

4650

SHEPHERD TRAIL

ROCKFORD • ILLINOIS

AVAILABLE FOR LEASE

146,033 SF

DIVISIBLE 2ND FLOOR WAREHOUSE

2ND FLOOR WAREHOUSE

24' CLEAR

OWNED & MANAGED BY



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

LEASING BY



**CUSHMAN &
WAKEFIELD**

AL CARUANA
Executive Managing Director

+1 847 720 1326
al.caruana@cushwake.com

BRITT CASEY
Executive Vice Chairman

+1 847 518 3280
britt.casey@cushwake.com

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SHEPHERD TRAIL
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PROPERTY HIGHLIGHTS



24'
CLEAR HEIGHT



OFFICE
TO SUIT



5 EXTERIOR
LOADING DOCKS



SECURED
TRUCK COURT



PARKING
SPACES



5 TRAILER
STALLS



FREIGHT
ELEVATOR



DIVISIBLE



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SHEPHERD TRAIL

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BUILDING SPECS

TOTAL BUILDING SIZE
517,577 SF

AVAILABLE SPACE
146,033 SF (DIVISIBLE)

CLEAR HEIGHT
24'

LOADING DOCKS
5 EXTERIOR

DRIVE-IN DOORS
1

CAR PARKING
AVAILABLE

SITE SIZE
20.78 ACRES

YEAR BUILT
1980-2019

TRAILER PARKING
5 STALLS

ROOF
METAL (INSULATED EPDM)

FLOOR
6" REINFORCED CONCRETE

ZONING
UI & UC

COLUMN SPACING
50' X 50'

ELEVATORS
1 PASSENGER & 1 FREIGHT

LIGHTING
HIGH-EFFICIENCY T8

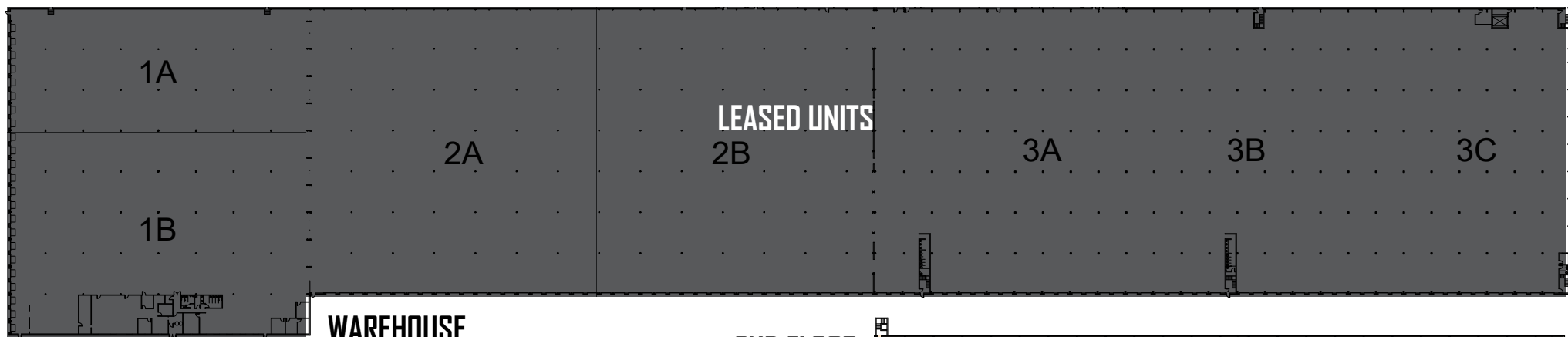
SPRINKLERS
100% WET

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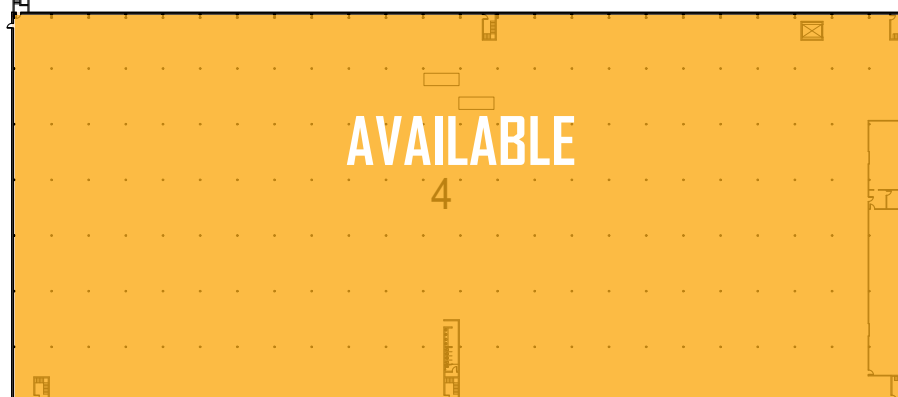
2ND FLOOR WAREHOUSE
146,033 SF



