



INDUSTRIAL FOR SALE

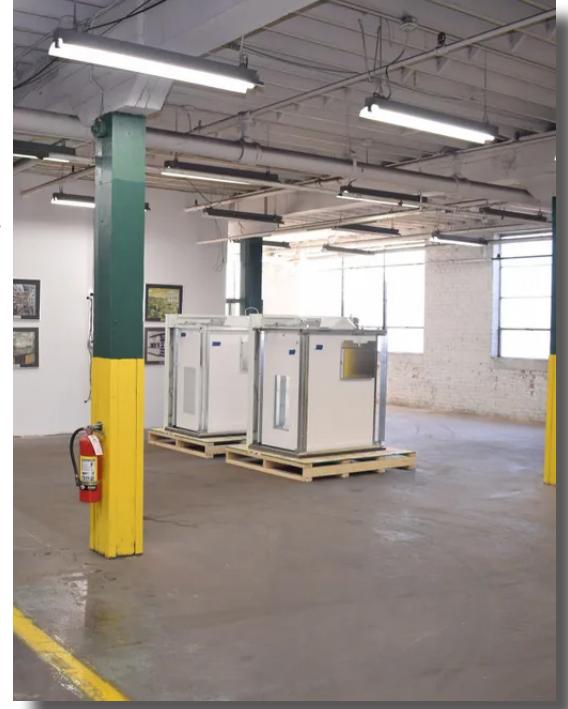
Warehouse/Manufacturing



Situated in the heart of Rockford's established industrial and distribution corridor, 2501 9th St offers immediate access to major roadways, a strong labor base, and proximity to both regional manufacturers and logistics operations.

Recent improvements to the roof and parking lot enhance the property's functionality and long-term value, making it an attractive option for tenants and investors alike.

Its location within minutes of I-90 and U.S. Rt 20 positions it ideally for regional distribution, light manufacturing, or investment-grade industrial use.



NATHAN BRYANT, CCIM

Licensed Real Estate Broker & CEO

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KELLER WILLIAMS REALTY SIGNATURE
4201 Galleria Dr. Loves Park, IL 61111





INDUSTRIAL FOR SALE

Warehouse/Manufacturing

PROPERTY HIGHLIGHTS

Asking Price: \$3,250,000

Building Size: 157,307SF

Land Size: 11.92 AC

Year Built: 1934

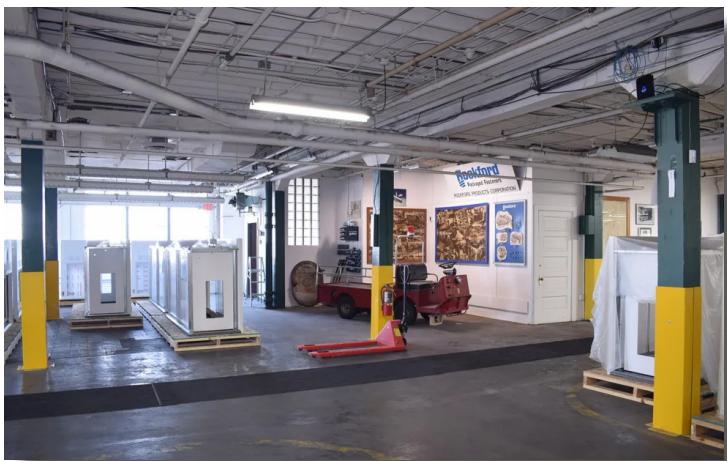
Clear Heights: 12' - 17'

Power: 600A 480V 3Phase

Loading: 5 Docks w/Levelers

Zoning: I1

RE Taxes: \$18,349.46



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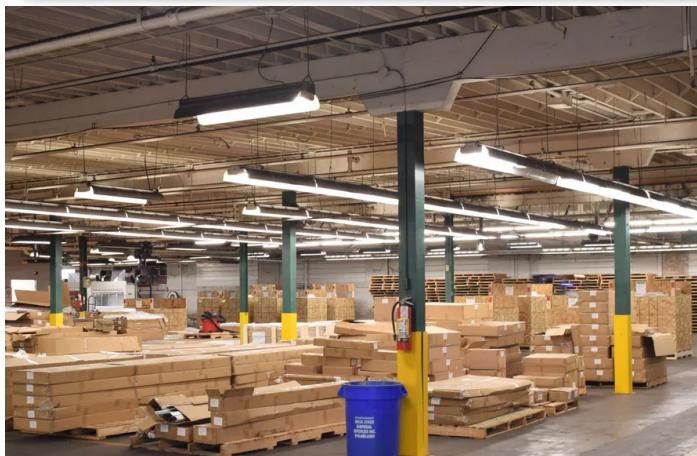


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PROPERTY HIGHLIGHTS

- Potential for future expansion
- Kishwaukee & Harrison TIF
- Rockford Enterprise Zone
- 4.7 miles to I-39
- 3.6 miles to Rockford Int'l Airport



Parcel 11-35-477-006 - 5.50 acre lot with building, fenced and powered gate

Parcel 11-35-477-009 - 4.6 acre fenced & gated lot, potential for exterior storage or trailer parking

Parcel 11-36-352-002 - 1.76 acre lot



The building has approximately 1,800sf of nicely finished office space. Additional office or storage space potential on the 2nd floor.

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LOCATION HIGHLIGHTS



Located approximately 90 miles northwest of Chicago, Rockford, Illinois stands as one of the Midwest's most connected and cost-effective industrial and logistics hubs. The city's robust transportation infrastructure, skilled workforce, and diversified economy make it an ideal location for manufacturing, distribution, and investment-grade real estate.

WINNEBAGO COUNTY POPULATION DATA

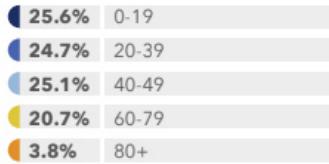
283,119
POPULATION

115,768
HOUSEHOLDS

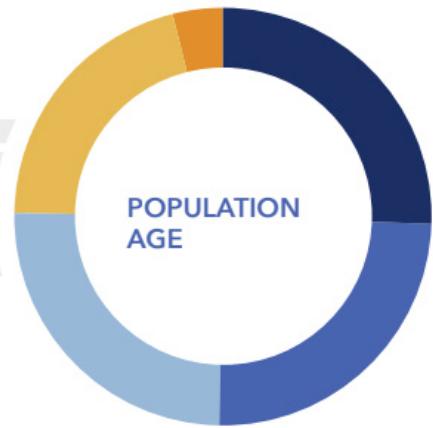
159,500
LABOR FORCE



MEDIAN AGE **36.5**



Source: U.S. Census Bureau,
Winnebago County; 2021



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LOCATION HIGHLIGHTS



Rockford boasts a well-established and diversified industrial base, with major concentrations in advanced manufacturing, aerospace, automotive, logistics, and healthcare. Rockford ranks among the Top 10 Illinois metros for manufacturing employment growth.

25,000

PEOPLE ARE EMPLOYED IN MANUFACTURING

21.67%

OF BUSINESSES IN THE REGION ARE
MANUFACTURING COMPANIES

10% Illinois | 9% National



Direct connectivity to I-39, I-90, and I-43, offering north-south and east-west routes throughout the Midwest.

Chicago Rockford International Airport (RFD) is one of the nation's fastest-growing cargo airports, home to UPS's second-largest U.S. air hub and Amazon Air operations. O'Hare International Airport is located just 70 miles east, providing global passenger and freight connectivity.

Served by Union Pacific and Canadian National rail lines, offering freight efficiency and intermodal connectivity.

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