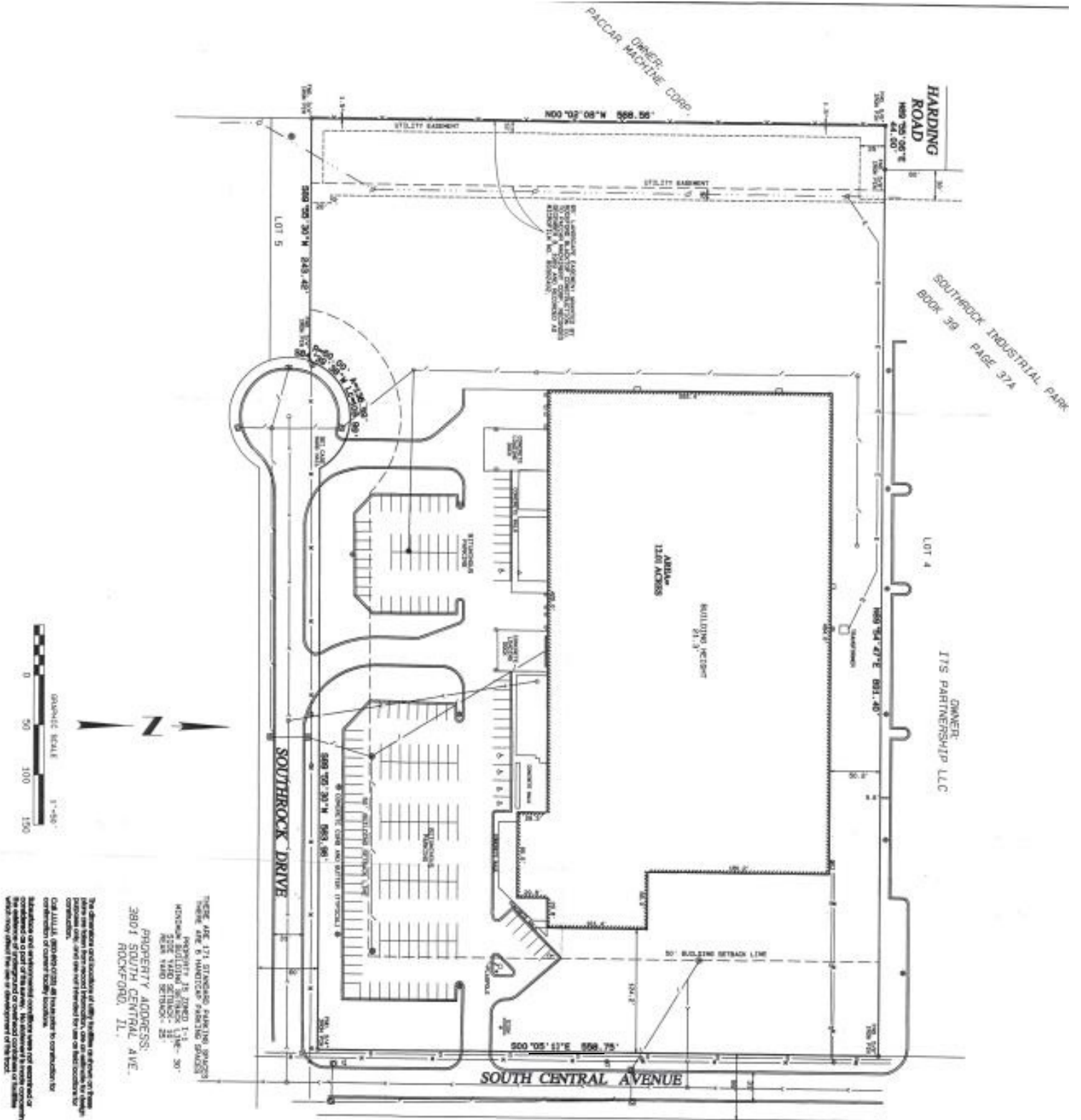
DEAL TERMS

- \$5.00 NNN
- Tax: +/- \$1.06
- CAM: +/- \$.0.85
- Term: 10 Year +
- Occupancy: April 2024

