

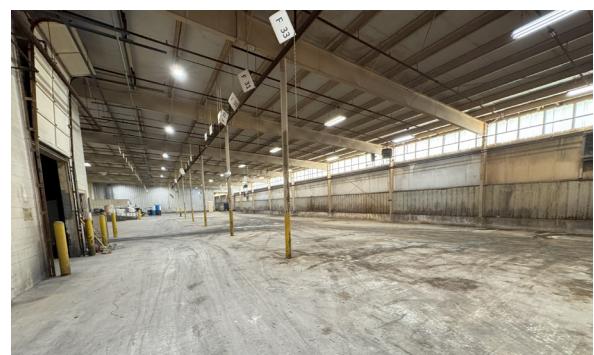
1827 18th Avenue Rockford, IL

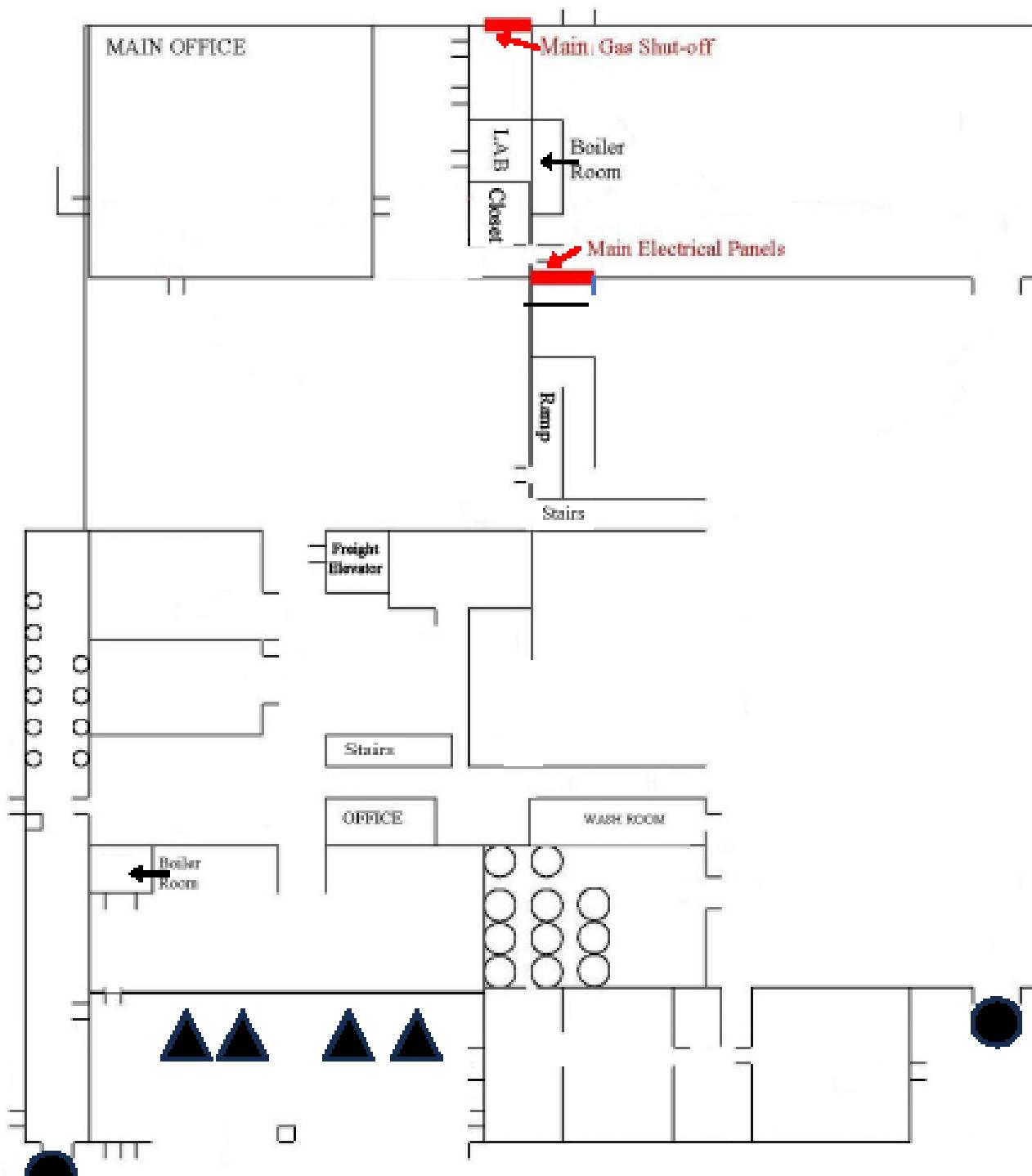
Industrial Manufacturing Building



Property Highlights

Total Building SF	Ground floor: 63,034 SF Floors 2 - 4: 63,000 SF, although usable, no value given to these floors
Office SF	10,000 SF
Built	1920, 1997 and 2000
Renovated	Office 2016
Clear Height	10' - 18'
Power	1600 Amps, 480 V, 3 phase
Docks	4
Drive-in Doors	2
