

INDUSTRIAL SPACE AVAILABLE

4750 HIAWATHA DRIVE,
ROCKFORD, IL 61103

100,700 SF



Property Information

- Located in the heart of Rockford's Industrial Park.
- Over 17,000 Vehicles Per Day on Route 2.
- Less than a mile from Route 2 and a mile from Route 251.
- 7 miles from Highway I-90.
- Currently zoned I-1 (Light Industrial)
- 2,000 Amp Service - 277/480 Volts
- Signage available.

Demographics

	Population	Average Household Income	Businesses
1 Mile:	5,032	\$72,685	173
3 Miles:	55,124	\$80,154	1,453
5 Miles:	131,877	\$85,260	4,234



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

AERIAL | 4750 HIAWATHA DR, ROCKFORD, IL 61103

HEART OF ROCKFORD'S INDUSTRIAL PARK



SITE SURVEY | 4750 HIAWATHA DR, ROCKFORD, IL 61103 NEAR ROUTE 2 AND ROUTE 251



SITE SOURCE
RETAIL BROKER NETWORK



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SITE PLAN | 4750 HIAWATHA DR, ROCKFORD, IL 61103

EXISTING SITE PLAN



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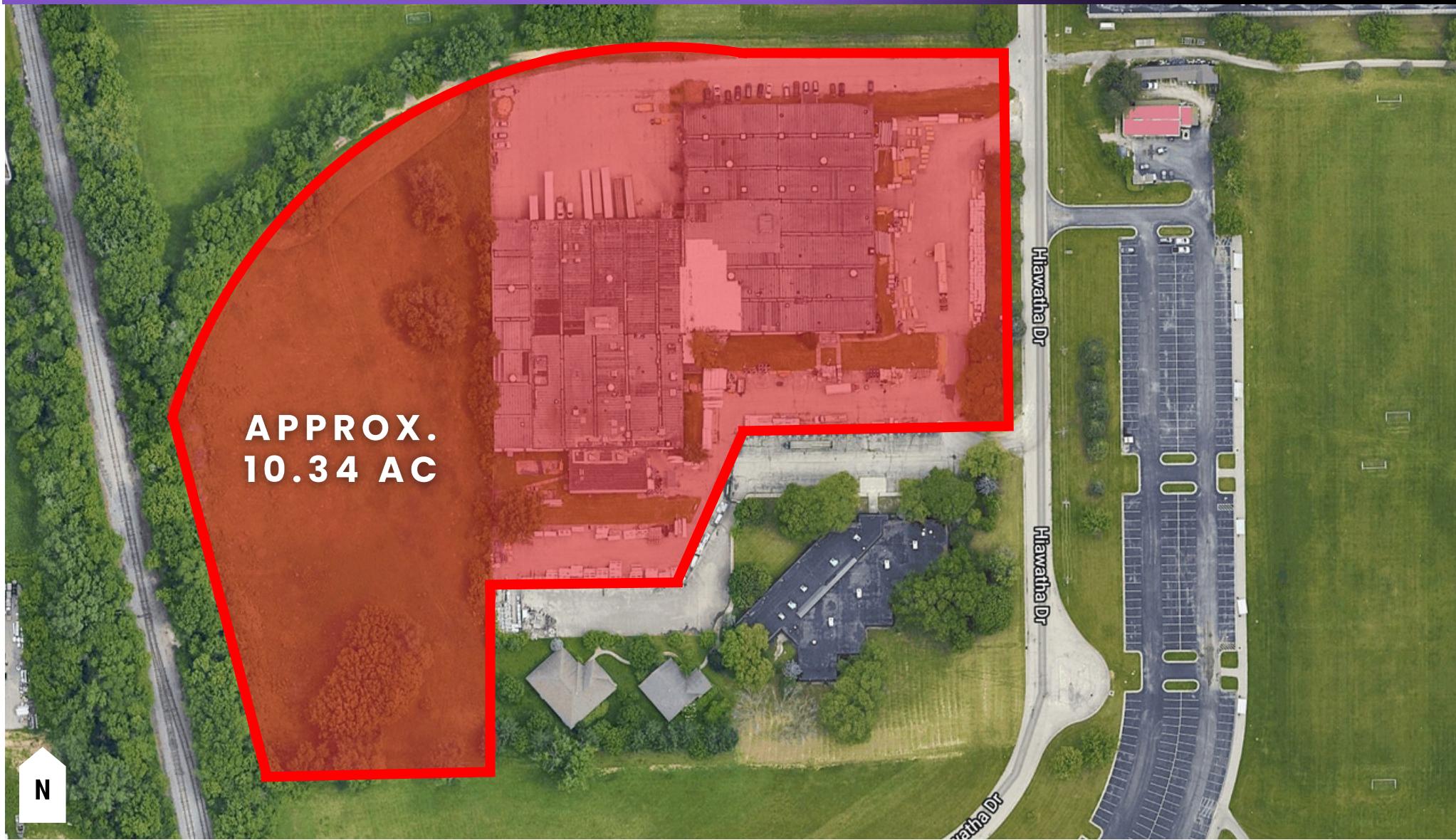