FEATURES

- +/-144,390 sf
- +/-7,600 sf Office
- 12.2 Acres
- Clear Height: 18 ft
- Four Overhead Doors
- Six Dock Doors with Levelers
- 2500amp @ 480V
- Sprinkler: Wet-type system
- State-of-the-art HVAC (27 roof units)
- New LED motion sensor lights (2017)
- Parking: 176 +/- spaces
- Full Roof Replacement 2011 (20 Yr Warranty)
- Monument Signage Available
- Three bathroom/locker rooms
- Close Proximity to i-20
- 2.5 Miles from Chicago Rockford International Airport

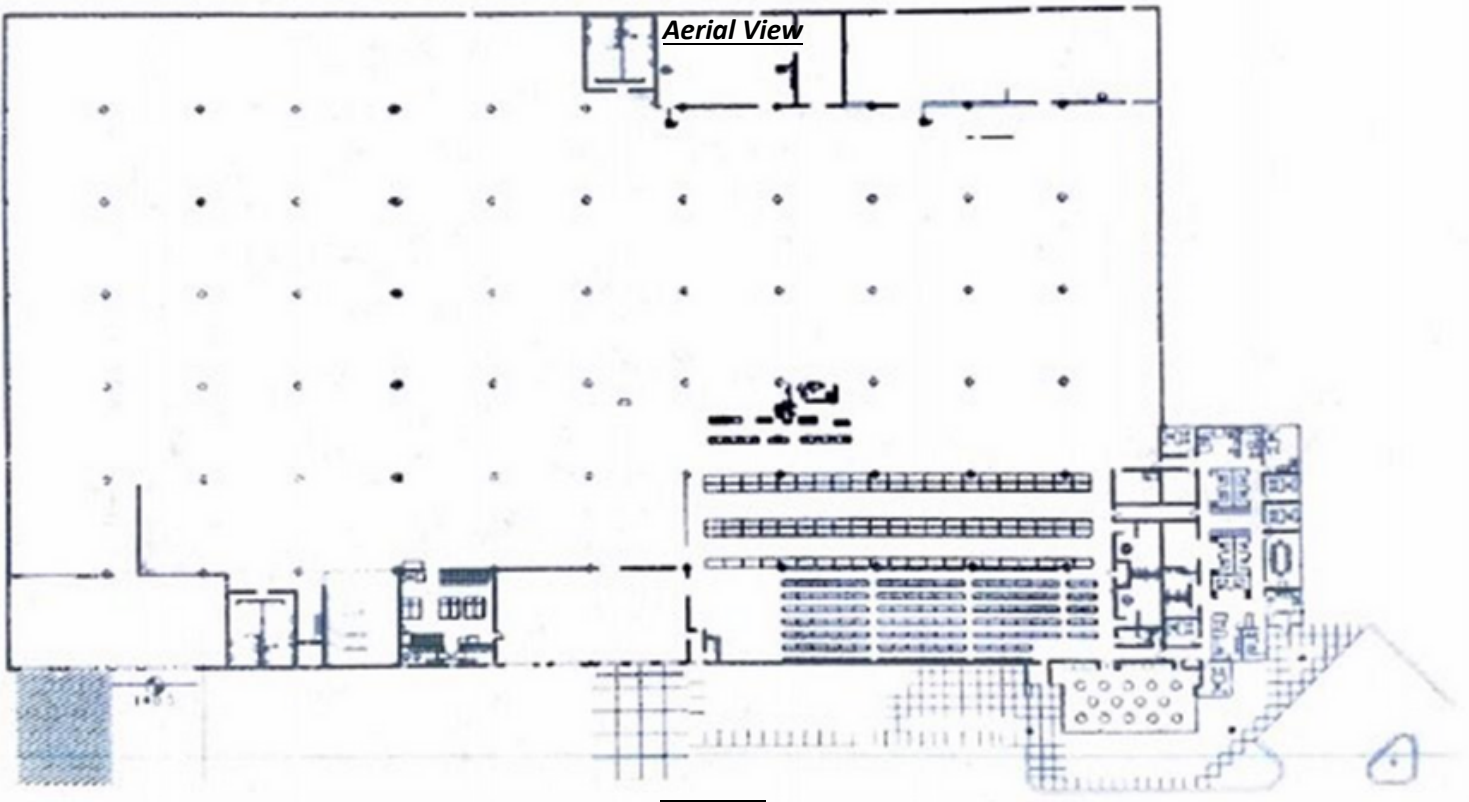




Site Plan



Aerial View



Site Plan