Sprinkler System	First Floor: Wet system Floors 2 - 4: Dry system
Security	Fully fenced with FOB access
Access	2.2 miles to Bypass 20/11th St. interchange, under 5 miles to I-39 and under 10 miles to I-90
Real Estate Taxes	\$0.30/SF
Additional Features	Potential for rail access Potential for additional parking





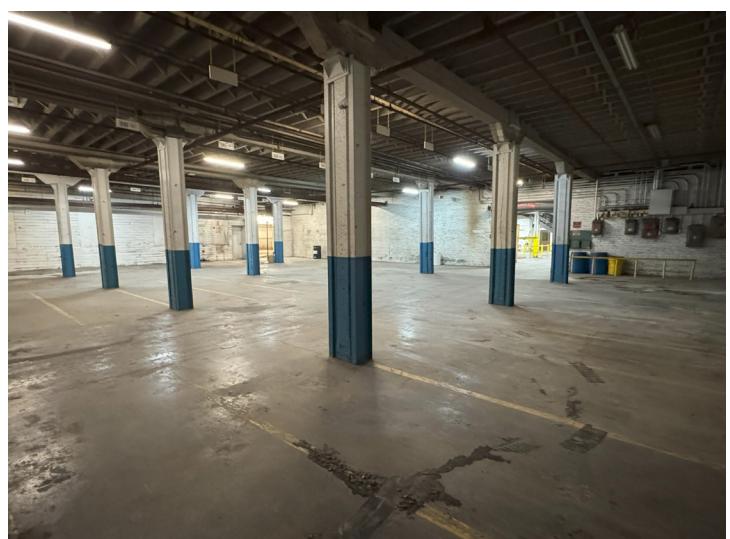
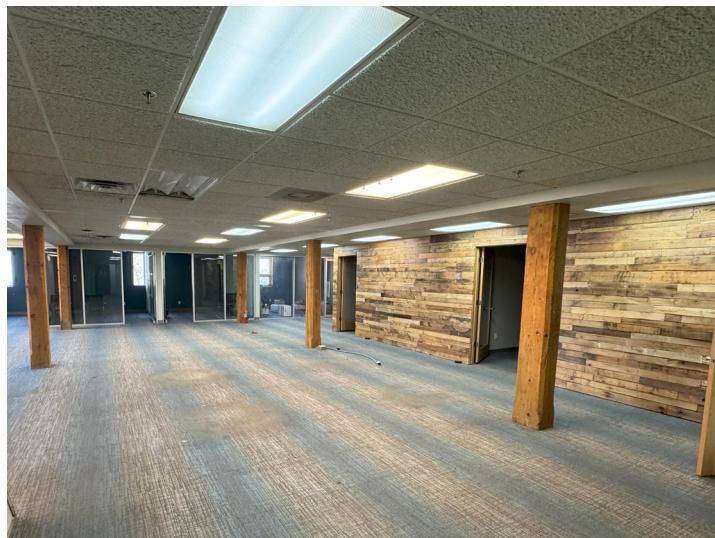
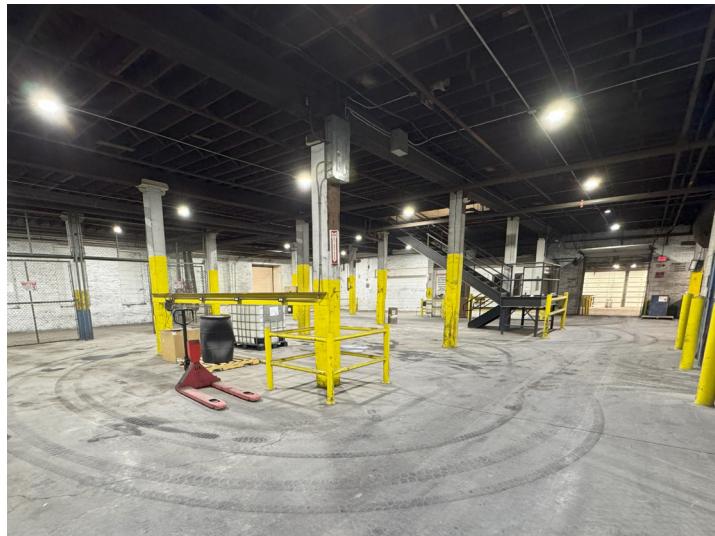
▲ Docks

