

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 |

AERIAL | 4750 HIAWATHA DR, ROCKFORD, IL 61103

HEART OF ROCKFORD'S INDUSTRIAL PARK



SITE SOURCE
RETAIL BROKER NETWORK

ICSC

The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114

First Midwest Group

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



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

SITE PLAN | 4750 HIAWATHA DR, ROCKFORD, IL 61103

EXISTING SITE PLAN



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



815-229-3000



leasing@firstmidwestgroup.com



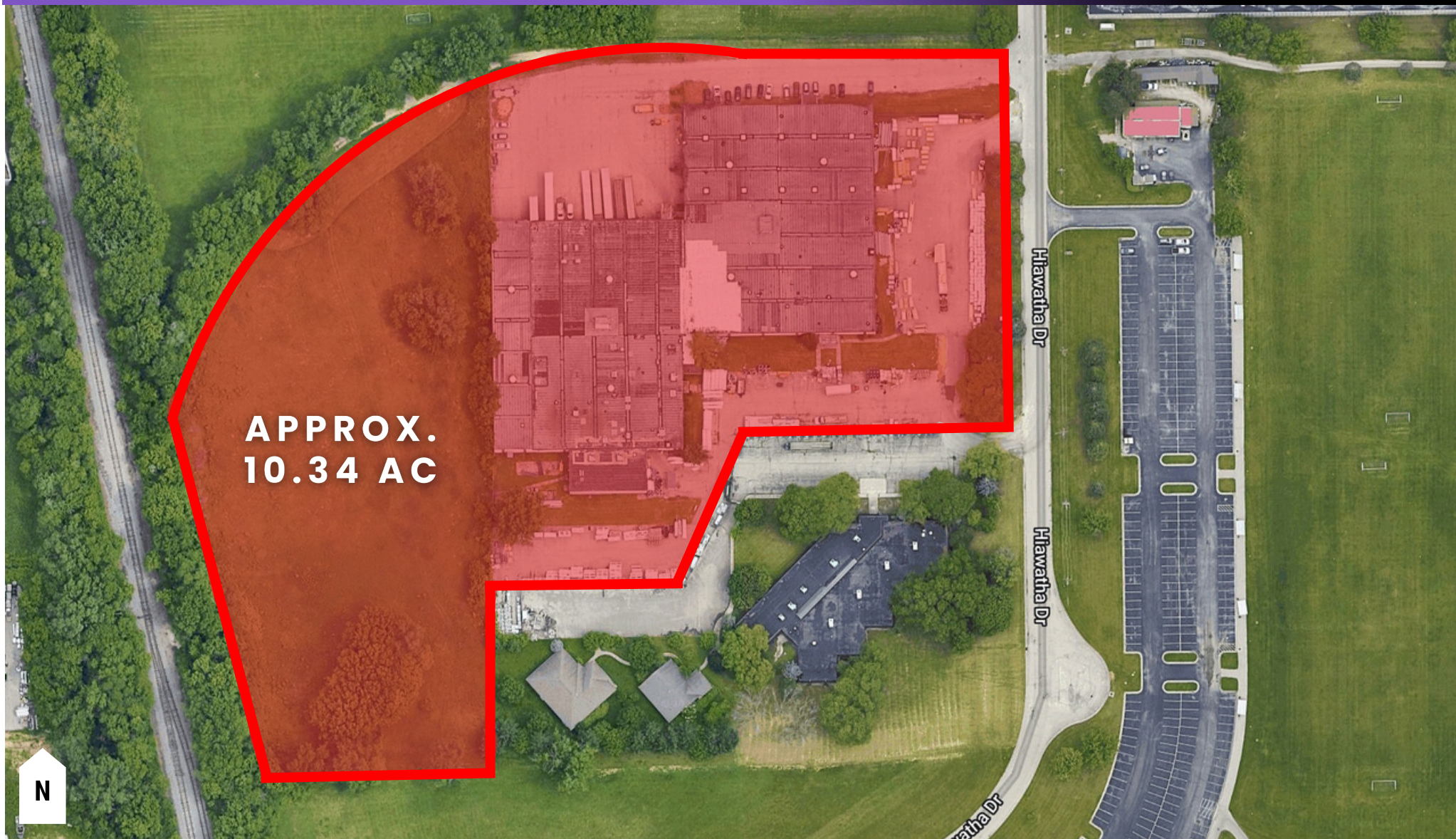
6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

