

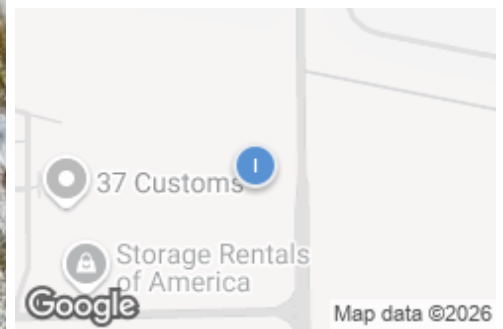
## INDUSTRIAL PROPERTY FOR SALE

3455 S Mulford Road, Rockford, IL, 61109

Industrial: Warehouse/Office For Sale

Prepared on June 04, 2026

1 of 1 Listings



### Listing Details | Industrial For Sale

Total Available Space	<b>19,424 SF</b>	Days On Market	<b>7 days</b>
Asking Price	<b>\$1,395,000</b>	Date Listed	<b>5/28/2026</b>
Listing Price Per SF	<b>\$71.82</b>	Last Modified	<b>6/03/2026</b>
Cap Rate (Actual)	-	Listing ID	<b>43975071</b>
Total Expenses	<b>\$19,584</b>	Electric Service	<b>Yes, Municipal Utility District, Com Ed</b>
Investment	<b>No</b>	Clear Height	<b>16 ft</b>
Possession	<b>Completion</b>	Ceiling Height	-
Signage	<b>Free-Standing</b>	Dock High Doors	<b>1</b>
Show Instructions	<b>Call broker</b>	Grade Level Doors	<b>5</b>
Tax Year	<b>2025</b>	Owner Occupied	<b>Yes</b>
Real Estate Taxes	<b>\$19,584 in 2025</b>	Parking Spaces	<b>25</b>
Vacant	<b>No</b>	Water	<b>Yes, City, City of Rockford</b>
Available Date	<b>Now</b>	Sanitary Sewer	<b>Yes, Municipal Utility District, Four Ri...</b>

### Description

Excellent industrial opportunity with exceptional access to I-39, I-90, and Bypass 20.

Built in 1989, this well-maintained 19,424 sq. ft. light industrial facility offers versatile space suitable for a variety of operations. The main building has approximately 14,000 square feet and the second building has approximately 5,324 square feet. There are 5 grade-level overhead doors and 1 dock door. There is abundant parking on the premises. Interior clear heights from 12'-16'. The property sits on 3.62 acres (157,687 sq. ft.), providing ample room for current use and future expansion.

Located in an I-1 zoning district, the site accommodates numerous potential uses, including distribution, warehousing, storage, and light assembly.

Recent upgrades enhance both functionality and value, including new silicone roof sealcoating on both buildings, new HVAC units, and new retaining walls at the front and rear of the property. Traffic count exceeds 11,000 daily. Sold "AS IS"

## Property Features

### Location Details

Address	<b>3455 S Mulford Road, Rockford, IL, 61...</b>
Zoning	<b>I1</b>
County	<b>Winnebago</b>

Parcels	<b>16-04-476-007</b>
Name	<b>3455 S Mulford Rd.</b>

### Building Details

Sub Type	<b>Warehouse/Office</b>
Building Status	<b>Existing</b>
Building Size	<b>19,424 SF</b>
Land Size	<b>3.62 Acres / 157,687 SF</b>
Number of Buildings	<b>2</b>
Number of Floors	<b>1</b>
Year Built	<b>1989</b>
Primary Constr. Type	<b>Steel</b>
Occupancy Type	<b>Single Tenant</b>
Yard	<b>Yes: Paved</b>
Electricity	<b>Yes, Municipal Utility District, Com Ed</b>
Clear Height	<b>16 ft</b>
Ceiling Height	<b>-</b>
Dock High Doors	<b>1</b>
Grade Level Doors	<b>5</b>

Rail Doors	<b>Not present</b>
Sprinklers	<b>Yes</b>
Water	<b>Yes, City, City of Rockford</b>
Sanitary Sewer	<b>Yes, Municipal Utility District, Four Ri...</b>
Natural Gas	<b>Yes, Municipal Utility District, Nicor Gas</b>
Rail Service	<b>No</b>
Industrial Office SF	<b>4,100 SF</b>
Industrial Shell SF	<b>10,000 SF</b>
Mezz. Unfinished SF	<b>5,324 SF</b>
Restrooms	<b>2</b>
Air Conditioned	<b>Yes</b>
Heated	<b>Yes</b>
Owner Occupied	<b>Yes</b>
Warehouse HVAC	<b>No</b>