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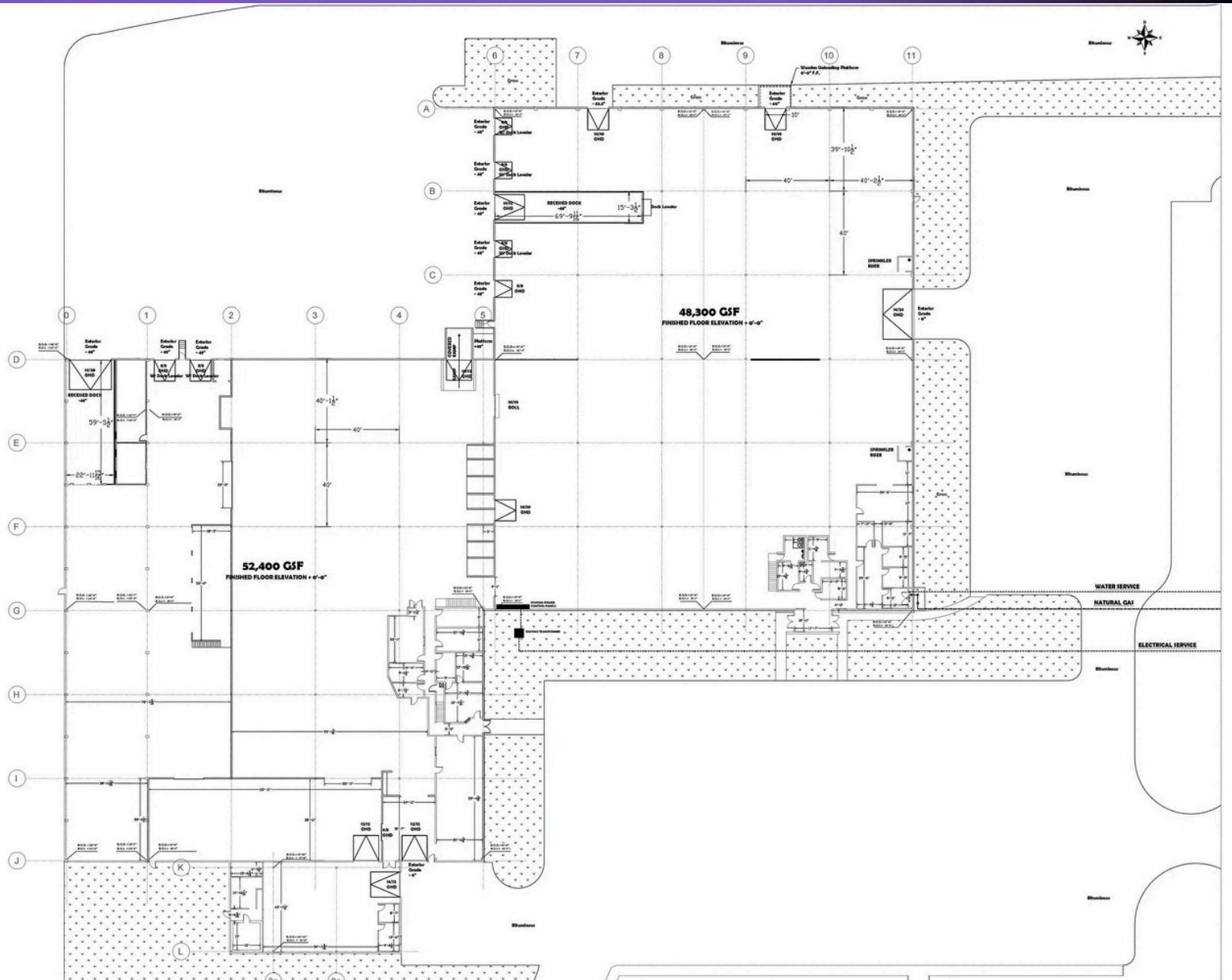
SITE PLAN | 4750 HIAWATHA DR, ROCKFORD, IL 61103