FLOOR PLANS

NUMBER	CURRENT USE	CLEAR HEIGHT	DOCKS	SQUARE FEET
1A	LEASED	24'-8"	8	28,144 SF
1B	LEASED	24'-8"	15	46,920 SF
2A	LEASED	24'-8"	20	63,336 SF
2B	LEASED	24'-8"	20	60,009 SF
3A	LEASED	25'-6"	19	61,145 SF
3B	LEASED	25'-6"	21	38,088 SF
3C	LEASED	25'-6"	22	52,817 SF
4	2ND FLOOR WAREHOUSE	24'-4"	N/A	146,033 SF
5	LEASED	N/A	N/A	20,985 SF
TOTAL			125	517,577 SF

2ND FLOOR WAREHOUSE



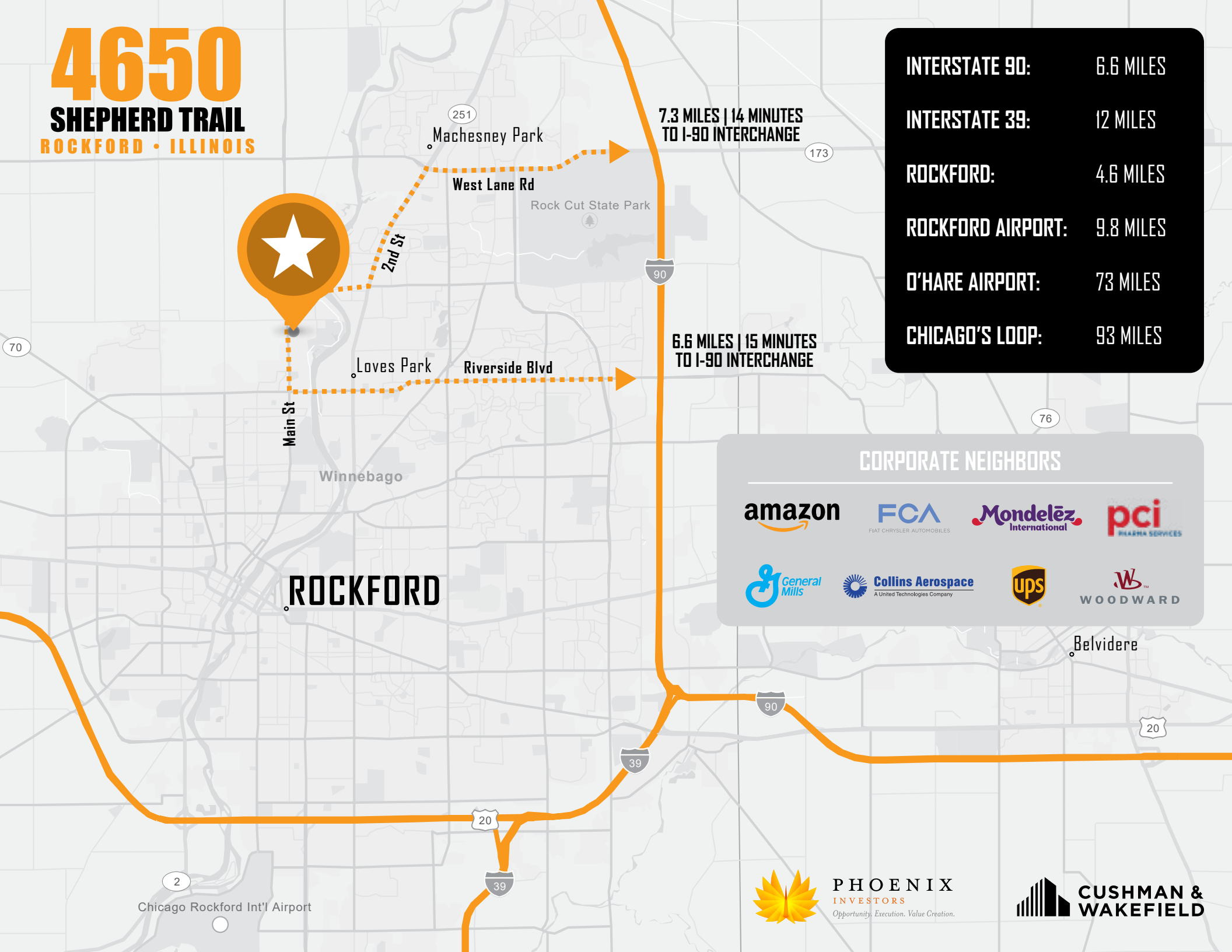
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SHEPHERD TRAIL

