



1827 Broadway Ave. Rockford, IL 61104

# INDUSTRIAL FOR SALE

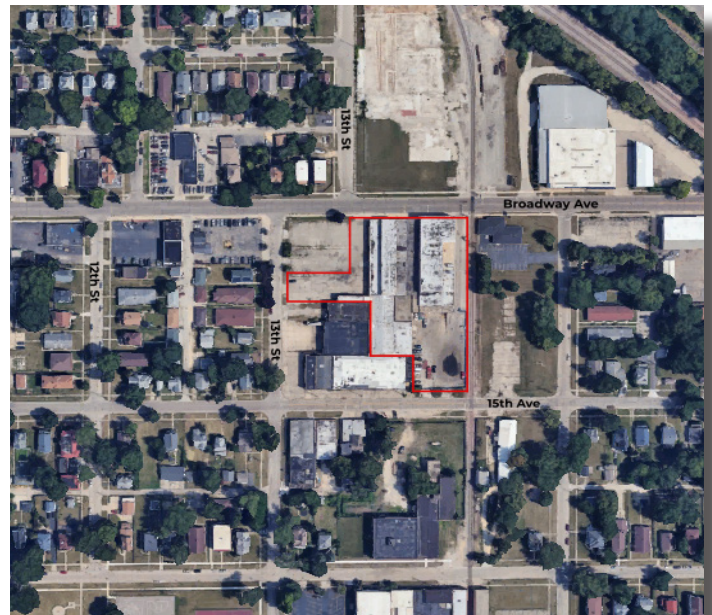
## Warehouse/Manufacturing



We are pleased to present the opportunity to acquire a highly-functional warehouse and manufacturing facility located in Rockford, IL.

This building is ideally equipped for heavy-duty operations, offering heavy power infrastructure, flexible layout, and logistics-ready features.

Strategically located in the Rockford industrial sub-market, offering ease of access to regional transportation infrastructure, and labor pool.



**NATHAN BRYANT, CCIM**  
*Licensed Real Estate Broker & CEO*

**Mobile:** (815)-218-1371 • **Office:** (815)-200-6004  
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**KELLER WILLIAMS REALTY SIGNATURE**  
4201 Galleria Dr. Loves Park, IL 61111



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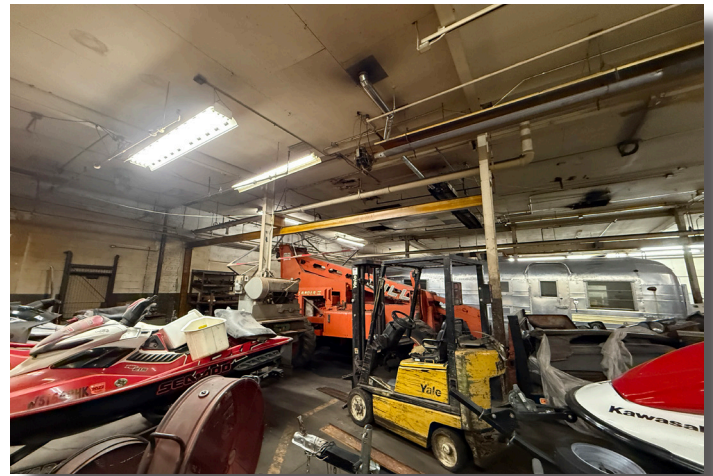


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## Warehouse/Manufacturing

## PROPERTY HIGHLIGHTS

Asking Price:	\$549,000
Building Size:	+/-61,861 SF
Land Size:	2.09 AC
Year Built:	1931
Clear Heights:	12' - 15'
Zoning:	I1
Real Estate Taxes:	\$8,449.16



- Heavy-Duty Bus-Bars & Crane Bays
- Industrial Elevator
- 1 Internal & 1 External Dock
- 5 Drive-in Doors
- 2nd Floor Office & Storage Space
- Winnebago County TIFs
- 3.5 miles from I-39 Interchange
- 4.6 miles to Rockford Int'l Airport

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