

COMMERCIAL PROPERTY FOR SALE OR LEASE
\$4.85 PSF Monthly Lease

3537 Merchandise Drive
Rockford, Illinois 61109



OFFERING SUMMARY

Space Available:	14,236 SF Building A 4,212 SF Building B
Lot Size:	63,650 SF 1.46 AC
Available.	July 15, 2024
Year Built:	1972 Building A 2009 Building B
Zoning Type:	Commercial/Industrial
County:	Winnebago
Frontage:	221 Feet
Tax ID:	16-08-126-017
AMP Service:	400 AMP 220v 480v
Heat:	Natural Gas

Two buildings totaling 18,448 sq. ft., 2,760 sq. ft. of office space. One semi truck loading dock, multiple loading doors. Interior clear heights from 12'-16'. Full HVAC in the office and showroom area. Spacious, well maintained property in an excellent Rockford, Illinois location. Just off bypass 20, minutes from Interstate I-90 , I-39, and the Rockford International Airport

The main building is 14,236 sq.ft. with 2,760 sq.ft. of air conditioned office and showroom space, 8,036 sq.ft. of heated warehouse and 3,440 sq.ft. of non-conditioned storage. The second building has 4,212 sq.ft. of heated warehouse with insulation and 12 foot ceilings.

PROPERTY HIGHLIGHTS

- Large main building with semi loading dock.
- Secondary warehouse building on 6" concrete pad.
- Large paved 17,000 sq.ft. secure outdoor storage yard, fenced in with remote controlled auto-gate.
- Air Conditioning, Natural Gas heat, High speed internet.
- Upgraded LED lighting, City water.
- Blacktop paved surface parking.
- Well maintained, Full HVAC Split System.
- 3,000 sq.ft. mezzanine storage area.

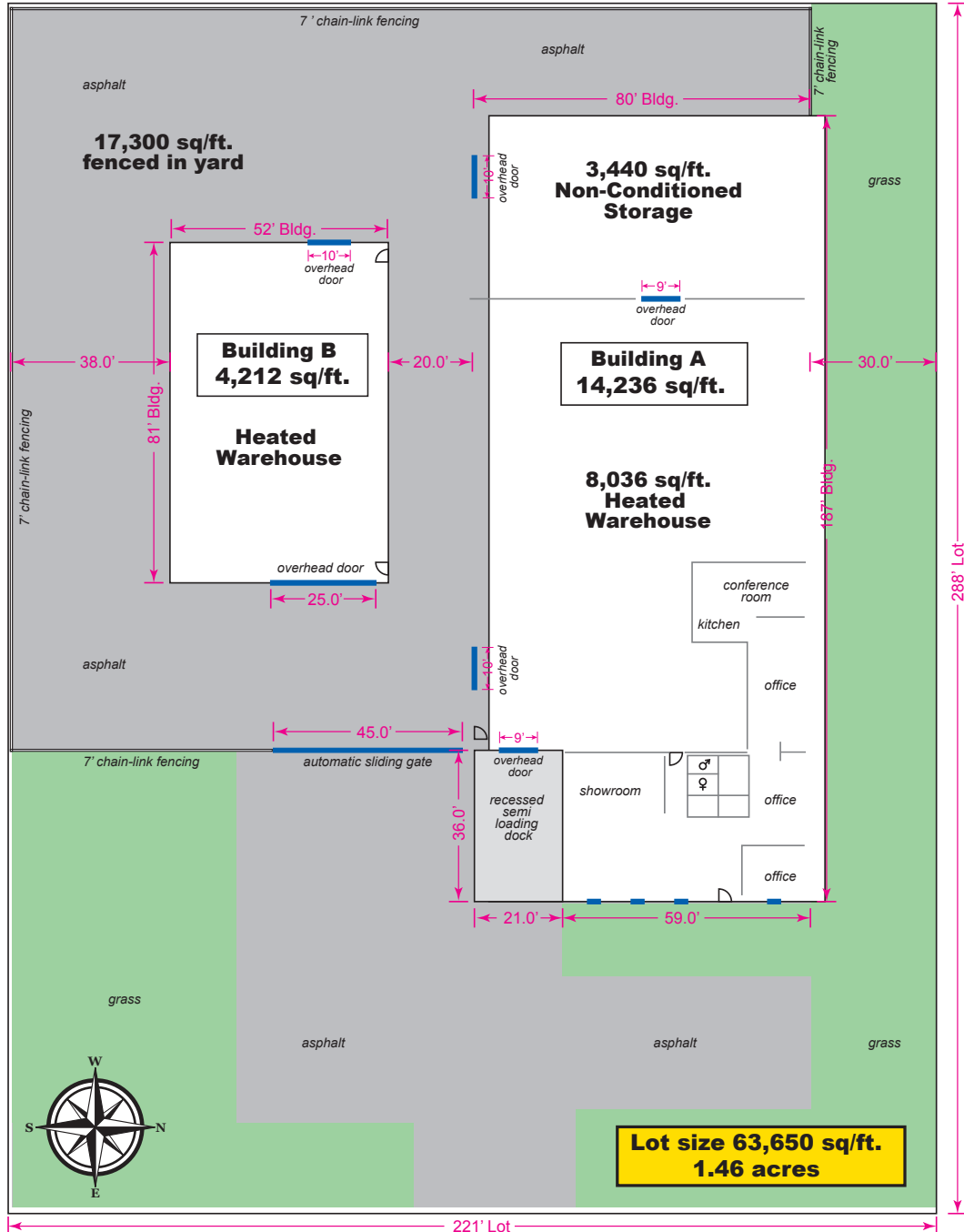


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Conference room



Break room



Show room



Show room



Automatic yard gate



Offices



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3,000 sq.ft. Mezzanine



Warehouse Main Building



Outside Storage West Side



Outside Storage South Side



Warehouse Out Building



Warehouse Main Building



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