CURRENT ZONING I-1



FLOOR PLAN | 4750 HIAWATHA DR, ROCKFORD, IL 61103

FIRST FLOOR LAYOUT



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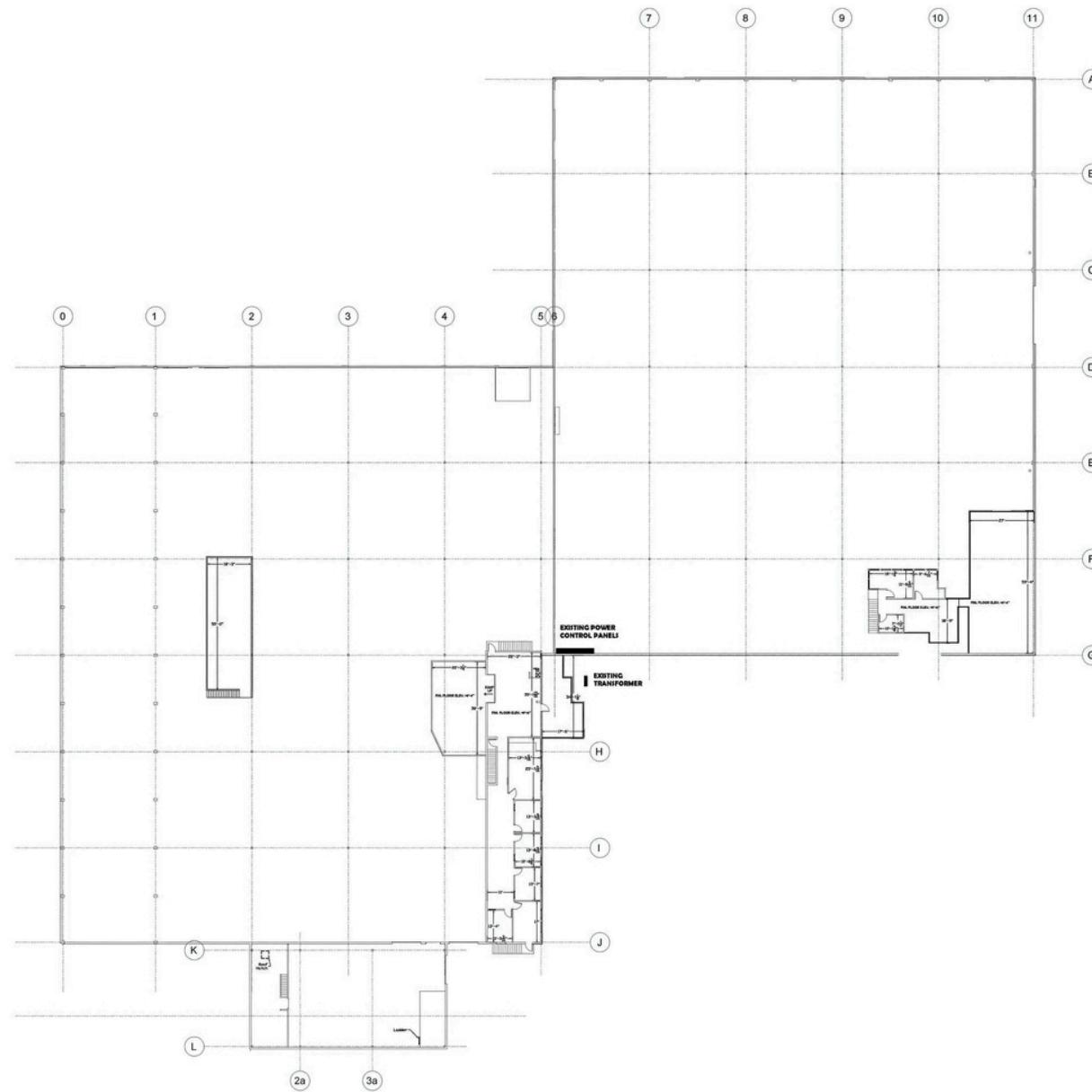


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FLOOR PLAN | 4750 HIAWATHA DR, ROCKFORD, IL 61103

MEZZANINE LAYOUT



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