

100,734± SF ON 0.79± AC AVAILABLE FOR SALE

DOWNTOWN ROCKFORD SPECIALTY/ REDEVELOPMENT OPPORTUNITY.

215 N. COURT STREET | ROCKFORD, IL 61103



FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

MIDWEST
Commercial



OVERVIEW.

PROPERTY DESCRIPTION

Foundry Commercial is pleased to offer this downtown specialty/redevelopment opportunity in the heart of Rockford, IL. Easily accessible from all three bridges, Route 2, 20, and 70, the property sits two blocks from the BMO Center and Winnebago County Administrative Buildings and one block from the Downtown Entertainment District.

0.79 \pm AC

LOCATED TWO
BLOCKS FROM THE
BMO CENTER

C4

CURRENT
ZONING

100,734 \pm SF

TOTAL SQUARE
FOOTAGE

ON A

Hard Corner

COURT STREET &
MULBERRY STREET

215 N. COURT STREET ROCKFORD, IL 61103

COUNTY | WINNEBAGO

PARCEL ID | 11-23-302-002

YEAR BUILT | 1885

BUILDING SF | 100,734 ± SF

SITE SIZE | 0.79 ± AC

ZONING | C4, URBAN MIXED-USE DISTRICT

OVERLAY | ARTS AND CREATIVITY DISTRICT

ASKING PRICE | **\$995,000**



DETAILS.

AERIAL.

BELL TOWER

3-STORY SECTION

4-STORY SECTION

SANCTUARY WITH BALCONY

N. COURT STREET

MULBERRY STREET | 4,350 VPD

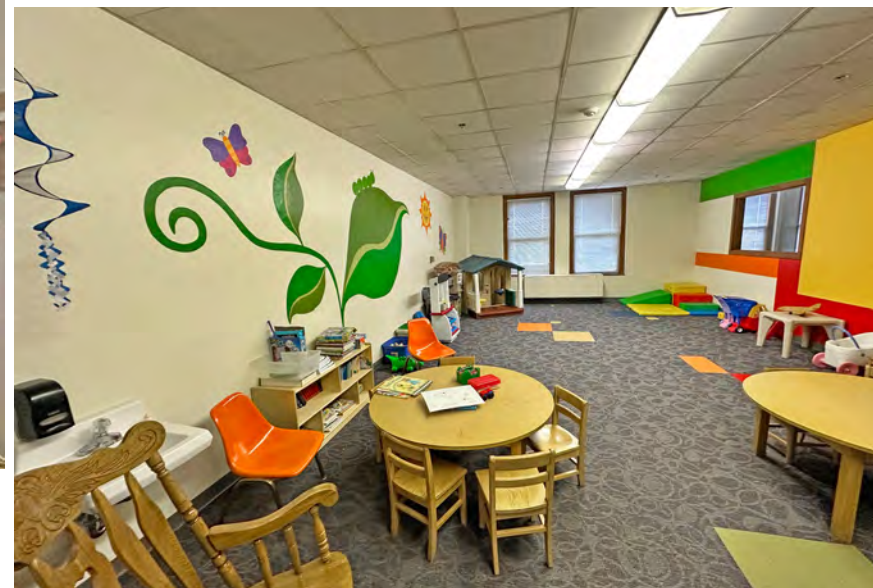
PHOTOS.

