

WAREHOUSE / DISTRIBUTION FOR LEASE



4500 Kishwaukee St. Rockford, IL 61109



OFFERING SUMMARY

AVAILABLE SF: 100,000 SF

LEASE RATE: Call For Details

LEASE TYPE: NNN

BUILDING SF: 619,170 SF

ZONING: I3

PROPERTY OVERVIEW

Multi-Tenant facility adjacent to the Greater Chicago/Rockford International Airport

+ Clear heights up to 18'

+ Fully sprinklered

+ 12 Interior docks

+ Exterior storage options

+ New LED motion sensor lights

+ Security cameras

+ Convenient to I-90 via Bypass 20

NATHAN BRYANT, CCIM

Licensed Real Estate Broker & CEO

Mobile: (815)-218-1371 • Office: (815)-200-6004

Email: nathan@bryantcg.com

KELLER WILLIAMS REALTY SIGNATURE

4201 Galleria Dr. Loves Park, IL 61111



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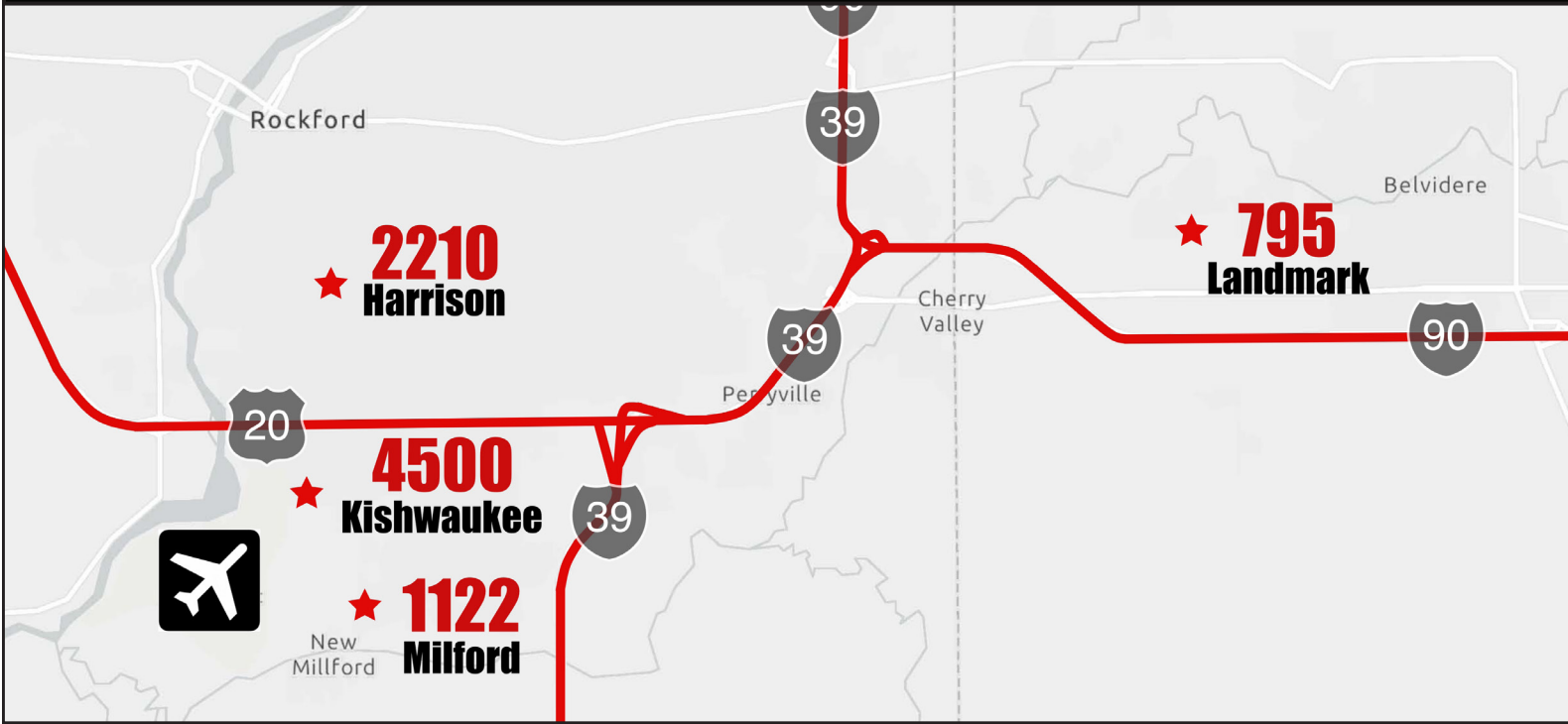
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WAREHOUSE REGIONAL SUMMARY

GREATER ROCKFORD REGION



The warehouse is part of a collection of locations offering a full logistics service including pallet racking, shelving, 3PL, Pick/Pack, bulk storage options, and food grade storage capabilities. The locations also offers light manufacturing and flex spaces to meet your specific needs. If you are in need of short term inventory storage or a long term partner, this Landlord has flexible lease terms. The warehouse owner provides reliable, cost-effective, high-quality inventory management services, and are committed to providing exceptional service.

2210 Harrison Ave. Rockford, IL

185,094sf Warehouse/Distribution Building
16' - 24' Clear Heights
24' X 32' Column Spacing
4 Dock High Doors, 1 Crane

4500 Kishwaukee St. Rockford, IL

619,170sf Warehouse/Distribution Building
18' - 30' Clear Heights
40' X 40' Column Spacing
12 Grade Level Doors & 2 Dock High Doors

1122 Milford Ave. Rockford, IL

310,205sf Warehouse/Distribution Building
26' Clear Heights
Varying Column Spacing
9 Grade Level Doors, 14 Dock High Doors

795 Landmark Dr. Belvidere, IL

90,000sf Warehouse/Distribution Building
26' - 30' Clear Heights
30' X 50' Column Spacing
24 Cross-Dock Doors

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