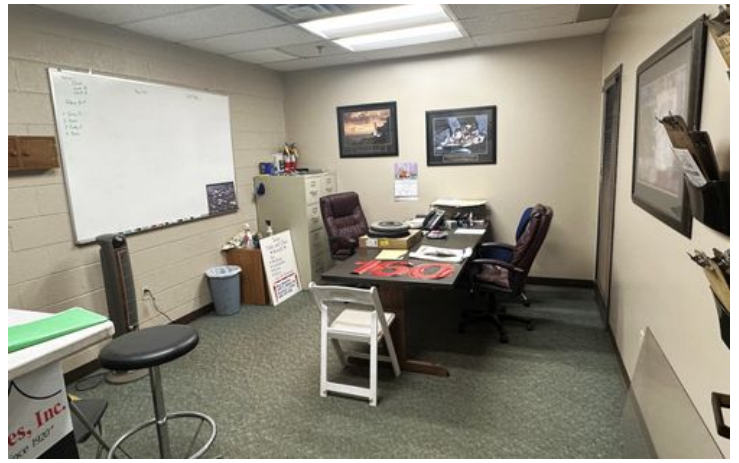
## Property Listings

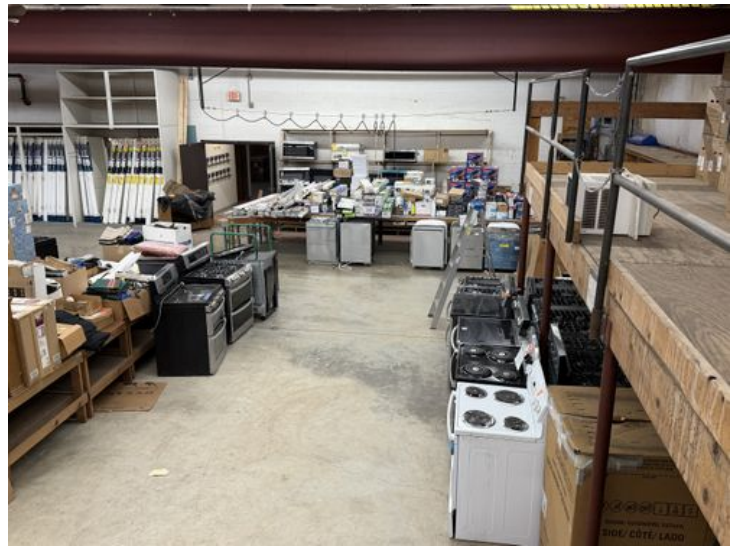
1 Listing | 19,424 SF | \$1,395,000

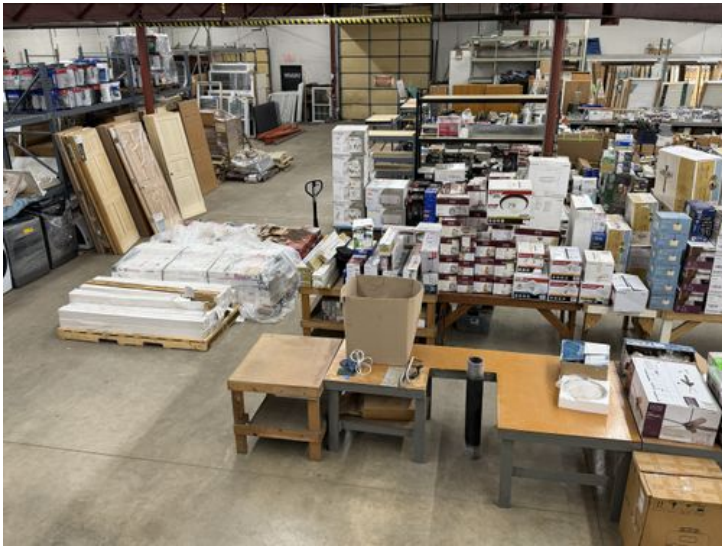
Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Warehou...	-	19,424 SF	\$1,395,000	Now	-	-	-	-	-	-

## Additional Photos









## Contact



**Tom Ewing CCIM, CPM, RPA, MCR**  
815-703-6677  
TomEwing@IllinoisCCIM.com

GAMBINO REALTORS-Rkfd

# 3455 S Mulford Rd

GAMBINO REALTORS-Rkfd

3815 N MULFORD RD Rockford, IL 611145622 | 815-282-2222

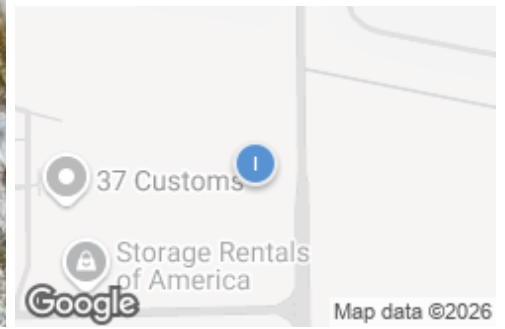
## 3455 S Mulford Rd.

3455 S Mulford Rd, Rockford, IL, 61109

Industrial: Warehouse/Office

Prepared on June 04, 2026

0



### Property Features

#### Location Details

Address	<b>3455 S Mulford Rd, Rockford, IL 61109</b>	Parcels	<b>16-04-476-007</b>
Zoning	<b>I1</b>	Name	<b>3455 S Mulford Rd.</b>
County	<b>Winnebago</b>		