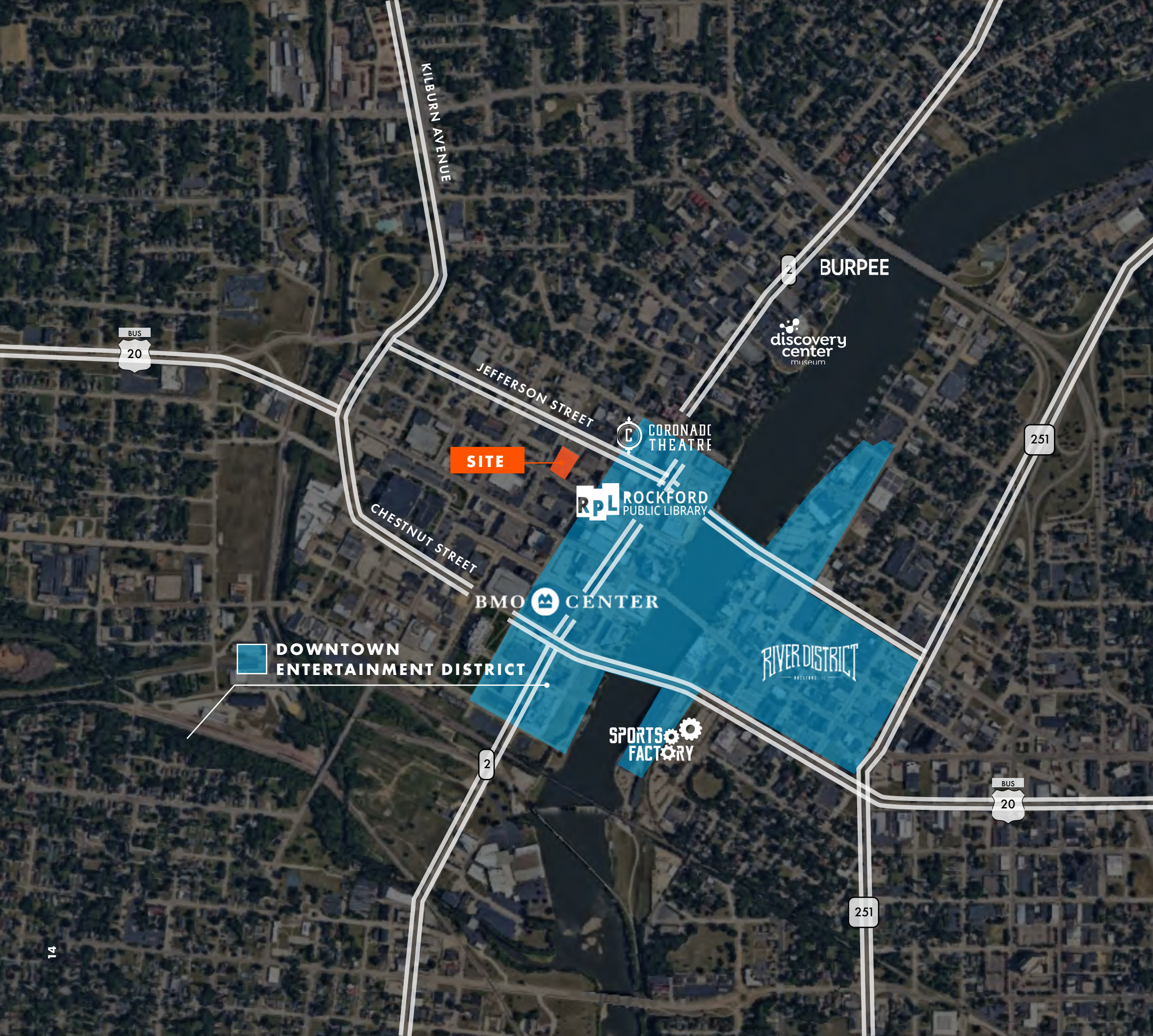


PHOTOS.



PHOTOS.





