

CALL for OFFERS (10/15/24) — 100,000 SF Industrial *with Income*



50K SF Leased; 50K SF Available to Lease/Occupy
725 LOGISTICS DRIVE, BELVIDERE, ILLINOIS



PROPERTY HIGHLIGHTS

LandMark Real Estate Group is pleased to present this industrial INVESTOR or OWNER-OCCUPANT purchase opportunity. 100,000 SF— 50% leased; 50% available to occupy. This high-bay warehouse/manuf. facility was built in 2005 and is expandable on the current lot.

- > **Total Bldg.** 100,000 SF, Expandable
- > **Leased/Available.** 50,000 SF / 50,000 SF
- > **Land.** 10.32 Acres
- > **Office.** +/- 5,900 SF (3,800 SF within available 50k SF)
- > **Interior Ceiling Heights.** 28'-32' clear
- > **Column Spacing.** 50' x 50'
- > **Loading.** (16) fully-equipped, raised docks
(2) 14' x 14' grade-level doors
- > **Fire Protection.** ESFR wet system
- > **Car Parking.** 119
- > **Services.** City water/sewer
- > **Power.** 1,200a/480v/3ph (400a within available 50k SF)
- > **Property Taxes.** \$1.23 PSF (2023)
- > **Price.** Contact broker for up-to-date pricing

CALL for OFFERS

----- 10/15/24-----

100,000 SF INDUSTRIAL with INCOME
50% Leased; 50% Available

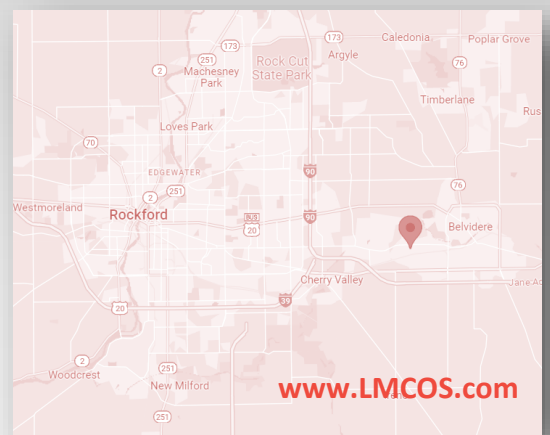
C. Shane Van Sickle | shane@LMCOS.com

M: 815.979.0242

W: 815.639.0034, ext. 1

LandMark Real Estate Group
6735 Vistagreen Way, Suite 100
Rockford, Illinois 61107

www.LMCOS.com



www.LMCOS.com

CALL for OFFERS (10/15/24) — 100,000 SF Industrial *with Income*

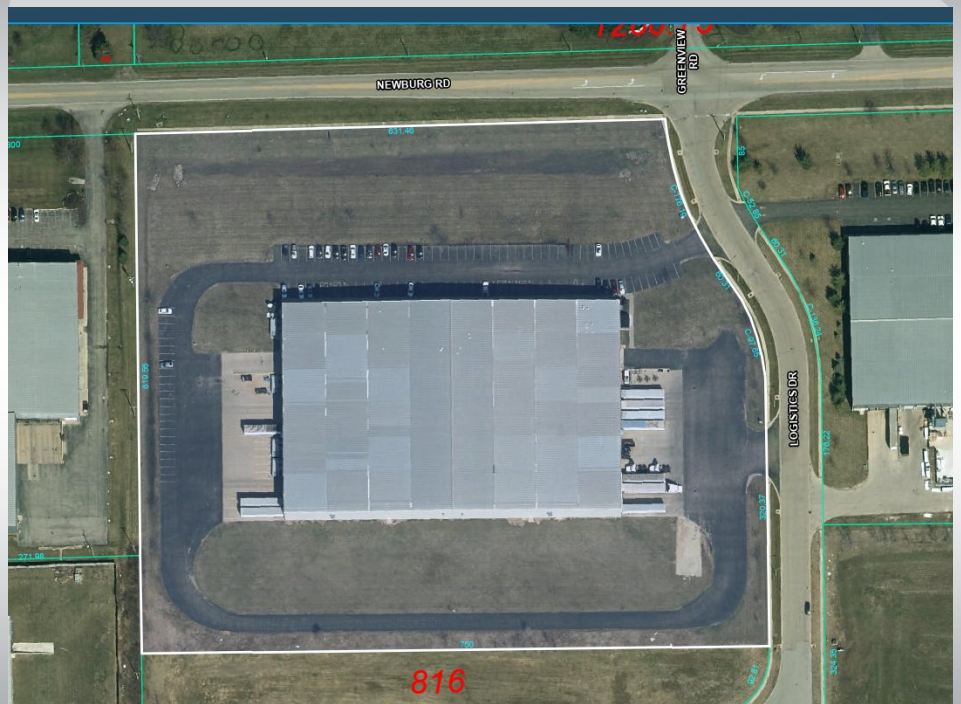
LandMark^{LM}
real estate group

50K SF Leased; 50K SF Available to Lease/Occupy
725 LOGISTICS DRIVE, BELVIDERE, ILLINOIS