#### Building Details

Sub Type	<b>Warehouse/Office</b>	Rail Doors	<b>Not present</b>
Building Status	<b>Existing</b>	Sprinklers	<b>Yes</b>
Building Size	<b>19,424 SF</b>	Water	<b>Yes, City, City of Rockford</b>
Land Size	<b>3.62 Acres / 157,687 SF</b>	Sanitary Sewer	<b>Yes, Municipal Utility District, Four Riv...</b>
Number of Buildings	<b>2</b>	Natural Gas	<b>Yes, Municipal Utility District, Nicor Gas</b>
Number of Floors	<b>1</b>	Rail Service	<b>No</b>
Year Built	<b>1989</b>	Industrial Office SF	<b>4,100 SF</b>
Primary Constr. Type	<b>Steel</b>	Industrial Shell SF	<b>10,000 SF</b>
Occupancy Type	<b>Single Tenant</b>	Mezz. Unfinished SF	<b>5,324 SF</b>
Yard	<b>Yes: Paved</b>	Restrooms	<b>2</b>
Electricity	<b>Yes, Municipal Utility District, Com Ed</b>	Air Conditioned	<b>Yes</b>
Clear Height	<b>16 ft</b>	Heated	<b>Yes</b>
Ceiling Height	<b>-</b>	Owner Occupied	<b>Yes</b>
Dock High Doors	<b>1</b>	Warehouse HVAC	<b>No</b>
Grade Level Doors	<b>5</b>		

# Listings

1 Listing | 19,424 SF | \$1,395,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Warehou...	-	19,424 SF	\$1,395,000	Now	-	-	-	-	-	-

## Additional Photos



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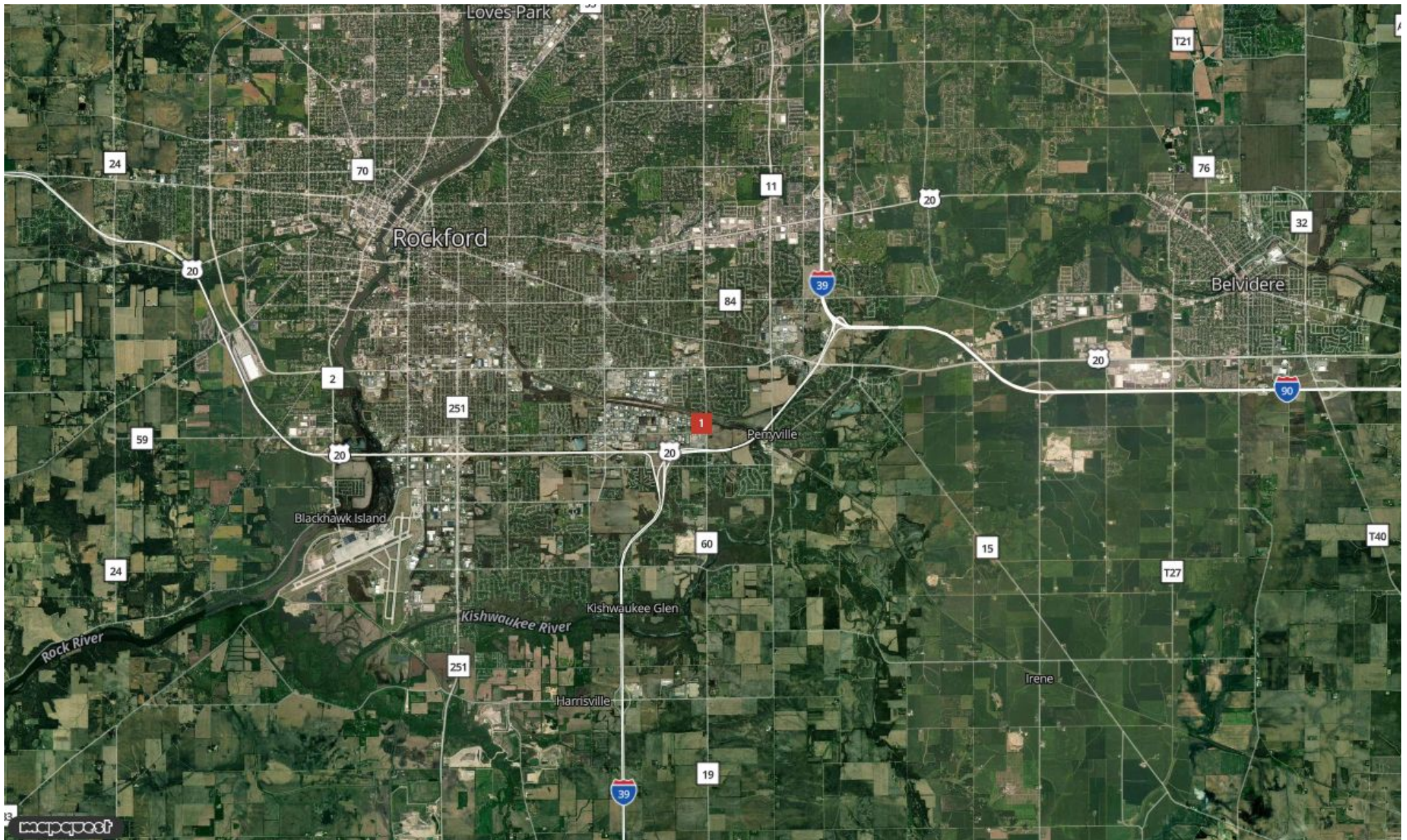
GAMBINO REALTORS-Rkfd

