

INDUSTRIAL SPACE AVAILABLE

711 HARRISON AVENUE
ROCKFORD, IL 61104

FOR LEASE – 66,659 SF | DIVISIBLE



**CLICK TO VIEW
VIRTUAL TOUR**



Property Information

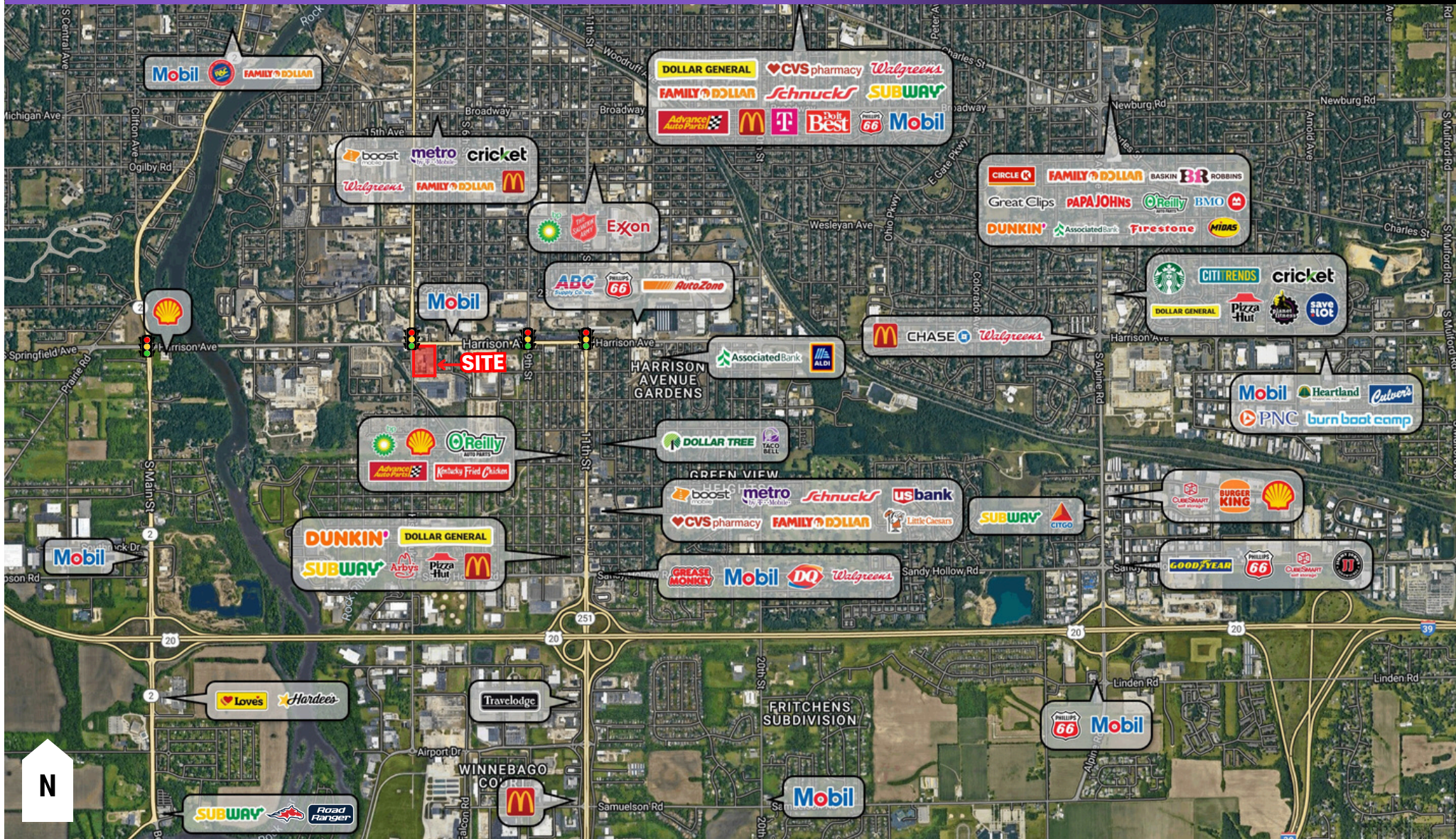
- Located in Rockford's Industrial & Manufacturing Corridor
- Easy Accessibility to Harrison Ave. with Ample Parking
- 1 mile from Chicago Rockford International Airport
- 1.5 miles from Route 20, 6 miles from I-39, 8 miles from I-90
- 4 miles from District Post Office
- Building Signage Available

