

# 1827 18th Avenue Rockford, IL

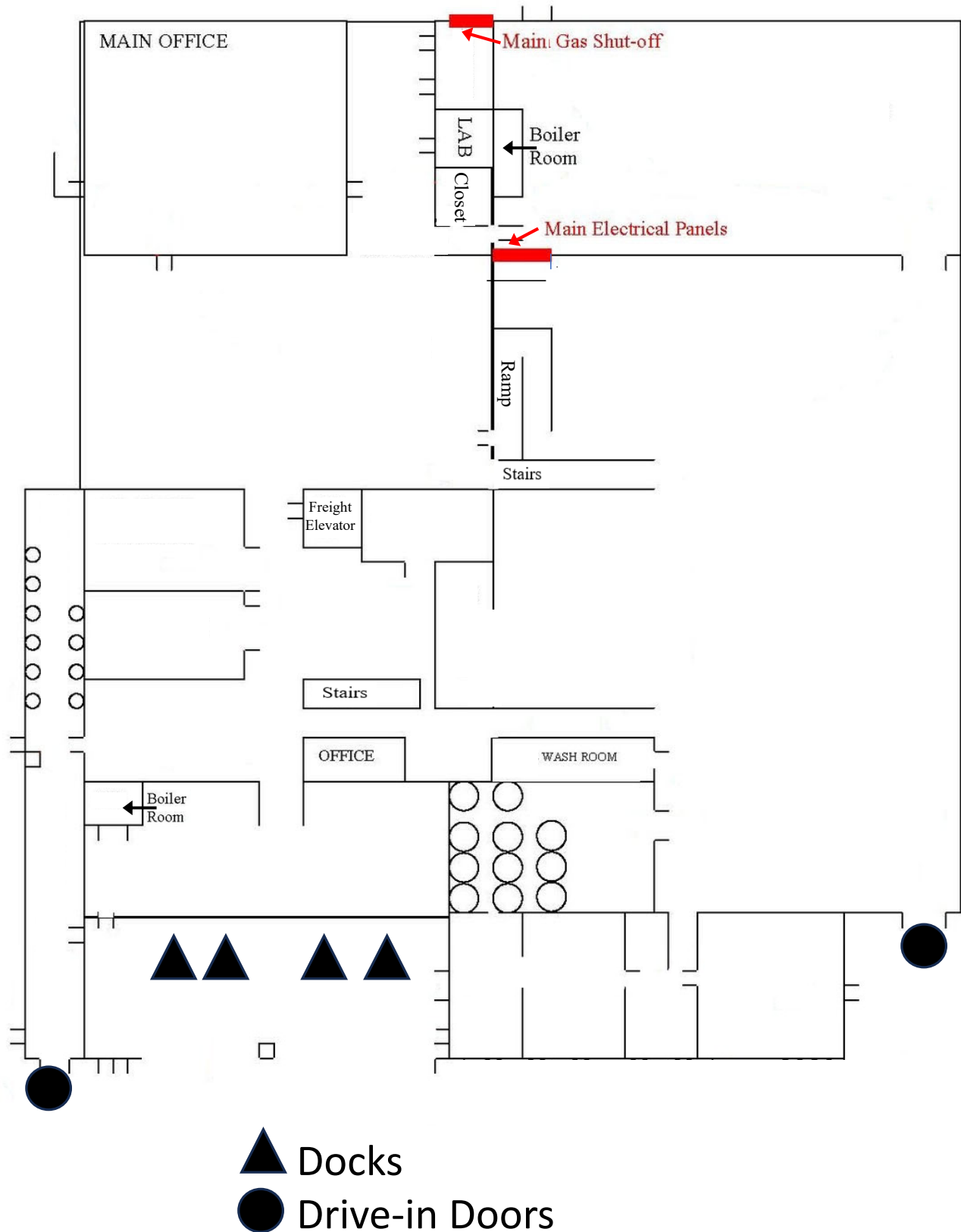
## Industrial Manufacturing Building



### Property Highlights

<b>Total Building SF</b>	Ground floor: 63,034 SF Floors 2 - 4: 63,000 SF, although potentially usable (no value given to these floors)
<b>Office SF</b>	10,000 SF
<b>Built</b>	1920, 1997 and 2000
<b>Renovated</b>	Office renovated 2016
<b>Clear Height</b>	10' - 18'
<b>Power</b>	1600 Amps, 480 V, 3 phase
<b>Docks</b>	4
<b>Drive-in Doors</b>	2
<b>Sprinkler System</b>	First Floor: Wet system Floors 2 - 4: Dry system
<b>Security</b>	Fully fenced with FOB access
<b>Access</b>	2.2 miles to Bypass 20/11th St. interchange, under 5 miles to I-39 and under 10 miles to I-90
<b>Real Estate Taxes</b>	\$0.30/SF
<b>Additional Features</b>	Potential for rail access Potential for additional parking