# Report for 3455 S Mulford Rd, ...

# MOODY'S

GAMBINO REALTORS-Rkfd

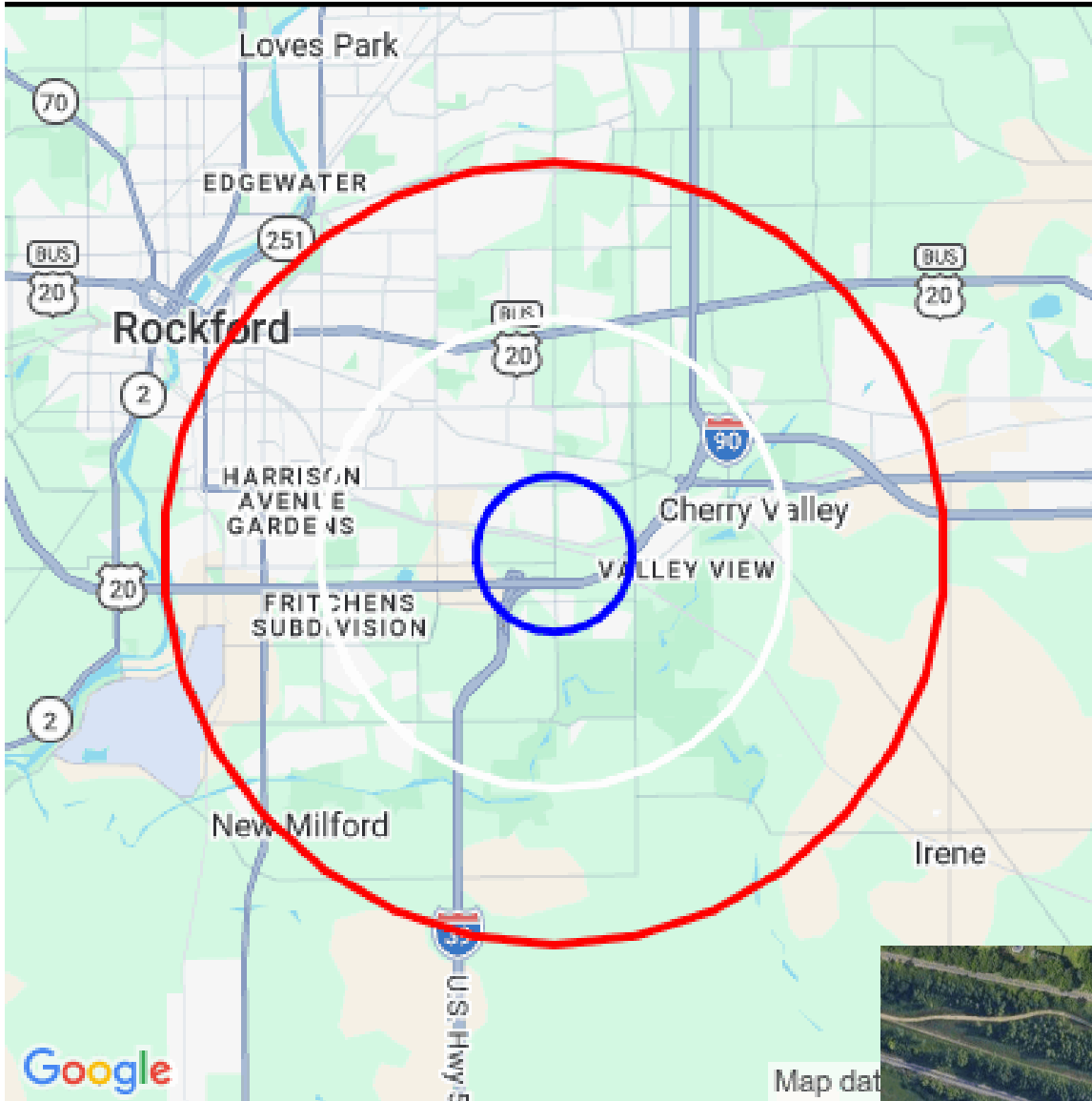
3815 N MULFORD RD Rockford, IL 611145622 | 815-282-2222



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TomEwing@IllinoisCCIM.com  
815-703-6677

# MOODY'S

## Demographic Report



### 3455 S Mulford Rd.

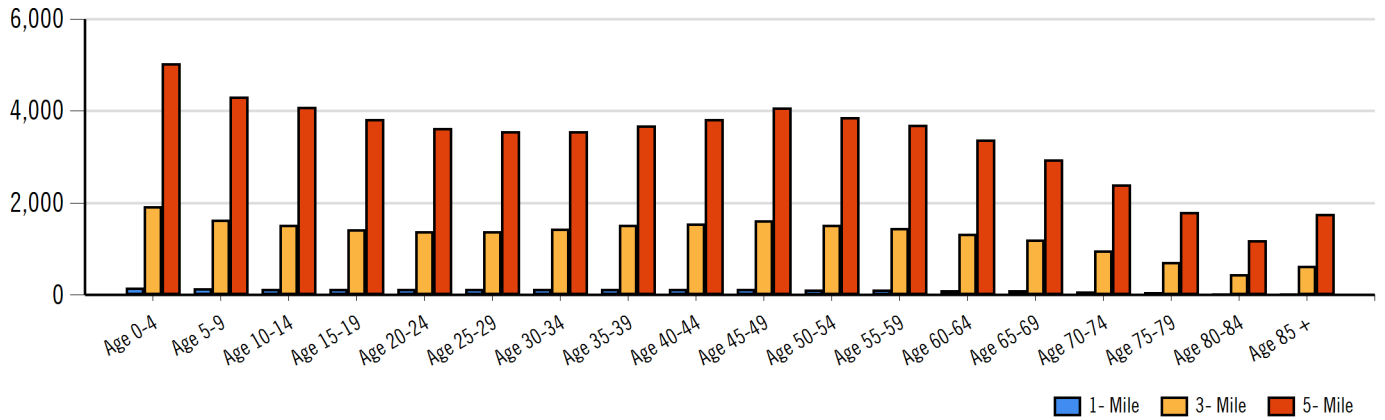
#### Population

Distance	Male	Female	Total
1- Mile	985	1,016	2,001
3- Mile	11,570	12,174	23,743
5- Mile	29,406	31,256	60,662