Demographics

	Population	Average Household Income	Businesses
1 Mile:	7,739	\$64,279	268
3 Miles:	66,315	\$66,782	2,077
5 Miles:	138,538	\$79,990	4,429

AERIAL | 711 HARRISON AVENUE, ROCKFORD, IL 61104

PRIME LOCATION FOR INDUSTRIAL



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815-229-3000



leasing@firstmidwestgroup.com



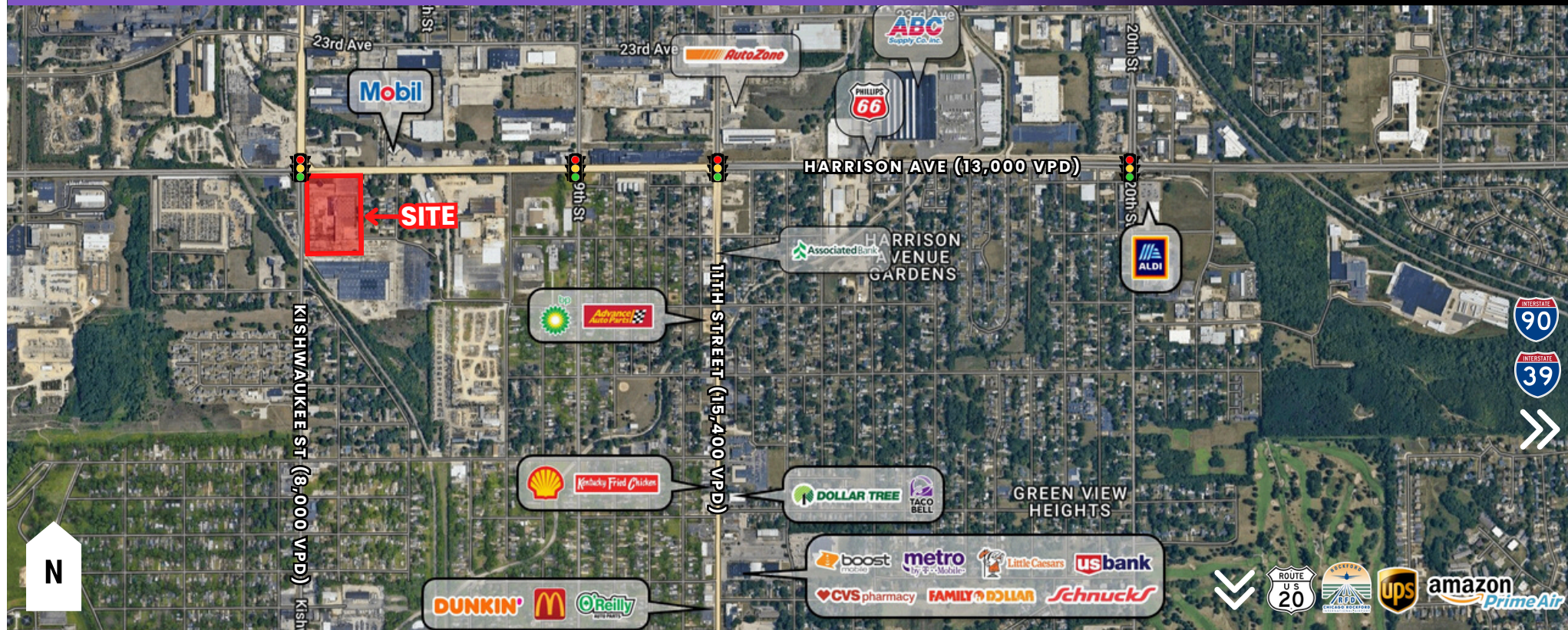
6801 Spring Creek Road, Rockford, IL 61114



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UNBEATABLE LOGISTICS LOCATION



Unbeatable Logistics Location

- Immediate Access to Highways
- Transportation Hub
- Interconnectivity of Rail, Air, and Road Systems
- Minutes from 19th Largest Cargo Airport in the United States
- Neighbor to the Chicago Metropolitan Neighborhood
- Easy Access to Regional, National, and International Markets
- Eligible to become an FTZ (Foreign Trade Zone) Site or Subzone
 - Through FTZ #176 – Rockford / the Greater Rockford Airport

- ★ 65 Miles Northwest of O'Hare International Airport
- ★ 90 Miles East of the Mississippi River
- ★ 4 Interstates within Minutes of Property
- ★ Rail Service Available

