



**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**

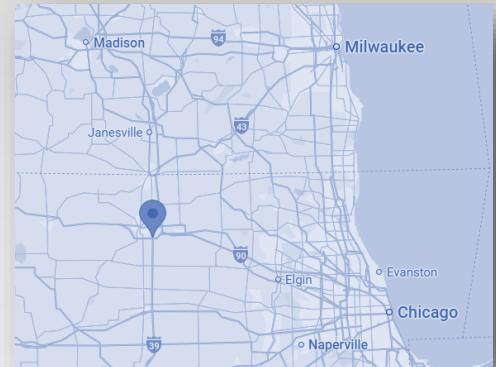
**Fully Air-Conditioned  
Industrial Property  
Rockford, Illinois**

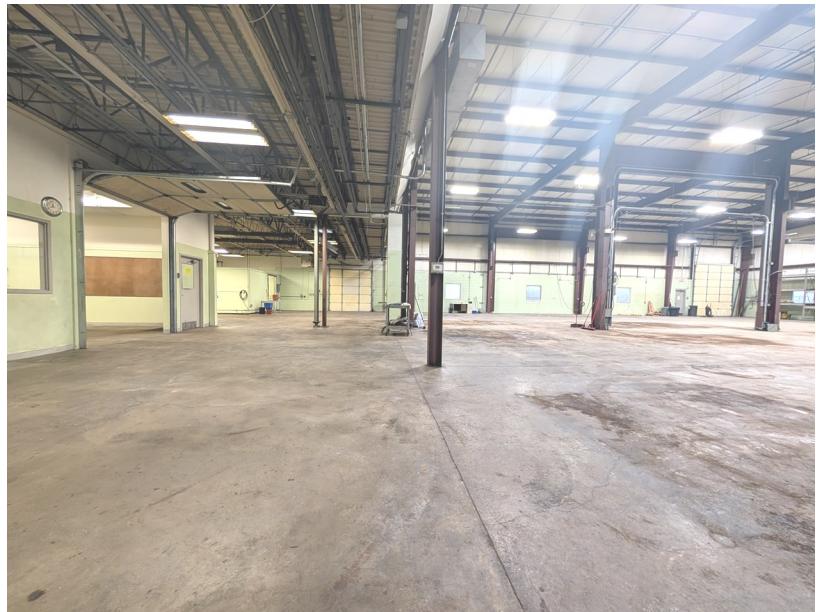
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### LOCATION / USE

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.

