

5001 SANDY HOLLOW RD.
rockford, il
development opportunity

david conroy
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sale specifications

Total Land Area:	± 41.11 Acres ± 1,790,752 Sq. Ft.
Lot Dimensions:	Width: 1,656'; Length: 670' - 1,240'
Frontage:	1,656' on Sandy Hollow Rd.
Development Type:	Greenfield
Electric:	ComEd
Gas:	Nicor
Water/Sewer:	Four Rivers Sanitation Authority
Parcel ID:	16-09-101-008
Property Taxes: <i>'22 payable in '23'</i>	\$1,475.82
Sale Price:	\$2,200,000
Lease Rate:	Subject to Final Building Plan

- ✓ special incentives:
Underserved Area
EDGE Credits,
Possible Enterprise Zone
- ✓ strong labor force
- ✓ utilities on site
- ✓ 0.7 miles to I-39
interchange

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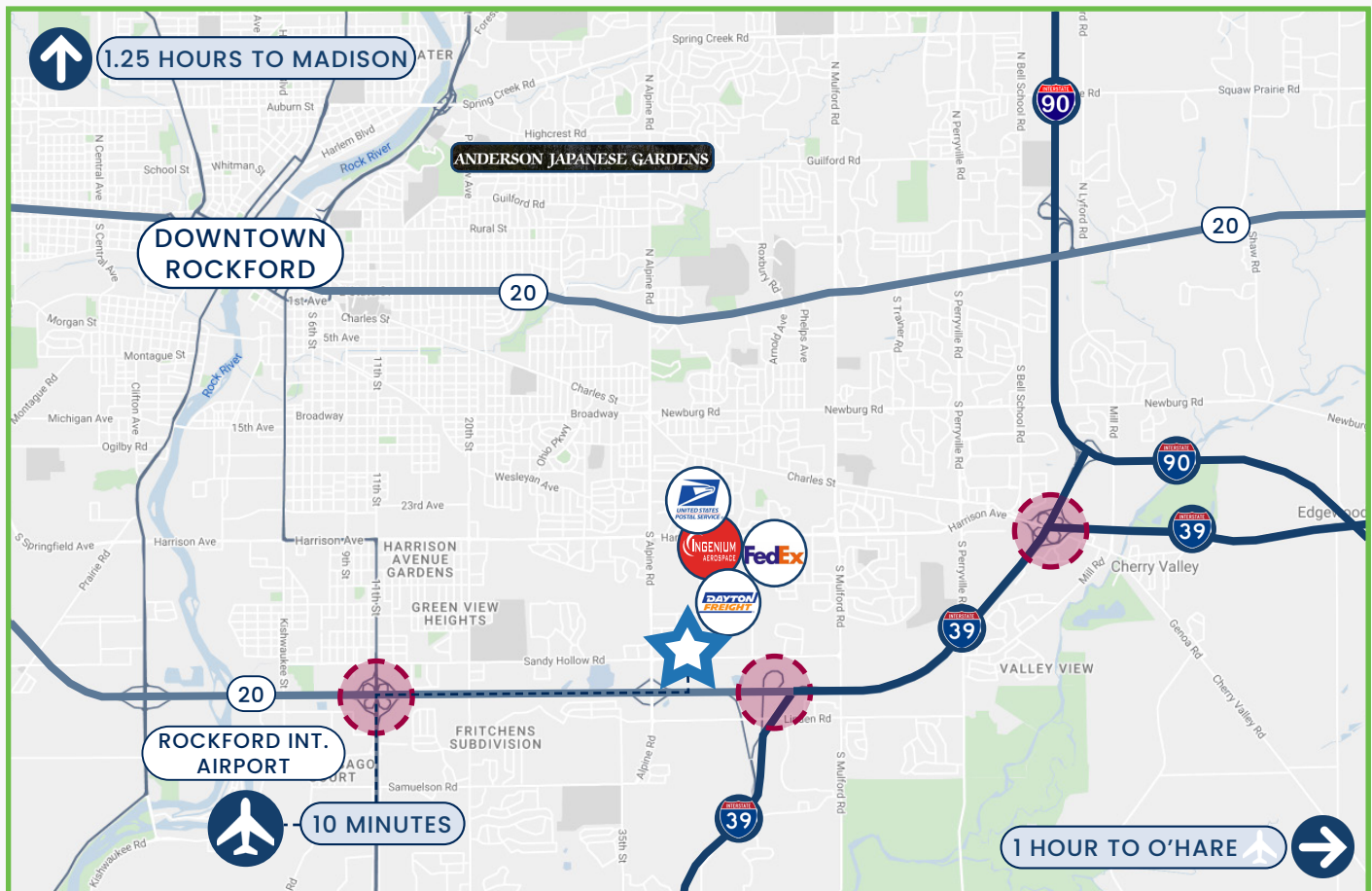
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zoning