SITE PLAN | 4750 HIAWATHA DR, ROCKFORD, IL 61103

CURRENT ZONING I-1



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



815-229-3000



leasing@firstmidwestgroup.com



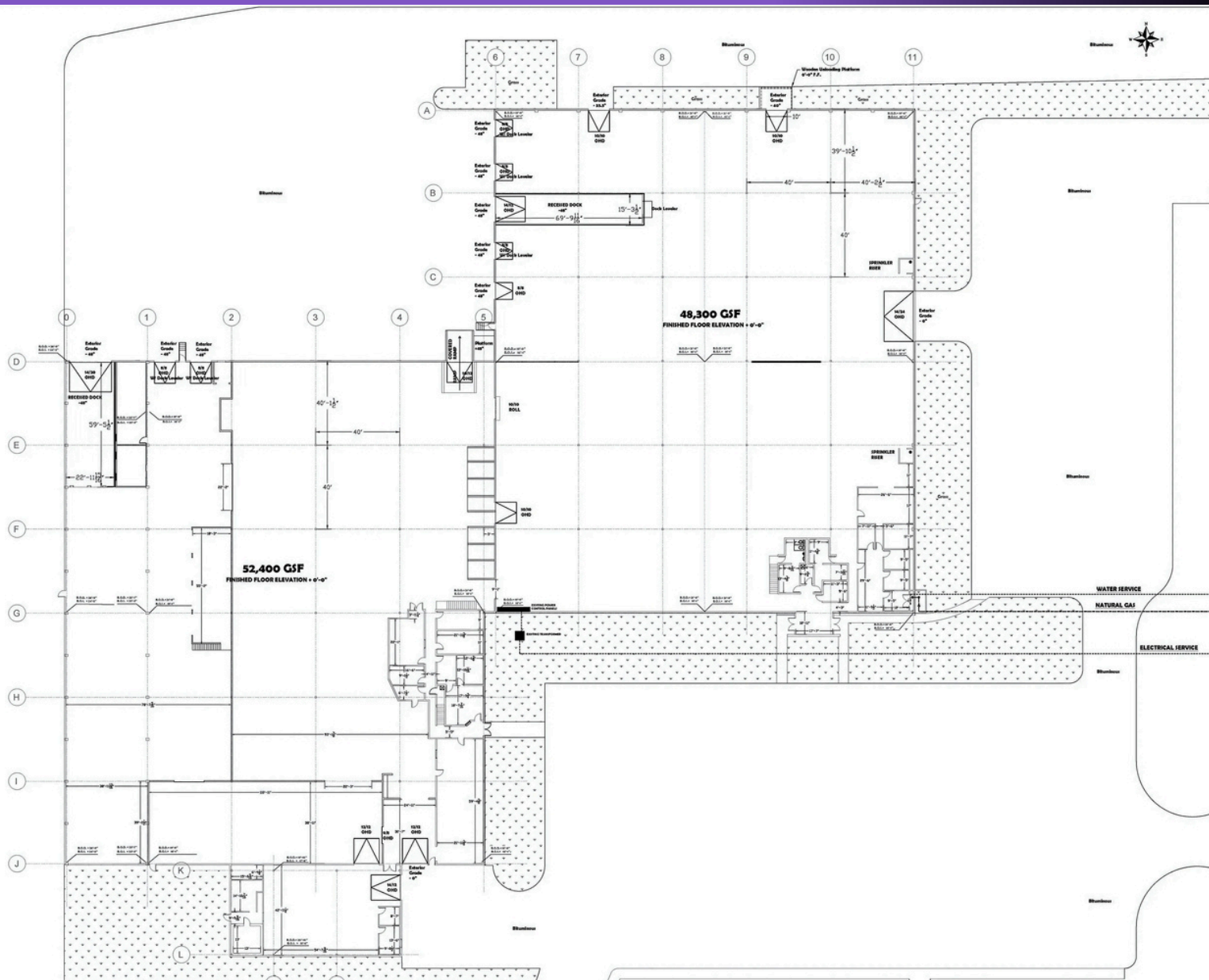
6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