PROPERTY LOCATION

Belvidere, IL, part of the Greater Rockford MSA of 370,000 residents, is centrally located 75 miles from Chicago and 70 miles from Milwaukee along the I-90 corridor. The market features a quality labor pool, great utility and roadway infrastructure and has its own passenger and commercial/cargo airport at Chicago-Rockford International—home to the nation's 2nd largest UPS air hub.



CALL for OFFERS (10/15/24) — 100,000 SF Industrial *with Income*



50K SF Leased; 50K SF Available to Lease/Occupy
725 LOGISTICS DRIVE, BELVIDERE, ILLINOIS

50,000 SF of the subject property has been occupied by GXO Logistics since 2010. The tenant space is fully-demised and 100% air-conditioned with separate utilities, parking, loading and office.

***** PLEASE CONTACT BROKER FOR TENANT LEASE TERMS *****

Tenant Overview

GXO Logistics, Inc. (GXO - NYSE) is an American global contract logistics company that manages outsourced supply chains and warehousing, and reverse logistics for blue-chip customers in thirty countries. GXO's corporate headquarters are located in Greenwich, Connecticut, U.S.



“GXO is a world leader in providing cutting-edge logistics solutions for multinational companies and blue-chip market leaders.”

By the Numbers

~970

Warehouse Locations

~130K

Team Members

30

Countries

~200 Million

Sq. Feet of Warehouse

1/4

of Fortune 500 Companies use GXO

\$9.8 Billion

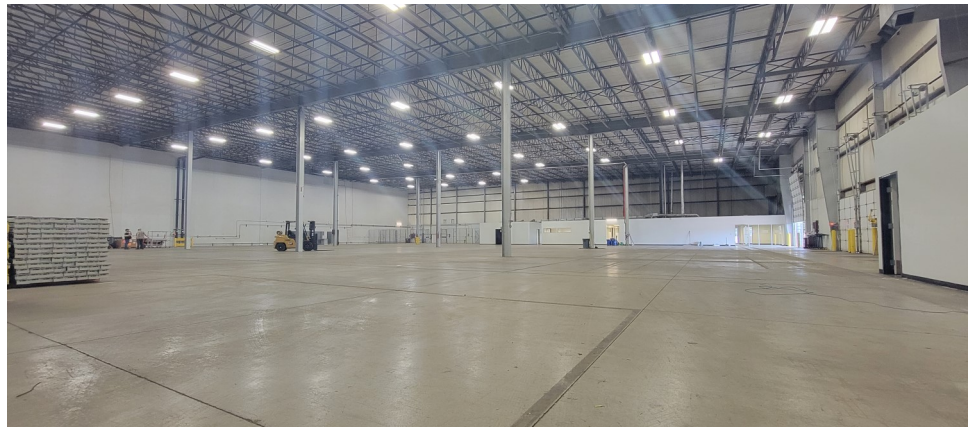
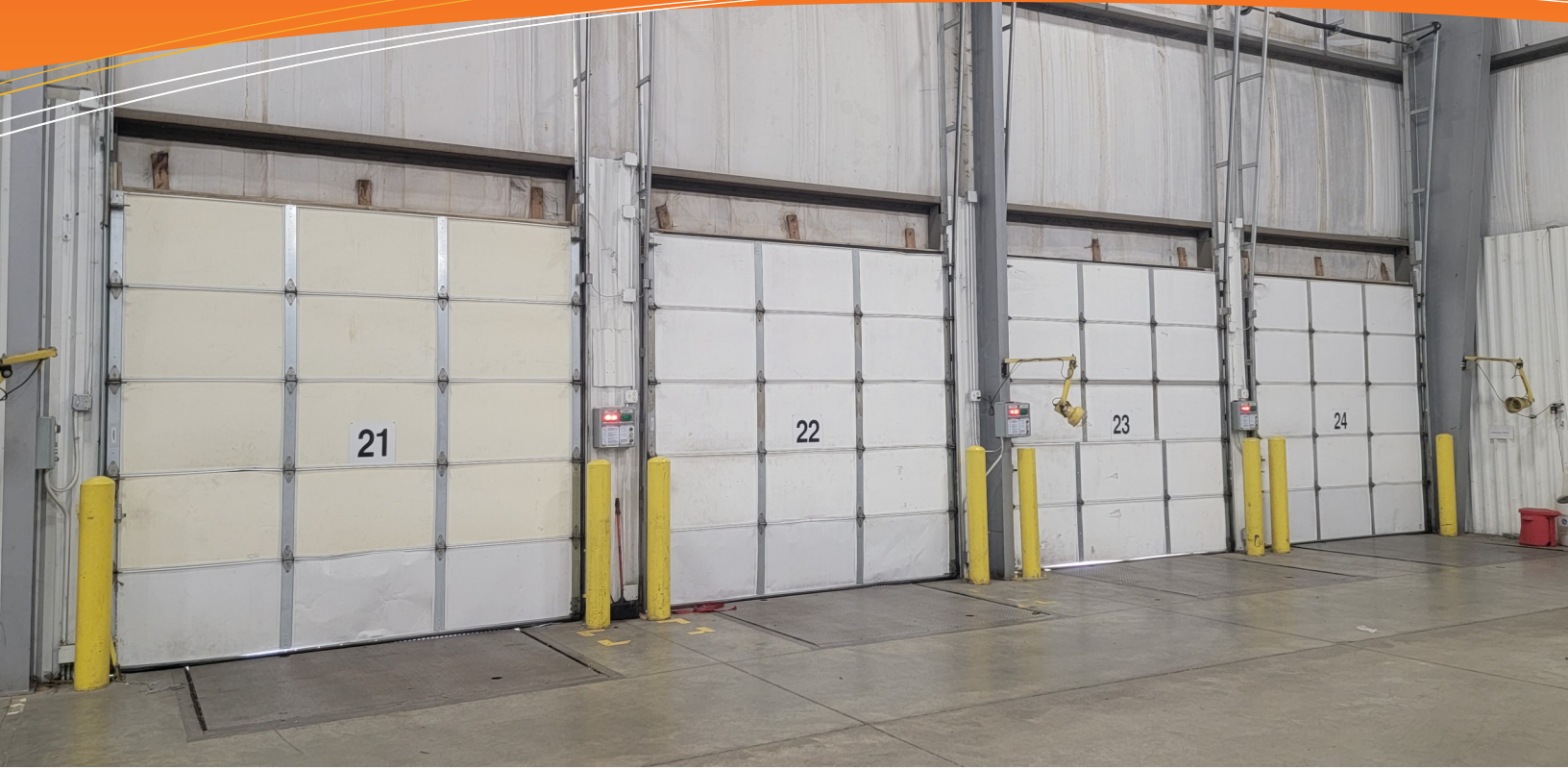
2023 Revenue

