



PROPERTY HIGHLIGHTS

Summary:

Introducing an exceptional opportunity to own in Rockford, IL. This fully air conditioned industrial building combines hard-to-find amenities with functional flexibility and great proximity to local/regional logistics — Bypass 20 (2.5 mi); I-39 (3.4 mi); and I-90 (6.9 mi).

Building Size:

16,850 Sq. Ft.

Warehouse Size:

15,330 Sq. Ft.

Office Size:

1,520 Sq. Ft.

Land Size:

0.86 acres

Year Built:

1978 with large high-bay addition in 2000 and 4-car heated garage/storage/compressor room in 2016

Power

800 amp, 240V, 3-phase

Clear Heights:

11'-22'

Drive-in Doors

11' x 14' and 10' x 10'

HVAC:

Fully Heated & Air-Conditioned with newer mechanicals. Ask broker for details.

Taxes:

\$15,705 (\$0.93 /sf/yr)(2024)

Pin:

16-04-151-022

Price:

Please contact broker for current pricing.

FOR SALE or LEASE

**Fully Air-Conditioned
Industrial Property
Rockford, Illinois**

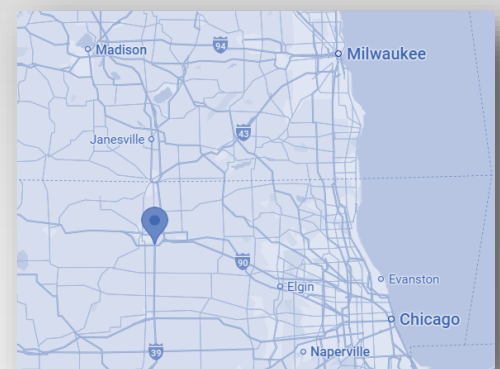
C. Shane Van Sickle

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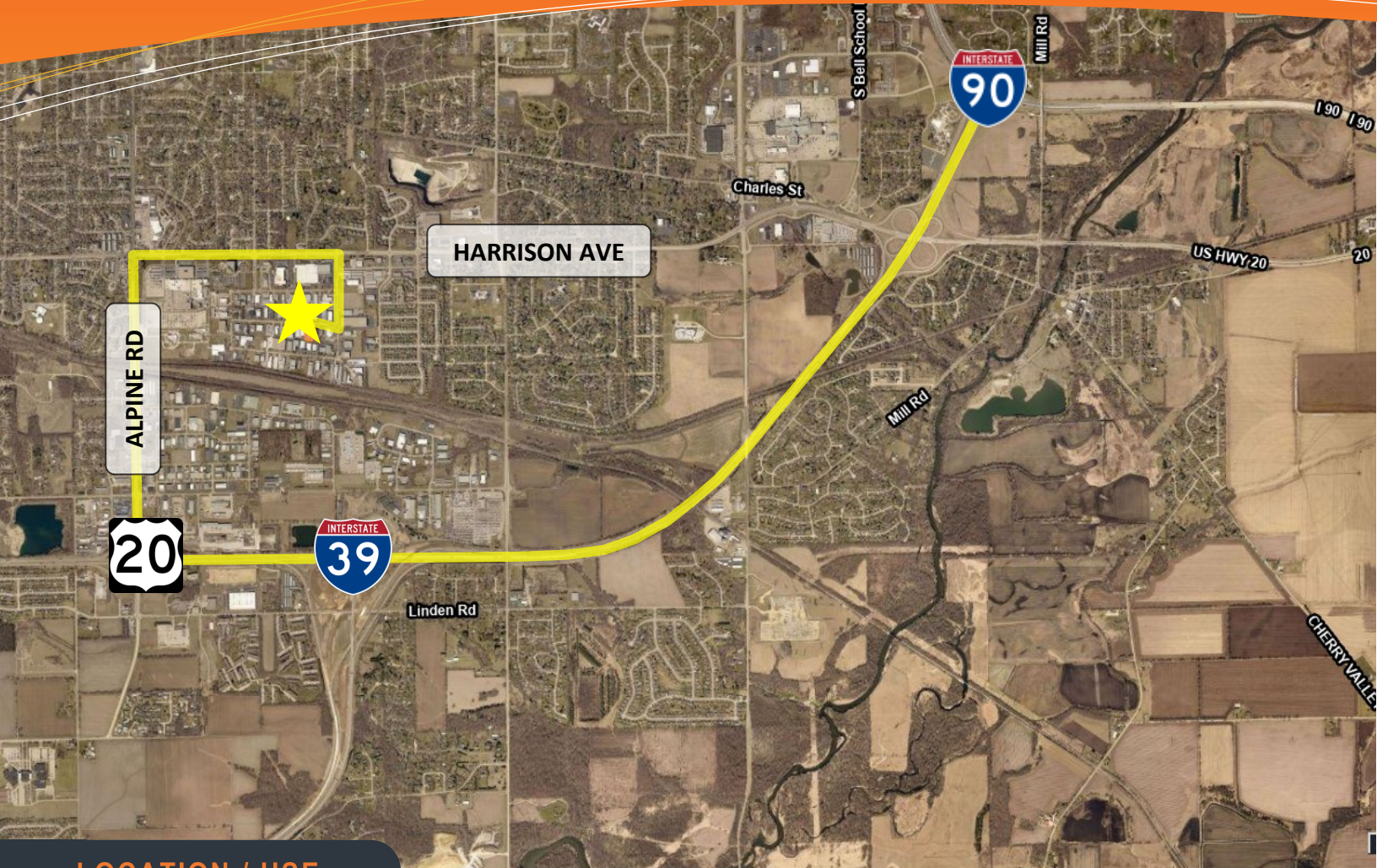
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LOCATION / USE

The Located in a well-established industrial park in SE Rockford, IL, the subject property boasts convenient access to major highways and transportation routes, including Bypass 20 (2.5 mi); I-39 (3.4 mi); and I-90 (6.9 mi).

The Greater Rockford, IL—located in Northern Illinois along the I-90 Logistics Corridor— features approximately 340,000 residents, a robust infrastructure, and sizable industrial base ranging from smaller job shops to large multi-national distribution centers and high-tech manufacturing.

