



BRYANT
COMMERCIAL GROUP

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

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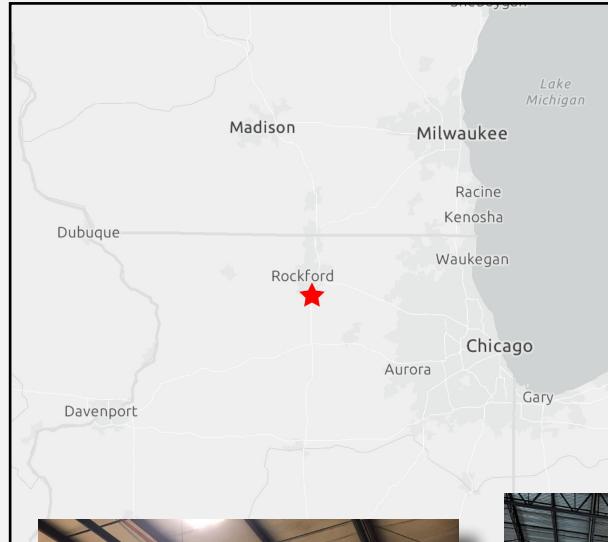
KELLER WILLIAMS REALTY SIGNATURE

4201 Galleria Dr. Loves Park, IL 61111



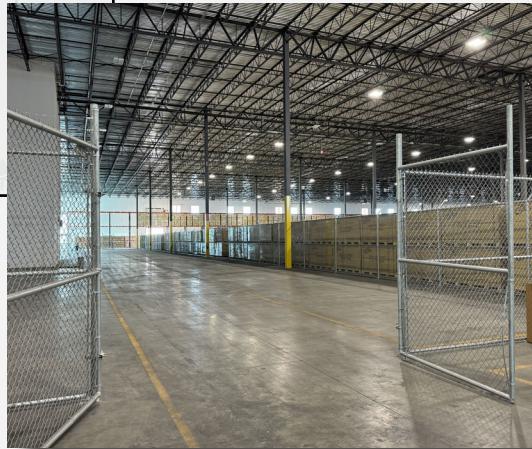
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Each Office is Individually Owned & Operated



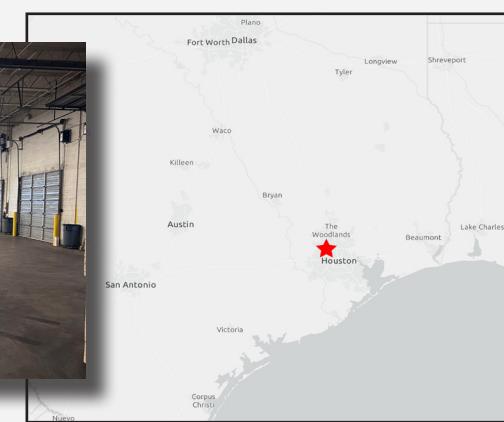
This warehouse is part of a strategically positioned portfolio of facilities designed to deliver comprehensive logistics solutions. Services include pallet racking, shelving systems, third-party logistics (3PL), pick-and-pack operations, bulk storage, and certified food-grade storage capabilities. Additionally, 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



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