Zoning	Building Height	Permitted Uses	Special Uses	Front Setback	Side Yard Setback	Rear Setback
I-1	45'	Light Industrial: Low Impact Manufacturing & General Warehousing	Outside Storage; Terminals; Container Yards	Buildings: 30' Parking Lots: 10'	10'	10'

location overview

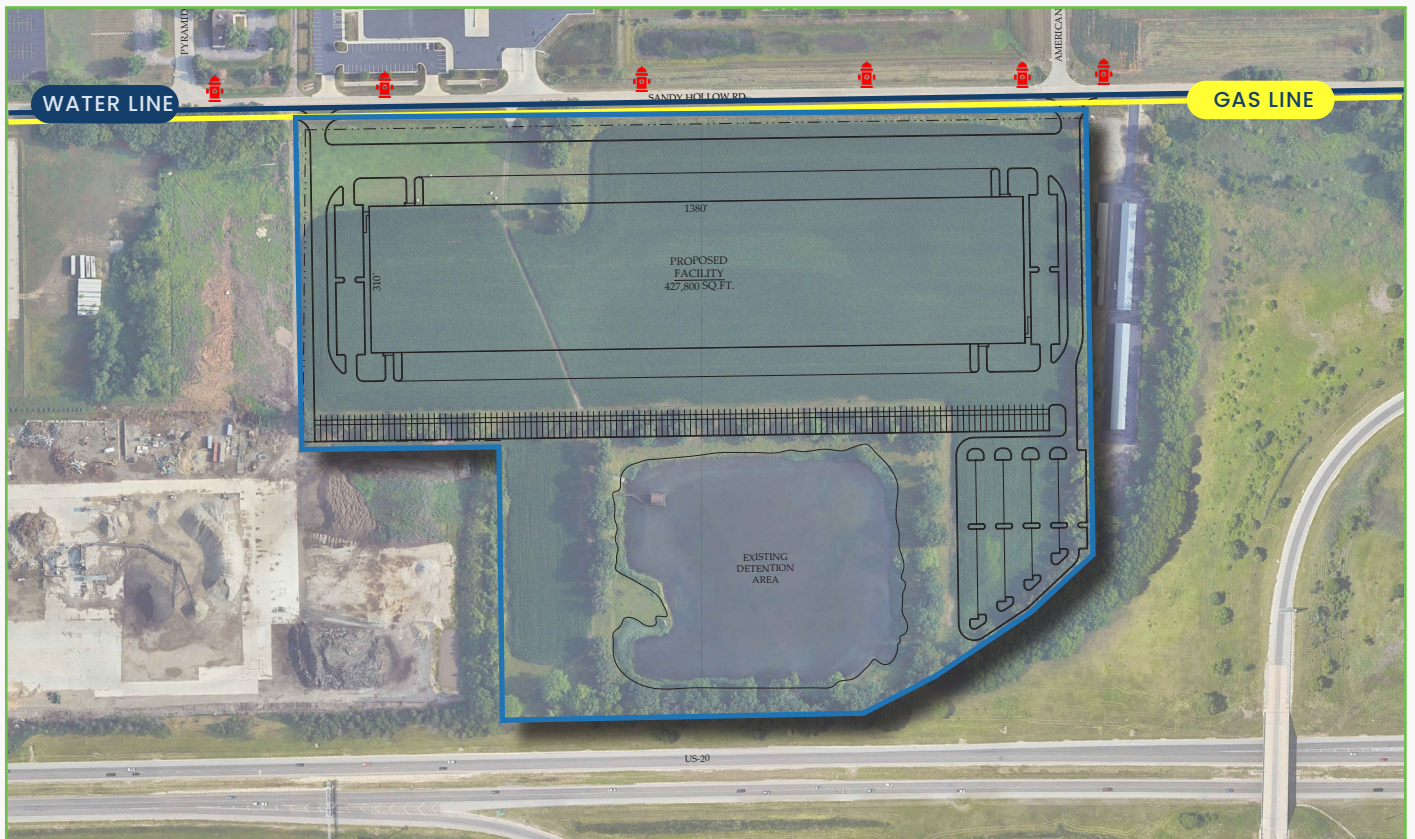


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option 1



details



427,800 SF



40' clear height



1,380' x 310'



140 docks
(cross-docked)



129 trailer parking stalls

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option 2



details



566,100 SF



40' clear height



1,530' x 370'



84 docks



134 trailer parking stalls