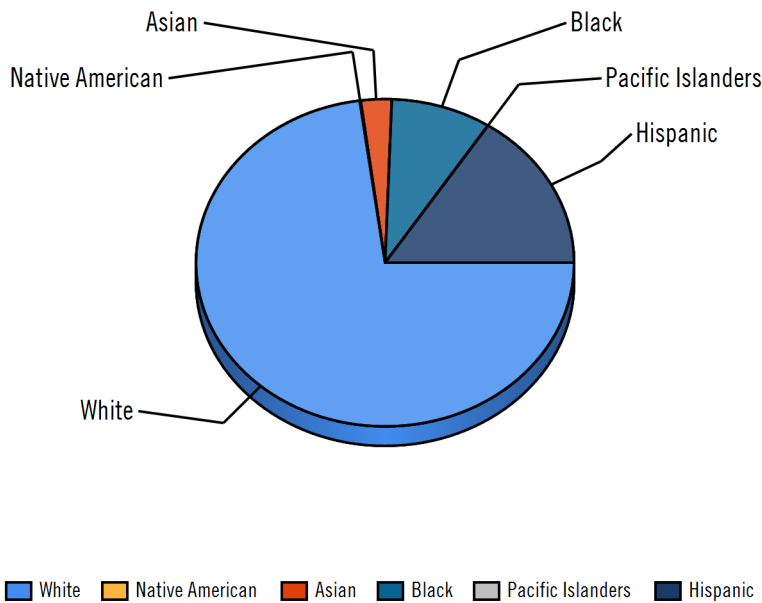


**Tom Ewing CCIM, CPM, RPA, MCR**  
 TomEwing@IllinoisCCIM.com  
 815-703-6677

**Population by Distance and Age (2020)**



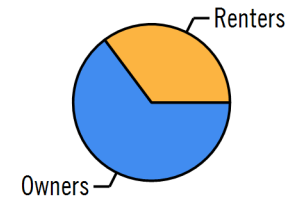
**Ethnicity within 5 miles**



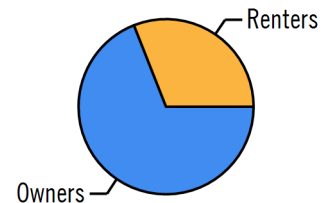
**Home Ownership 1 Mile**



**Home Ownership 3 Mile**



**Home Ownership 5 Mile**



**Employment by Distance**

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,013	37	1.03 %
3-Mile	11,663	541	3.36 %
5-Mile	28,280	1,731	4.91 %

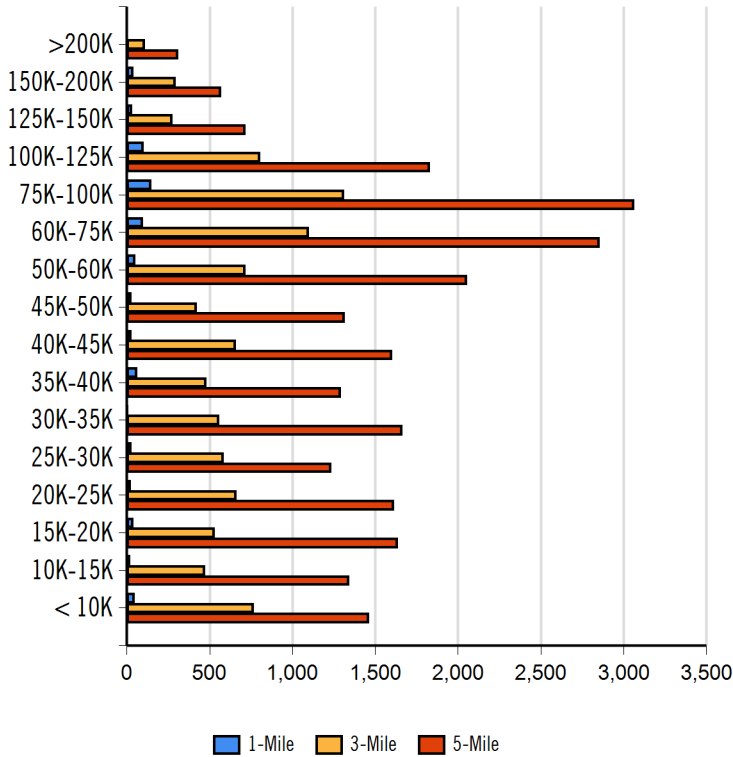


**Tom Ewing CCIM, CPM, RPA, MCR**  
 TomEwing@IllinoisCCIM.com  
 815-703-6677

**Labor & Income**

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	2	42	267	47	103	82	22	55	210	36	11	96
3-Mile	21	18	517	2,577	323	1,319	772	202	1,004	2,542	789	327	790
5-Mile	55	35	1,363	6,157	834	3,176	1,832	623	2,177	5,984	2,182	728	2,021

