



# FOR SALE OR LEASE

## WAREHOUSE / DISTRIBUTION

795 Landmark Dr. Belvidere, IL



### OFFERING SUMMARY

SALE PRICE:	<i>Call For Details</i>
BUILDING SF:	90,000SF
LOT SIZE:	6.53AC
AVAILABLE SF:	90,000SF
LEASE RATE:	<i>Call For Details</i>
LEASE TYPE:	NNN
ZONING:	LIGHT INDUSTRIAL

### PROPERTY OVERVIEW

Cross-Docked Industrial building with truck access via I-90/39 and US RTE 20.

- + 600amp/480v/3-phase
- + 26' - 30' Ceiling Heights
- + 30' X 50' Column Spacing
- + 24 Dock Doors
- + 3 - 14' x 14' Drive In Doors
- + LED Lighting Throughout
- + 15 miles NE of Chicago/Rockford Airport
- + 65 miles NW of O'Hare Airport

**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



**BRYANT**  
COMMERCIAL GROUP

*Each Office is Individually Owned & Operated*



**BRYANT**  
COMMERCIAL GROUP

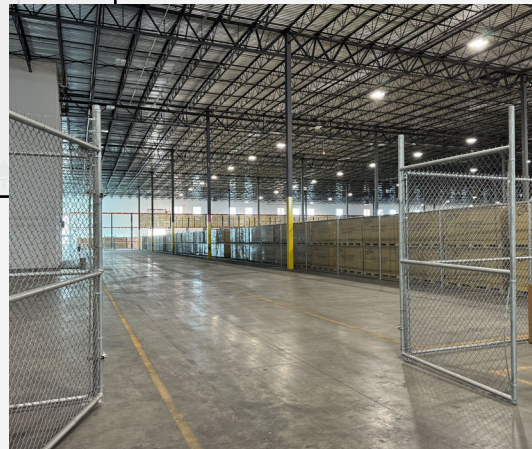
## WAREHOUSE & LOGISTICS SUMMARY

ROCKFORD, IL - HOUSTON, TX



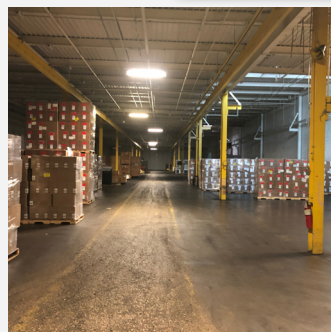
This warehouse is part of a strategically positioned portfolio of facilities designed to deliver comprehensive logistics solutions. Services include pallet racking, shelving systems, third-party logistics (3PL), pick-and-pack operations, bulk storage, and certified food-grade storage capabilities. Additionally, the properties accommodate light manufacturing and flex space configurations, allowing for customized operational setups.

Whether your requirement is **short-term** overflow storage or a **long-term** logistics partner, the landlord offers highly **flexible lease** arrangements. The property ownership is committed to delivering reliable, cost-efficient, and high-quality inventory management solutions, underpinned by a strong emphasis on service excellence.



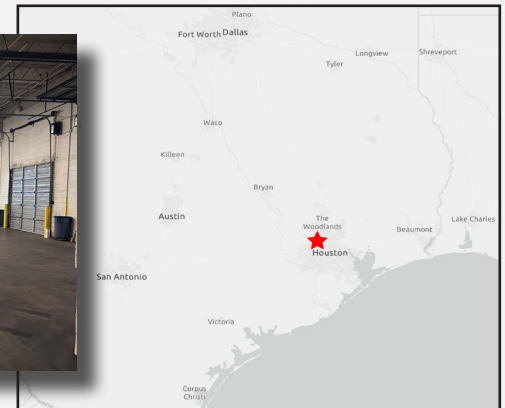
### SERVICES

INTERMODAL  
PALLETIZING  
LUMPING SERVICES  
TRANSLOADING  
CFS STATION  
AMAZON FBA PREP  
FOOD GRADE  
DROP AND HOOK  
CONTAINER DRAYAGE  
53' TRAILERS  
FLATBEDS  
CUSTOM BONDED STORAGE  
CUSTOM BONDED DRAYAGE



### WAREHOUSING

1.6 MILLION SQFT - Rockford, IL  
700,000 SQFT - Houston, TX  
ADVANCED RACKING SYSTEM  
160+ DOCK DOORS  
800+ PARKING SPACES



**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



**BRYANT**  
COMMERCIAL GROUP

*Each Office is Individually Owned & Operated*