CALL for OFFERS (10/15/24) — 100,000 SF Industrial *with Income*

50K SF Leased; 50K SF Available to Lease/Occupy

725 LOGISTICS DRIVE, BELVIDERE, ILLINOIS

LandMark^{LM}
real estate group

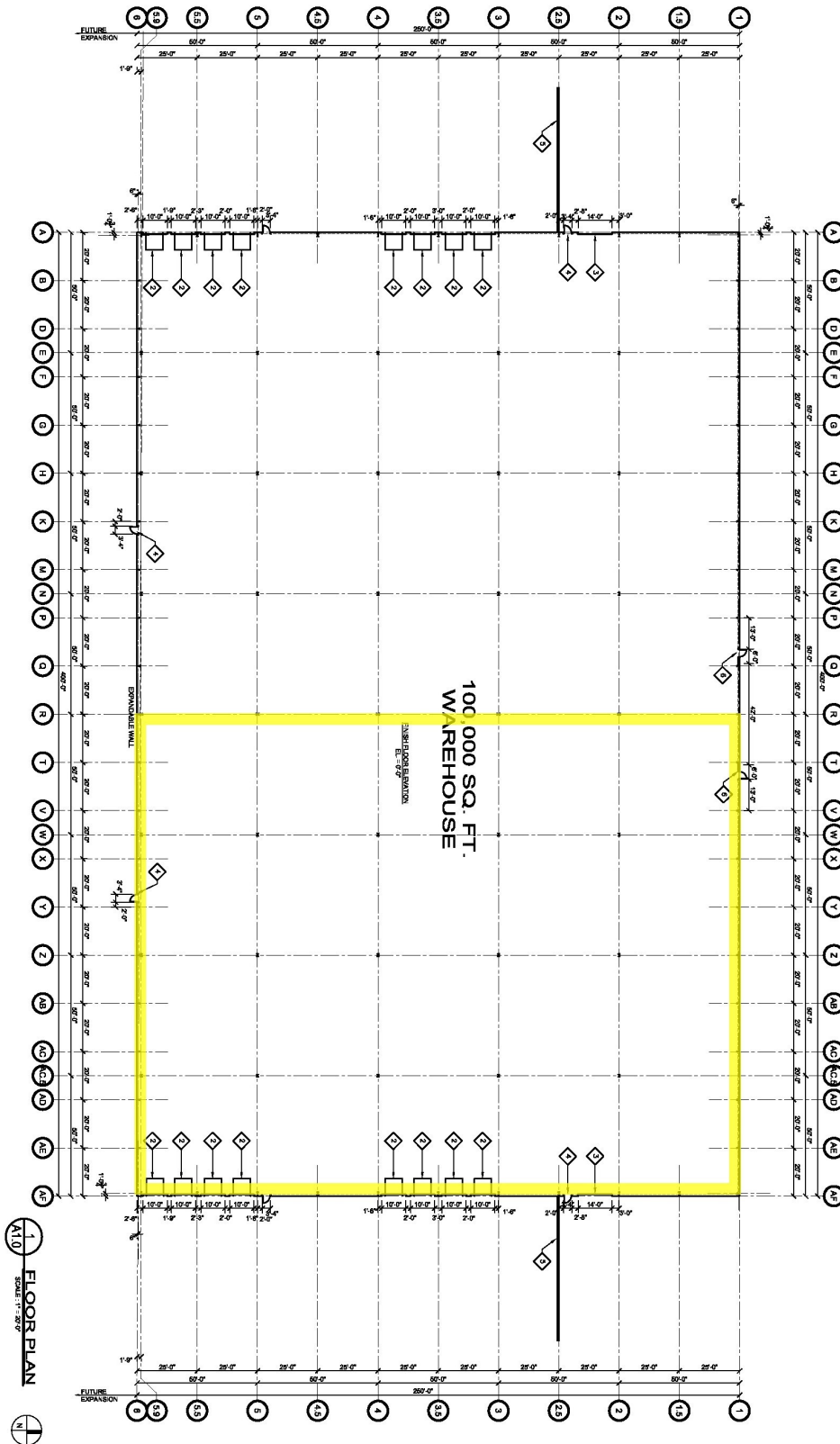


www.LMCOS.com

CALL for OFFERS (10/15/24) — 100,000 SF Industrial *with Income*

50K SF Leased; 50K SF Available to Lease/Occupy

725 LOGISTICS DRIVE, BELVIDERE, ILLINOIS



All information furnished regarding offerings of real estate is verified, however subject to errors, omissions, prior sale, rental, change in price, other conditions, and withdrawal without notice. Accuracy as to representation is not guaranteed and should be independently verified.

CALL for OFFERS (10/15/24) — 100,000 SF Industrial *with Income*

50K SF Leased; 50K SF Available to Lease/Occupy

725 LOGISTICS DRIVE, BELVIDERE, ILLINOIS



Regional Investment

The regional economic impact figures and industry specific capital investment includes data from January 2016 through December 2021

Source: RAEDC Project Database



New & Renovated Space
6,388,440 sq. ft.

Capital Investment
\$1,333,641,056

New & Retained Jobs
8,320



Manufacturing

Capital Investment
\$221,448,414

This includes but is not limited to aerospace, medical, automotive, and additive manufacturing.



Education

Capital Investment
\$144,625,000

Includes universities, private schools, RPS205, HSD 122, & HCSD 206.



Logistics & Distribution

Capital Investment
\$80,045,900

This includes but is not limited to warehouse, airport improvements, and distribution.



Healthcare

Capital Investment
\$649,833,160

This combines data from our region's four health systems, VA services, and other medical establishments.

CALL for OFFERS (10/15/24) — 100,000 SF Industrial *with Income*

50K SF Leased; 50K SF Available to Lease/Occupy
725 LOGISTICS DRIVE, BELVIDERE, ILLINOIS



Awards & Recognition

 #4 IndustryWeek Best Places to Work in Manufacturing in the Nation	 #4 SmartAsset Healthcare access & home affordability (3 rd straight year)	 #5 Milken Institute Best-Performing Cities for Job Growth	 #6 Forbes Easiest Places to Make Your Mark
 #9 SmartAsset Best Places to Work In Manufacturing	 Top 15 Reader's Digest Best Places to Move to in the Nation	 #6 USA Today Fastest Growing Housing Market	



100 Park Ave, Suite 100, Rockford, Illinois 61101
T: 815.987-8118 | Information@RockfordIL.com

Legal Disclaimer

Information contained herein has been compiled to the best of our knowledge.

All information furnished regarding offerings of real estate is verified, however subject to errors, omissions, prior sale, rental, change in price, other conditions, and withdrawal without notice. Accuracy as to representation is not guaranteed and should be independently verified.