**Household Income**



Radius	Median Household Income
1-Mile	\$64,407.20
3-Mile	\$54,742.57
5-Mile	\$49,791.01

Radius	Average Household Income
1-Mile	\$70,939.00
3-Mile	\$60,145.18
5-Mile	\$56,685.86

Radius	Aggregate Household Income
1-Mile	\$49,889,125.94
3-Mile	\$557,905,582.34
5-Mile	\$1,397,675,467.20

**Education**

	1-Mile	3-mile	5-mile
Pop > 25	1,311	15,841	39,762
High School Grad	419	5,399	13,325
Some College	262	3,623	9,068
Associates	108	1,124	2,910
Bachelors	216	2,761	5,884
Masters	83	756	1,875
Prof. Degree	11	170	550
Doctorate	7	51	149

**Tapestry**

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	34 %	88 %	105 %
Teen's	29 %	67 %	80 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	1 %	5 %	9 %
New Homes	122 %	59 %	43 %
New Households	26 %	77 %	72 %
Military Households	0 %	16 %	6 %
Households with 4+ Cars	61 %	72 %	76 %
Public Transportation Users	0 %	4 %	10 %
Young Wealthy Households	0 %	25 %	33 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



**Tom Ewing CCIM, CPM, RPA, MCR**  
 TomEwing@IllinoisCCIM.com  
 815-703-6677

**Expenditures**

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	35,637,759		431,991,215		1,081,598,913	
<b>Average annual household</b>	50,467		45,445		44,189	
<b>Food</b>	6,521	12.92 %	5,965	13.13 %	5,818	13.17 %
Food at home	4,243		3,969		3,891	
Cereals and bakery products	603		563		552	
Cereals and cereal products	215		201		197	
Bakery products	387		361		354	
Meats poultry fish and eggs	827		794		784	
Beef	190		184		183	
Pork	150		146		144	
Poultry	154		149		147	
Fish and seafood	134		125		123	
Eggs	69		65		64	
Dairy products	433		397		386	
Fruits and vegetables	871		802		783	
Fresh fruits	129		118		115	
Processed vegetables	165		156		153	
Sugar and other sweets	156		147		144	
Fats and oils	135		126		124	
Miscellaneous foods	802		748		734	
Nonalcoholic beverages	359		343		338	
Food away from home	2,277		1,996		1,927	
Alcoholic beverages	366		313		303	
<b>Housing</b>	18,022	35.71 %	16,636	36.61 %	16,282	36.85 %
Shelter	10,870		10,018		9,790	
Owned dwellings	6,704		5,884		5,675	
Mortgage interest and charges	3,442		2,938		2,802	
Property taxes	2,229		1,959		1,896	
Maintenance repairs	1,031		986		976	
Rented dwellings	3,321		3,416		3,421	
Other lodging	844		717		693	
Utilities fuels	4,232		4,018		3,960	
Natural gas	397		372		363	
Electricity	1,667		1,614		1,602	
Fuel oil	166		151		148	
Telephone services	1,329		1,252		1,230	
Water and other public services	671		627		614	
<b>Household operations</b>	1,230	2.44 %	1,093	2.41 %	1,067	2.41 %
Personal services	359		301		291	
Other household expenses	871		792		776	
Housekeeping supplies	591		552		544	
Laundry and cleaning supplies	165		154		151	
Other household products	345		320		314	
Postage and stationery	81		78		78	
Household furnishings	1,097		953		918	
Household textiles	82		70		67	
Furniture	234		193		183	
Floor coverings	27		23		22	
Major appliances	152		142		138	
Small appliances	83		80		80	
Miscellaneous	518		443		426	
<b>Apparel and services</b>	1,313	2.60 %	1,189	2.62 %	1,161	2.63 %
Men and boys	266		222		215	
Men 16 and over	227		185		178	
Boys 2 to 15	39		36		37	
Women and girls	466		435		424	



**Tom Ewing CCIM, CPM, RPA, MCR**  
 TomEwing@IllinoisCCIM.com  
 815-703-6677

Women 16 and over	390	360	351
Girls 2 to 15	76	74	73
Children under 2	86	85	85

**Expenditures (Continued)**

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	35,637,759		431,991,215		1,081,598,913	
<b>Average annual household</b>	50,467		45,445		44,189	
<b>Transportation</b>	7,033	13.94 %	6,316	13.90 %	6,129	13.87 %
Vehicle purchases	1,722		1,447		1,368	
Cars and trucks new	890		747		696	
Cars and trucks used	781		660		634	
Gasoline and motor oil	2,204		2,060		2,011	
Other vehicle expenses	2,629		2,401		2,359	
Vehicle finance charges	184		163		157	
Maintenance and repairs	913		830		805	
Vehicle insurance	1,194		1,116		1,115	
Vehicle rental leases	337		292		280	
Public transportation	477		406		390	
<b>Health care</b>	3,965	7.86 %	3,636	8.00 %	3,551	8.04 %
Health insurance	2,571		2,401		2,356	
Medical services	864		748		720	
Drugs	403		371		361	
Medical supplies	126		114		112	
<b>Entertainment</b>	3,053	6.05 %	2,713	5.97 %	2,632	5.96 %
Fees and admissions	578		476		451	
Television radios	1,063		1,002		987	
Pets toys	1,109		986		958	
Personal care products	655		582		562	
Reading	53		49		49	
Education	1,179		1,009		983	
Tobacco products	400		404		404	
<b>Miscellaneous</b>	781	1.55 %	731	1.61 %	714	1.62 %
<b>Cash contributions</b>	1,366		1,263		1,233	
<b>Personal insurance</b>	5,754		4,632		4,362	
Life and other personal insurance	178		154		151	
Pensions and Social Security	5,576		4,477		4,210	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	3,059	2,628	16.41 %	574	2,323	2,559	500	240
3-Mile	2020	15,477	13,508	14.55 %	4,581	9,901	9,930	5,547	1,921
5-Mile	2020	35,382	31,442	11.98 %	10,435	22,742	24,428	10,954	4,970
1-Mile	2023	2,545	2,628	-3.22 %	479	1,930	2,168	377	885
3-Mile	2023	12,942	13,508	-4.07 %	3,836	8,270	8,426	4,516	5,141
5-Mile	2023	29,497	31,442	-6.36 %	8,704	18,948	21,012	8,485	12,530