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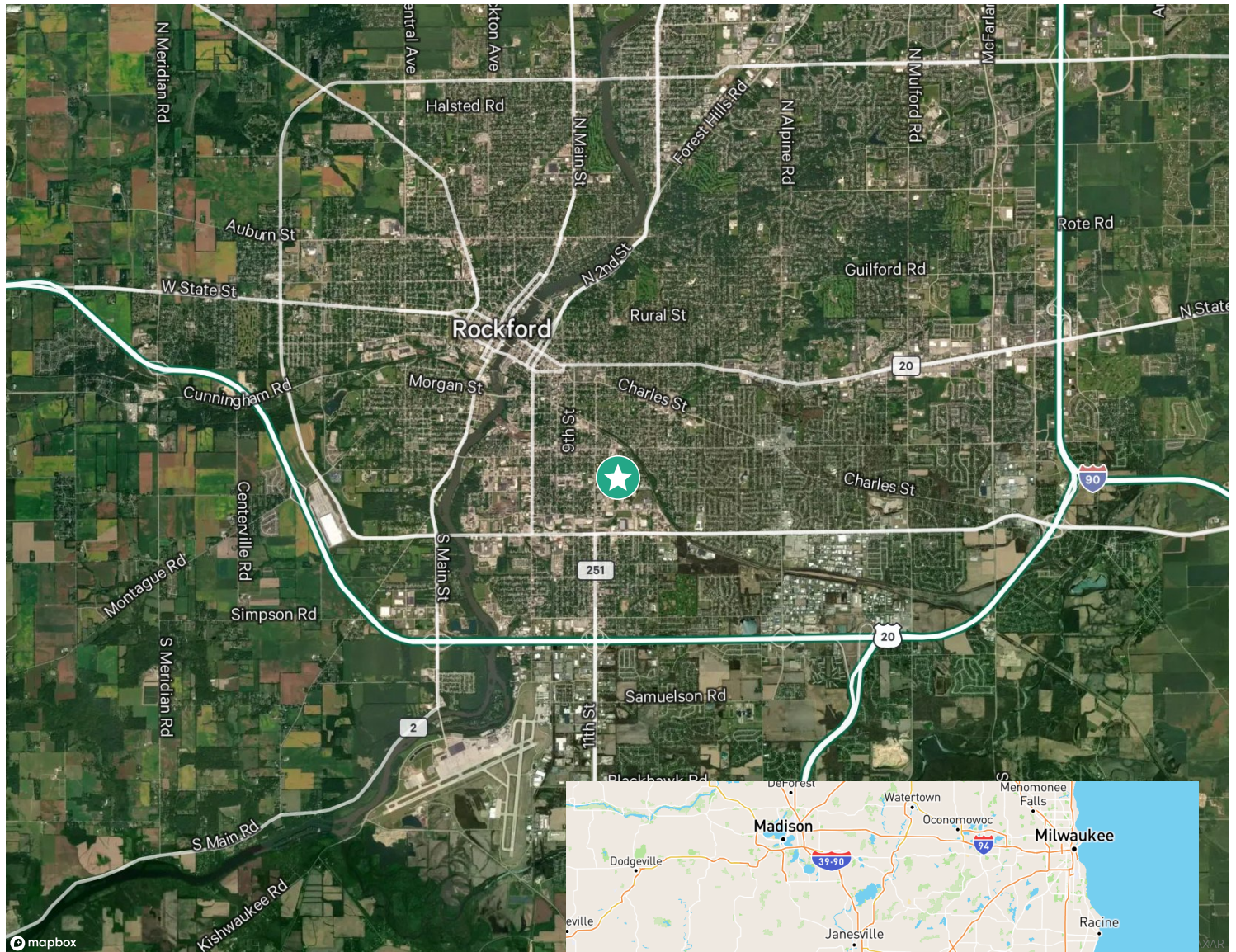
For Sale or Lease





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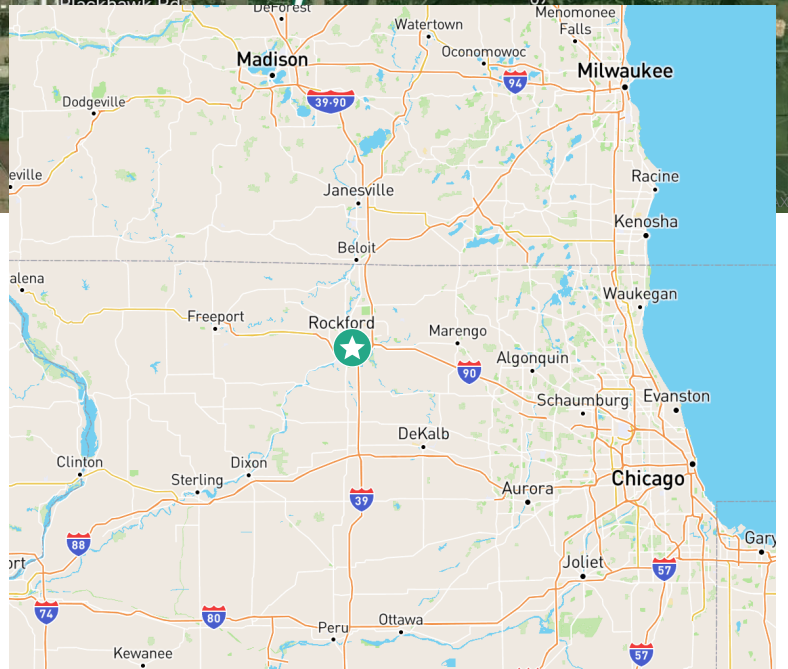
## Contact Us

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