SITE SURVEY | 711 HARRISON AVENUE, ROCKFORD, IL 61104

TRUCK PARKING IS AVAILABLE



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SITE PLAN | 711 HARRISON AVENUE, ROCKFORD, IL 61104

CURRENT SITE PLAN



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6801 Spring Creek Road, Rockford, IL 61114



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FLOOR PLAN | 711 HARRISON AVENUE, ROCKFORD, IL 61104

CURRENT FLOOR PLAN

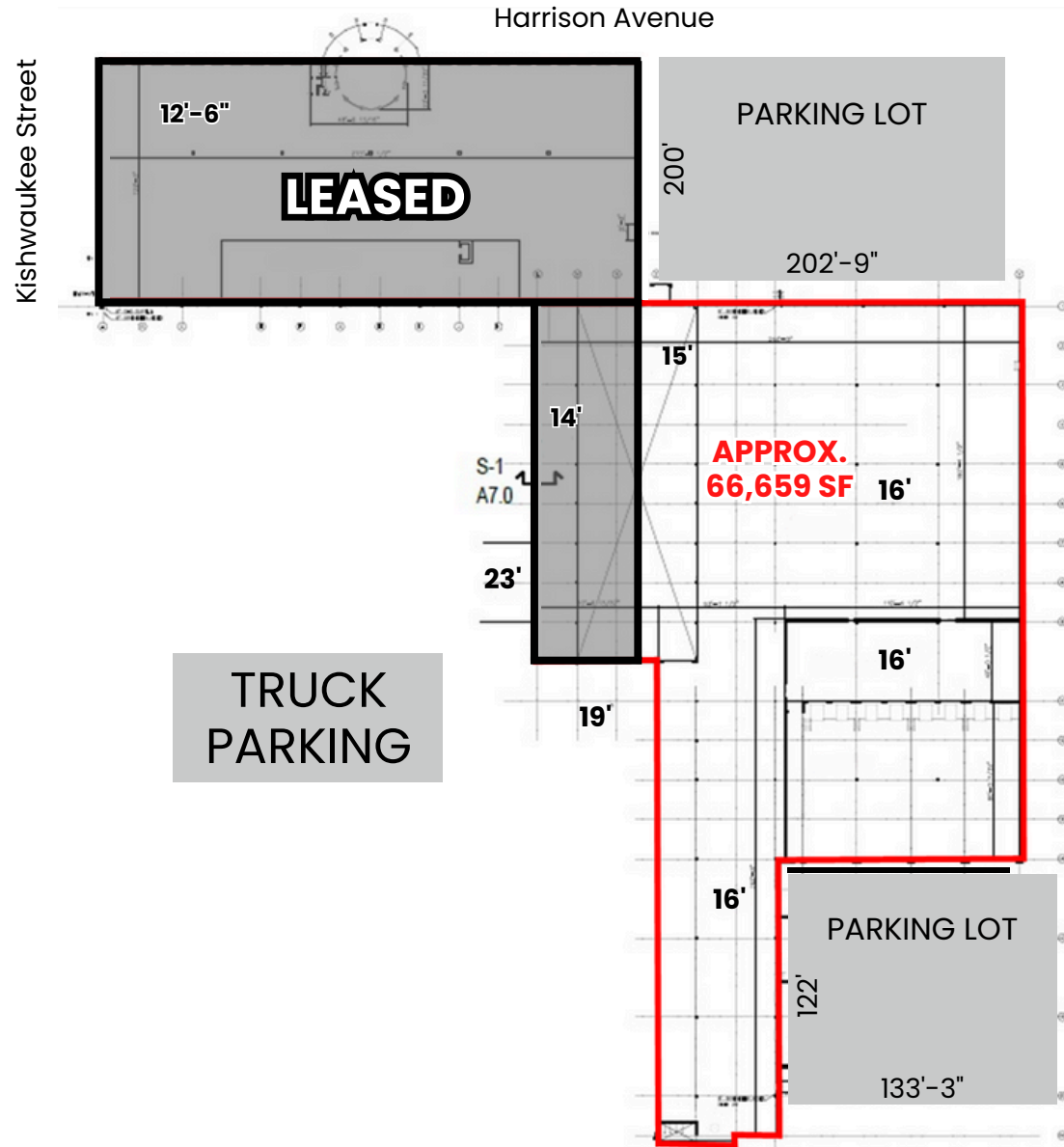
**APPROX.
66,659 SF**



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VIRTUAL TOUR**



***CLEAR
CEILING
HEIGHT**



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