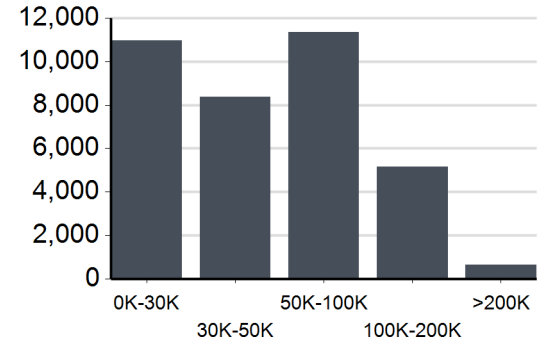
**Tom Ewing CCIM, CPM, RPA, MCR**  
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 815-703-6677

# Location Facts & Demographics

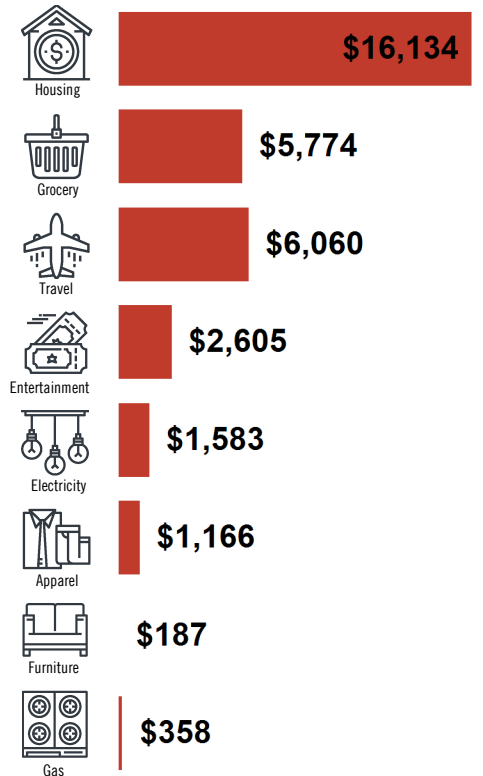
Demographics are determined by a 10 minute drive from 3455 S Mulford Rd, Rockford, IL 61109

