



FOR LEASE | **147,176 SF**
1818 ELMWOOD RD | **ROCKFORD, IL**



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



RENOVATED IN 2020



**LOCATED IN NORTHDOCK
INDUSTRIAL PARK**



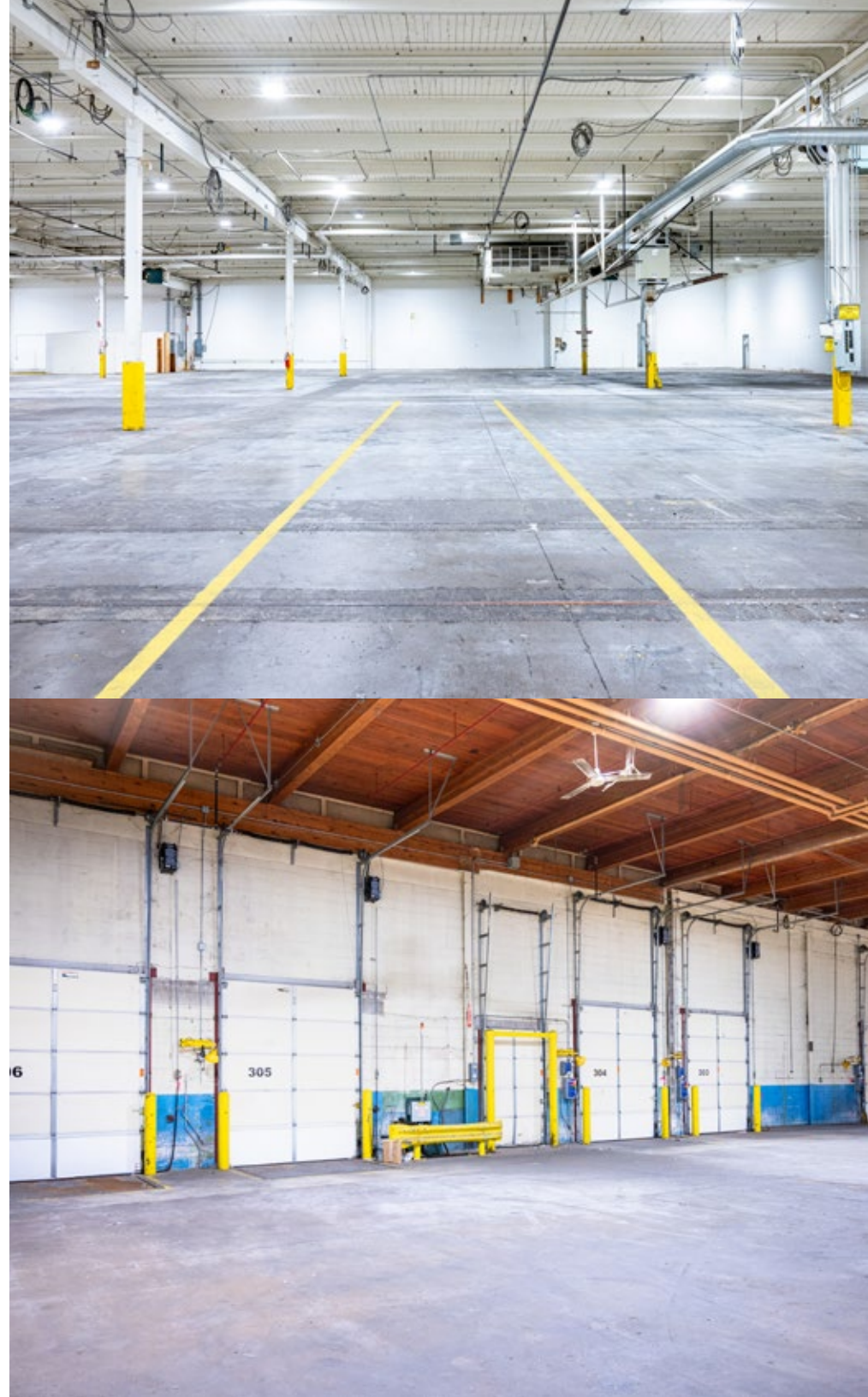
**IMMEDIATE ACCESS TO
HIGHWAY 2**



PROPERTY DETAILS

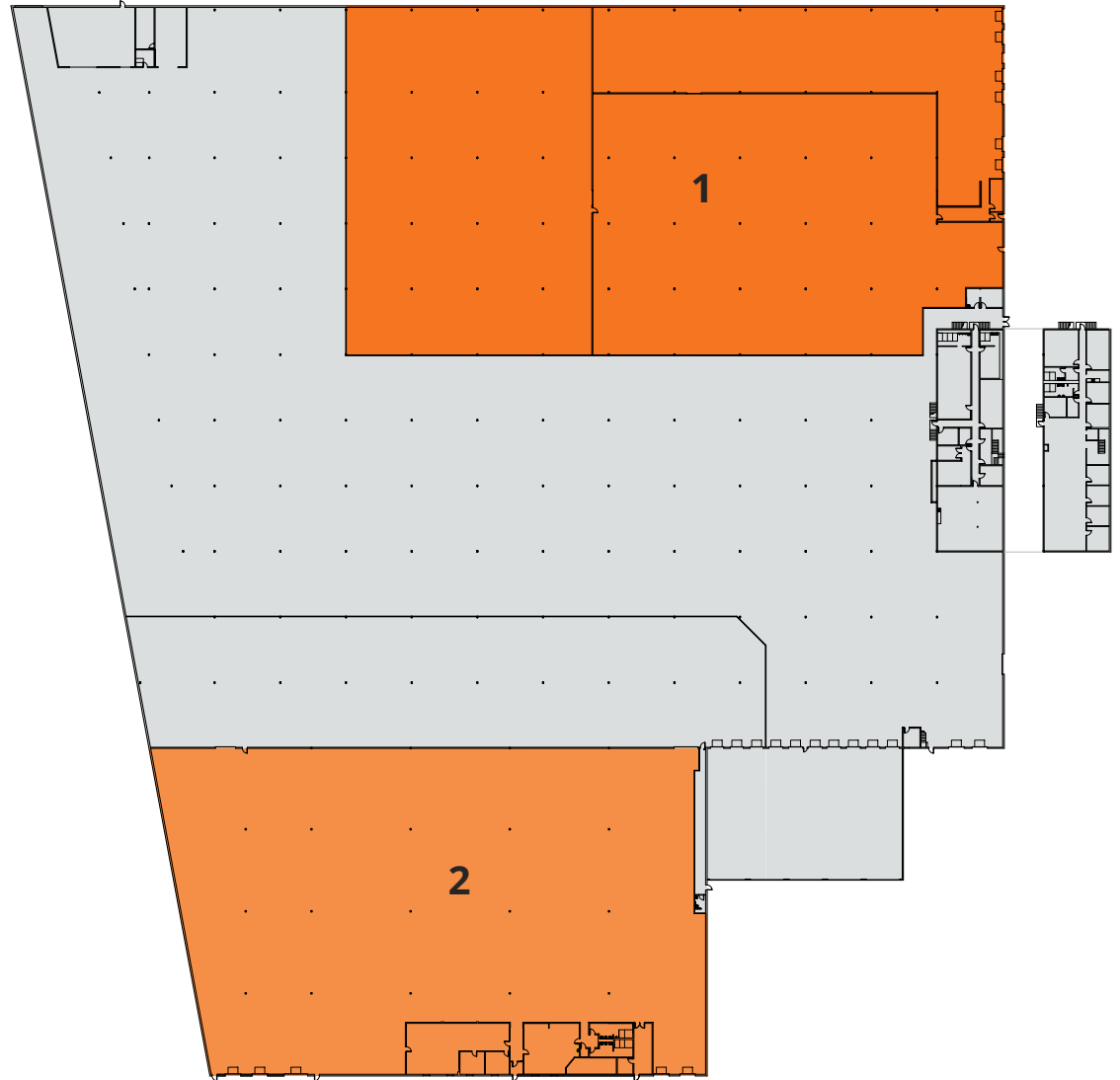
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AVAILABLE SPACE	147,176 SF
FLOORS	1
DOCK DOORS	9
CLEAR HEIGHT	17' - 25'
COLUMN WIDTH/DEPTH	50' x 40'
ROOF	TPO
WALLS	Masonry
FLOORS	8" Reinforced Concrete
YEAR BUILT	1969
YEAR RENOVATED	2020
FIRE SUPPRESSION	100% Wet (ESFR)
LIGHTING	LED
POWER	3-Phase 3000-amp 4802/277
PARKING	385 Passenger Surface Spaces 40 Trailer Surface Spaces
LAND AREA	13.46 Acres
ZONING	IL: Light Industrial
PARCEL ID	07-36-302-001
RAIL ACCESS	Serviced by Union Railroad Company
OPEX ESTIMATE	\$1.05/SF



FLOOR PLAN

1818 ELMWOOD RD | ROCKFORD, IL



[VIEW A MATTERPORT WALK-THROUGH](#)

NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	DOCKS	SQUARE FEET
1	AVAILABLE WAREHOUSE	18'	50' x 40'	6	83,662 SF
2	AVAILABLE WAREHOUSE	18'	50' x 40'	5	63,514 SF
TOTAL					147,176 SF



LOCATION MAP

1818 ELMWOOD RD | ROCKFORD, IL

HWY 2	2 MILES
HWY 251	2 MILES
HWY 70	4 MILES
ROCKFORD	5 MILES
US-20	5 MILES