● Drive-in Doors

1827 18th Avenue, Rockford, IL

Industrial Manufacturing Building

For Sale or Lease

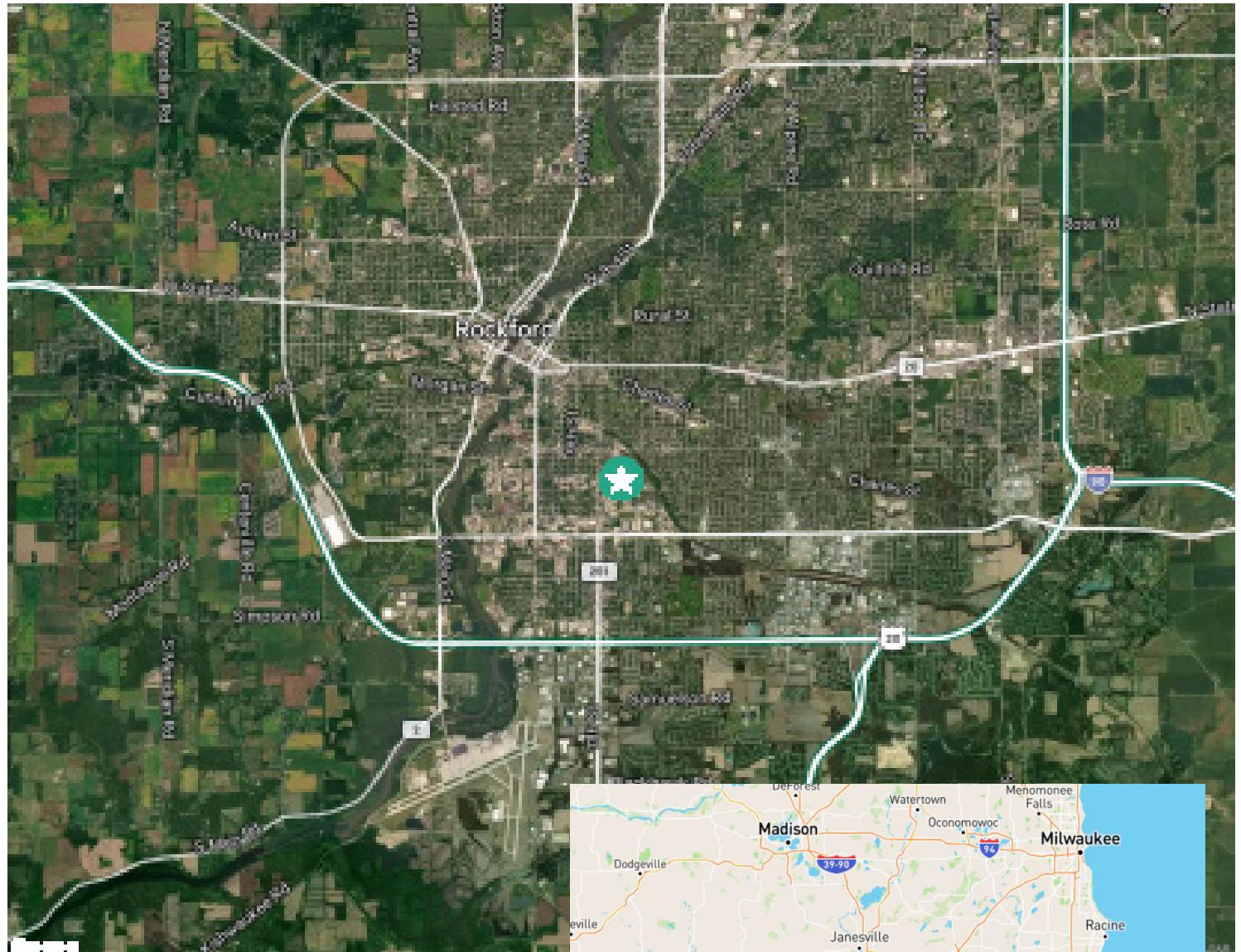


CBRE

1827 18th Avenue, Rockford, IL

Industrial Manufacturing Building

For Sale or Lease



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