FLOOR PLAN | 4750 HIAWATHA DR, ROCKFORD, IL 61103

FIRST FLOOR LAYOUT



**MULTIPLE
DOCKS**



**40' COLUMN
SPACING**



**18' CLEAR
HEIGHT**



**2,000 AMP
SERVICE
277/480 VOLTS**



**SPRINKLER
SYSTEM**

N



815-229-3000



leasing@firstmidwestgroup.com



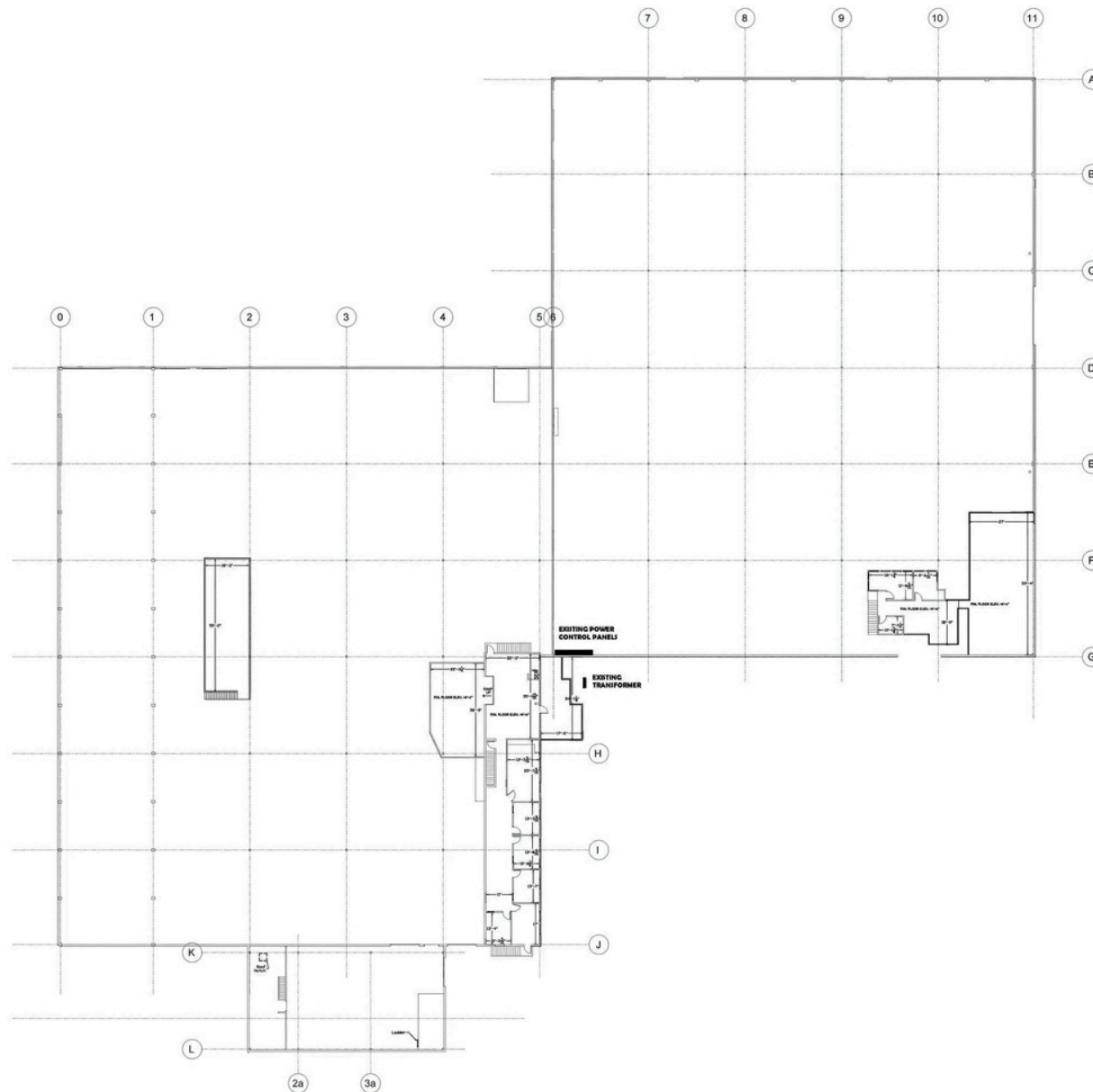
6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

FLOOR PLAN | 4750 HIAWATHA DR, ROCKFORD, IL 61103

MEZZANINE LAYOUT



**MULTIPLE
DOCKS**



**40' COLUMN
SPACING**



**18' CLEAR
HEIGHT**



**2,000 AMP
SERVICE**
277/480 VOLTS



**SPRINKLER
SYSTEM**



815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group