



LandMark Real Estate Group presents this multiple-use industrial opportunity in Rockford, Illinois. Available for sale or lease, this 8,854 SF building features 1,423 SF of recently remodeled office/showroom, newer (2022) roof over 75% of the building, a dock & 3 drive-ins + good proximity to local routes, Bypass 20, I-39 and I-90!

FOR SALE or LEASE

**FREE-STANDING INDUSTRIAL
INVESTMENT/OWNER OCCUPY**

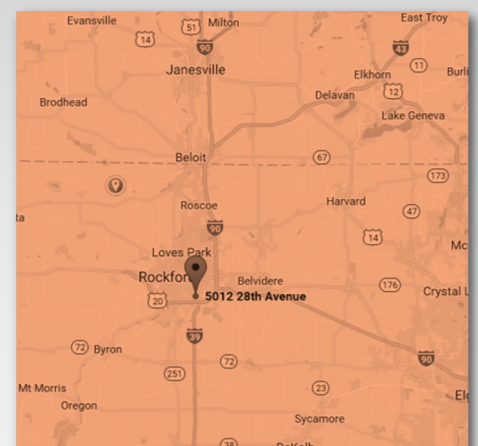
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PROPERTY HIGHLIGHTS

Building:	8,854 SF
Office SF:	1,423 SF, recently remodeled
Land:	0.98 acres
Year Built:	1975
Year Remodeled:	Office 2019; 75% of roof new in 2022
Loading:	(1) dock; (3) drive-in doors
Power:	200A/480V & 200A/220V
Ceiling:	12 ft. clear
Car Parking:	20 spaces
Water/Sewer:	City
Sale Price:	\$424,900
Lease Rate:	\$5.25 NNN
Taxes:	\$10,516 (\$1.18 PSF)
PIN:	16-04-151-013





PROPERTY LOCATION

5012 28th Ave. is located within the stabilized Eastrock Industrial Park on the city's south side with great proximity to local arteries, U.S. Bypass 20 (2.5 mi), I-39 (3 mi) and I-90 (3.5 mi).

The Greater Rockford Area consists of approx. 345,000 residents, boasts a quality and diverse labor pool and is located along the I-90 Logistics Corridor central to Chicago, Milwaukee and major logistics destinations.