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INTERSTATE 90:	6.6 MILES
INTERSTATE 39:	12 MILES
ROCKFORD:	4.6 MILES
ROCKFORD AIRPORT:	9.8 MILES
O'HARE AIRPORT:	73 MILES
CHICAGO'S LOOP:	93 MILES

7.3 MILES | 14 MINUTES
TO I-90 INTERCHANGE

6.6 MILES | 15 MINUTES
TO I-90 INTERCHANGE

CORPORATE NEIGHBORS

amazon

FCA
FIAT CHRYSLER AUTOMOBILES

Mondelēz
International

pci
PHARM SERVICES

General
Mills

Collins Aerospace
A United Technologies Company

ups

WOODWARD

ROCKFORD

Chicago Rockford Int'l Airport



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SHEPHERD TRAIL

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ROCKFORD OVERVIEW

RAIL SERVICE

Rail carriers serving area: BNSF, UP, CN, CP
Shortline rail serving area:

- Continuous switching service
- Intermodal service available
- Transload service available
- UP Global 3 intermodal facility 25 miles south of MSA

MOTOR FREIGHT CARRIERS

Local.....	50
Long-Distance Truckload.....	33
Long-Distance Less Than Truckload.....	17
Specialized	54

TRANSIT TIME BY TRUCK MAP

INCENTIVES

Communities within the Rockford MSA work enthusiastically with new and expanding companies to create a higher standard of living for the region's residents. Incentives are an investment in the future economic well-being of a company and, as such, a return on investment of jobs, tax revenue, community cooperation, and capital investment is expected. Incentives and a location decision must make good fiscal sense to all parties involved. For additional information visit RockfordIL.com.



STATE-DESIGNATED ENTERPRISE ZONES

Belvidere/Boone County, Global Trade Park, Loves Park/Machesney Park, Rockford I-90, and Rockford EZ I.

TAX INCREMENT FINANCING DISTRICTS

Rockford, Cherry Valley, Loves Park, Machesney Park, Rockton, and South Beloit.

FLEXIBLE FINANCING

Industrial Development Revenue Bond and Revolving Loan Fund programs available.

IMMIGRATION THROUGH INVESTMENT

An incentive program where foreign companies investing in the region can receive EB-5 Visas.

FOREIGN TRADE ZONE #176

The RAEDC administers FTZ #176 (Foreign Trade Zone #176) on behalf of the Chicago Rockford International Airport. For information regarding participation, contact your local economic development organization.

CASH FLOW

Standing inventory is held in the FTZ subzone/site without duty, often resulting in large savings, particularly during the first year.

SUPPLY CHAIN TIMELINE

There is no need to hold product for customs clearance.

DUTY DEFERRAL OR ELIMINATION

There is significant duty deferral or elimination of duty on the average inventory during the first year in the FTZ program with capital costs captured each subsequent year.

VALUE ADDED

Value added to merchandise in an FTZ subzone/site is not dutiable.

PRODUCTION EQUIPMENT

Certain duty deferral and reduction benefits apply on production equipment admitted for assembly and testing prior to use in production.

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FOR MORE
INFORMATION OR
TO SCHEDULE A
PROPERTY TOUR:

AL CARUANA
Executive Managing Director
+1 847 720 1326
al.caruana@cushwake.com

BRITT CASEY
Executive Vice Chairman
+1 847 518 3280
britt.casey@cushwake.com



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