

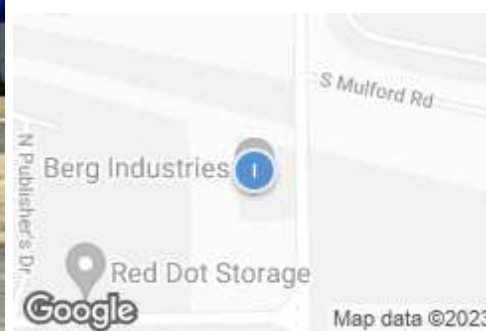
Berg Industries

3455 S. MULFORD RD., Rockford, IL, 61109

Industrial: Warehouse/Office For Sale

Prepared on February 23, 2023

1 of 1 Listings



Listing Details | Industrial For Sale

Secondary Uses	Flex/R&D	Vacant	No
Total Available Space	19,424 SF	Available Date	Now
Asking Price	\$1,299,000	Days On Market	3 days
Listing Price Per SF	\$66.88	Date Listed	2/20/2023
Cap Rate	-	Last Modified	2/23/2023
Total Expenses	\$19,600	Listing ID	33843054
Investment	No	Electrical	200A, 480V, 4
Possession	Completion	Ceiling Height	16 ft
Show Instructions	Call broker	Dock High Doors	1
1031 Exchange	Yes	Grade Level Doors	5
Annual Taxes	\$19,600 in 2021	Parking Spaces	25
Tax Year	2021	Water	Yes, City, City of Rockford
Real Estate Taxes	\$19,600 in 2021	Sanitary Sewer	Yes, Municipal Utility District, Four Ri...

Description

Long-time local Berg Industries building for sale. This is a light industrial building with 19,424 sq. ft. on 3.62 acres of land. The main building has approximately 14,100 sq. ft. and the second building has approximately 5,324 sq. ft. There are 5 grade-level overhead doors and 1 dock door. There are 2 buildings and has ample surface parking. Interior clear heights from 12'-16'. Full HVAC in the office and showroom area. This well-maintained building is located just off Business 20 and is located just minutes from I-90 and near the Chicago Rockford Airport. Real estate taxes for 2021 were \$19,600.

Property Features

Location Details

Address	3455 S Mulford Rd, Rockford, IL 61109
Zoning	I1
County	Winnebago

Parcels	16-04-476-007
Name	Berg Industries

Building Details

Sub Type	Warehouse/Office
Building Status	Existing
Building Size	19,424 SF
Land Size	3.62 Acres / 157,687 SF
Number of Buildings	2
Number of Floors	1
Year Built	1989
Primary Constr. Type	Steel
Occupancy Type	Single Tenant
Yard	Paved
Electrical	200A/480V
Ceiling Height	16 ft
Dock High Doors	1

Grade Level Doors	5
Rail Doors	Not present
Sprinklers	Yes
Sanitary Sewer	Yes, Municipal Utility District, Four Ri...
Natural Gas	Yes, Municipal Utility District, Nicor Gas
Rail Service	No
Industrial Office SF	4,100 SF
Industrial Shell SF	10,000 SF
Mezz. Unfinished SF	5,324 SF
Restrooms	2
Air Conditioned	Yes
Heated	Yes
Warehouse HVAC	No

Property Listings

1 Listing | 19,424 SF | \$1,299,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Sale	Light Ind...	-	19,424 SF	\$1,299,000	Now	-	-	-	-	-

Additional Photos









Contact



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GAMBINO REALTORS

3455 S Mulford Rd

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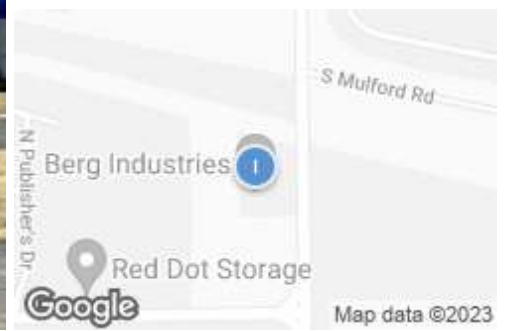
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Property Features

Location Details

Address	3455 S Mulford Rd, Rockford, IL 61109	Parcels	16-04-476-007
Zoning	11	Name	Berg Industries
County	Winnebago		

Building Details

Sub Type	Warehouse/Office	Grade Level Doors	5
Building Status	Existing	Rail Doors	Not present
Building Size	19,424 SF	Sprinklers	Yes
Land Size	3.62 Acres / 157,687 SF	Sanitary Sewer	Yes, Municipal Utility District, Four Riv...
Number of Buildings	2	Natural Gas	Yes, Municipal Utility District, Nicor Gas
Number of Floors	1	Rail Service	No
Year Built	1989	Industrial Office SF	4,100 SF
Primary Constr. Type	Steel	Industrial Shell SF	10,000 SF
Occupancy Type	Single Tenant	Mezz. Unfinished SF	5,324 SF
Yard	Paved	Restrooms	2
Electrical	200A/480V	Air Conditioned	Yes
Ceiling Height	16 ft	Heated	Yes
Dock High Doors	1	Warehouse HVAC	No

Listings

1 Listing | 19,424 SF | \$1,299,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Sale	Light Ind...	-	19,424 SF	\$1,299,000	Now	-	-	-	-	-

Additional Photos



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