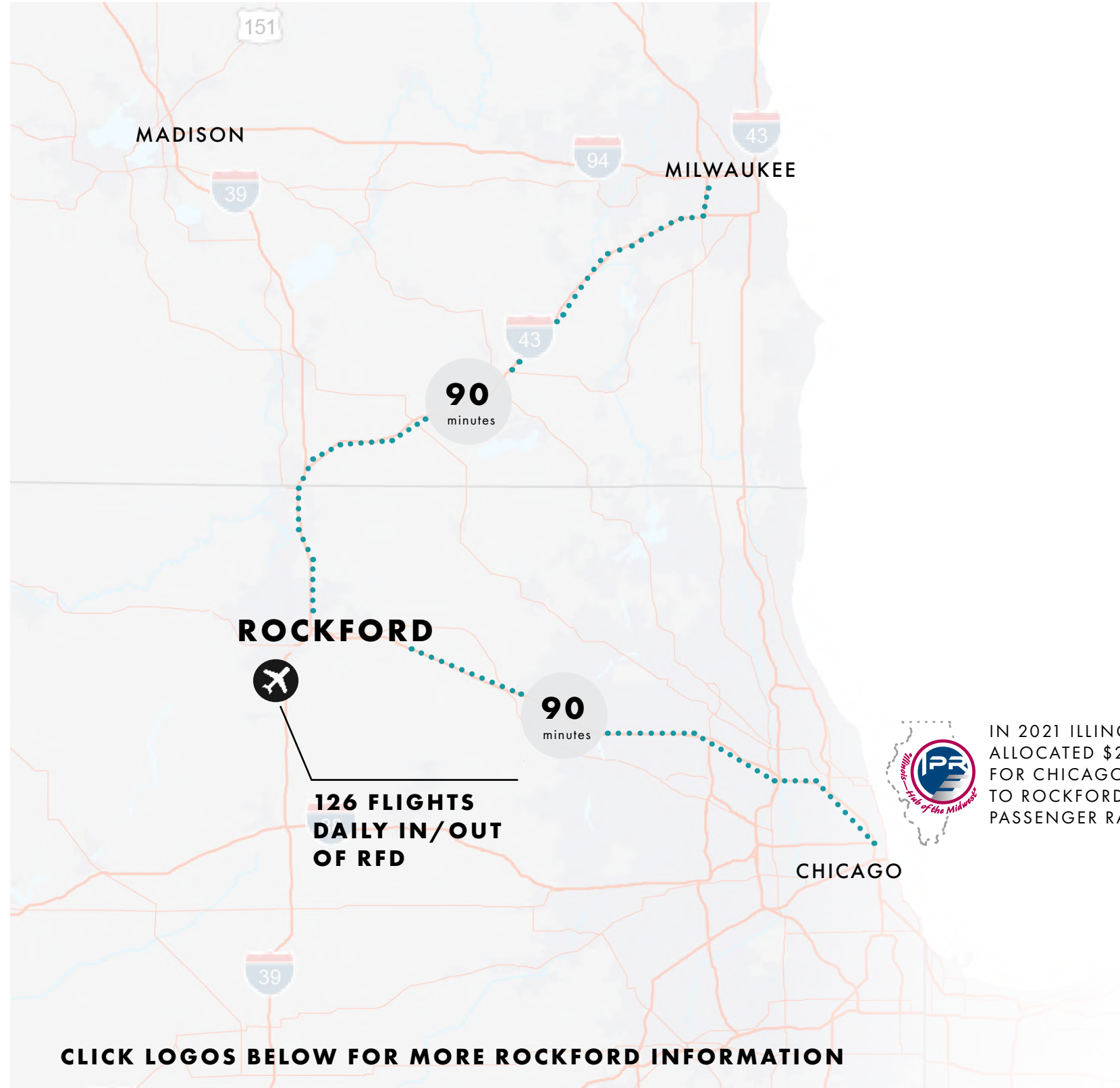
MAP.



Nestled alongside the picturesque Rock River, the River District is the beating heart of downtown Rockford. The River District Association is committed to strong and vibrant businesses



Rockford's 6,200-seat downtown arena hosts a variety of world-class entertainment including concerts, comedy, circuses, rodeos, motor sports, family shows and much more. It is home to the Rockford IceHogs, the American Hockey League affiliate of the Chicago Blackhawks.



ROCKFORD.

Located equidistant between the Chicago and Milwaukee metros, Rockford, IL is the manufacturing, logistics, and distribution hub of northern Illinois. With tremendous recent growth due to a favorable housing market, the area has seen improvement and rebirth over the last few years.

\$523.4 M

VISITOR SPENDING

"State of the City" April 2026

#1

REAL ESTATE MARKET IN THE NATION

WSJ/Realtor.com Spring 2024 Housing Market Ranking

33%

MEDIAN INCOME INCREASE SINCE 2016

"State of the City" April 2026

TOP EMPLOYERS IN THE ROCKFORD REGION

| TOP EMPLOYERS | INDUSTRY | EMPLOYEES |
|--------------------------------|--------------------------|-----------|
| Collins Aerospace | Advanced Manufacturing | 2,300 |
| Stellantis | Advanced Manufacturing | 1,500 |
| Amazon | Logistics & Distribution | 1,300 |
| PCI Pharma Services | Logistics & Distribution | 1,200 |
| Woodward | Advanced Manufacturing | 1,200 |
| United Parcel Service, Inc. | Logistics & Distribution | 1,000 |
| Taylor Company | Advanced Manufacturing | 1,000 |
| General Mills, Inc. | Food Processing | 650 |
| Bergstrom | Advanced Manufacturing | 500 |
| Lowes Distribution Center | Logistics & Distribution | 500 |
| Perfetti Van Melle | Advanced Manufacturing | 400 |
| Rockford Toolcraft, Inc. | Advanced Manufacturing | 400 |
| Estwing Manufacturing Co, Inc. | Advanced Manufacturing | 300 |
| Ingersoll Machine Tools, Inc. | Advanced Manufacturing | 300 |
| GE Aviation | Advanced Manufacturing | 300 |
| TH Foods, Inc. | Food Processing | 300 |

CLICK LOGOS BELOW FOR MORE ROCKFORD INFORMATION



215 N. COURT STREET | ROCKFORD, IL 61103

CONTACT.

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