## MOODY'S

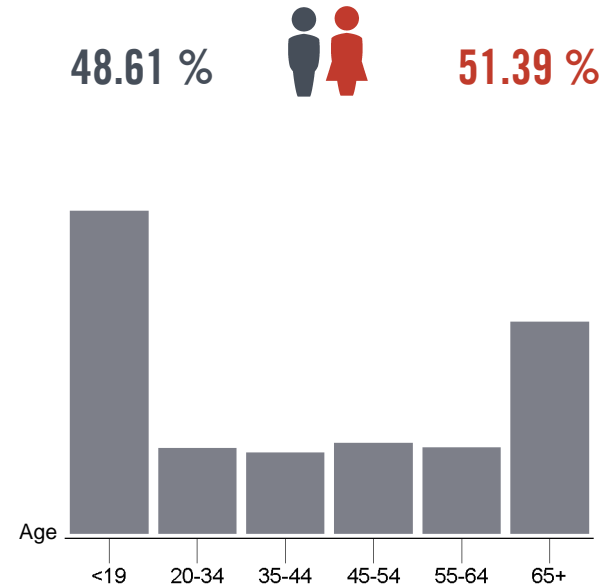
### INCOME BY HOUSEHOLD



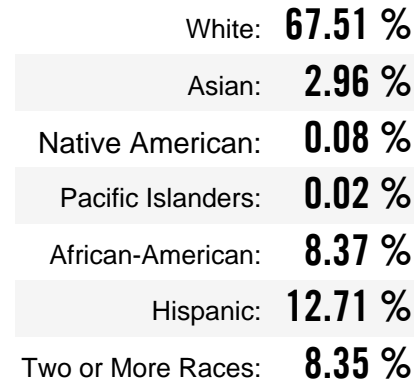
### HH SPENDING



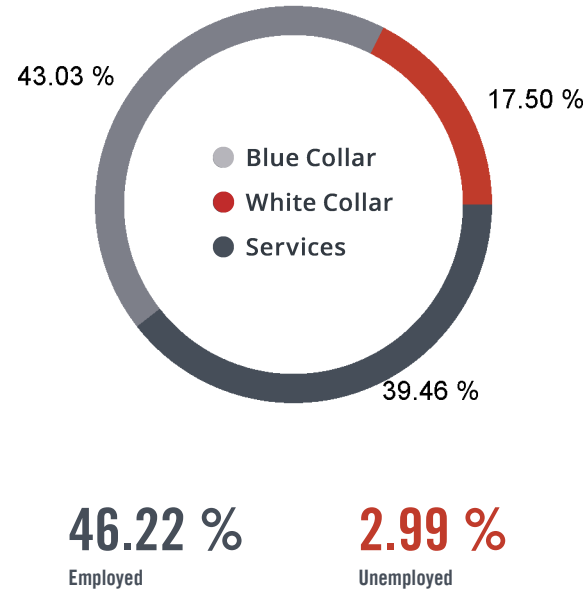
### GENDER & AGE



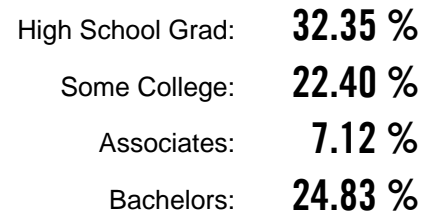
### RACE & ETHNICITY



### EMPLOYMENT



### EDUCATION



### CITY, STATE

Rockford, IL

### POPULATION

76,432

### AVG. HHSIZE

2.48

### MEDIAN HH INCOME

\$49,019

### HOME OWNERSHIP

Renters: 9,309

Owners: 21,532

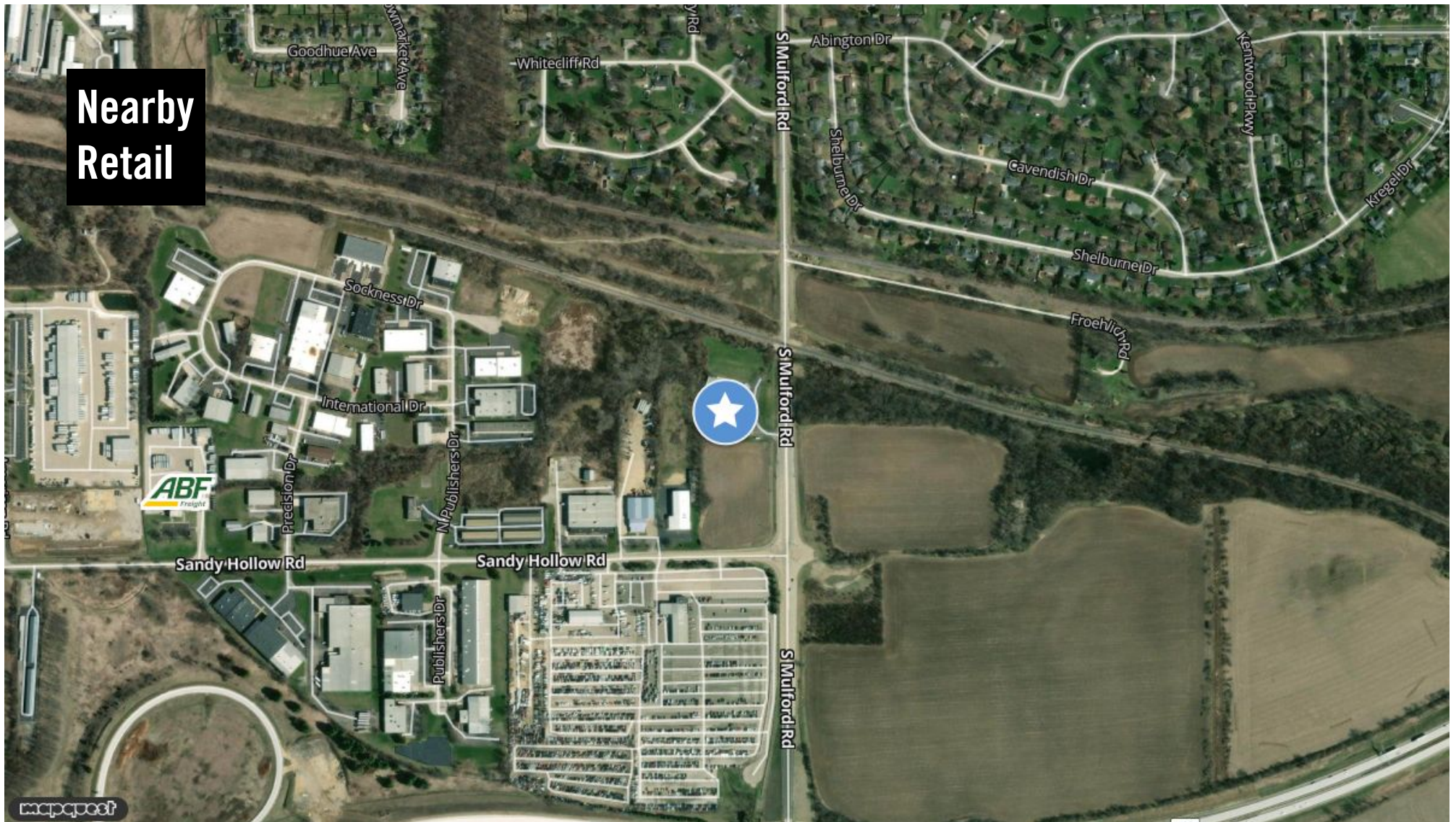
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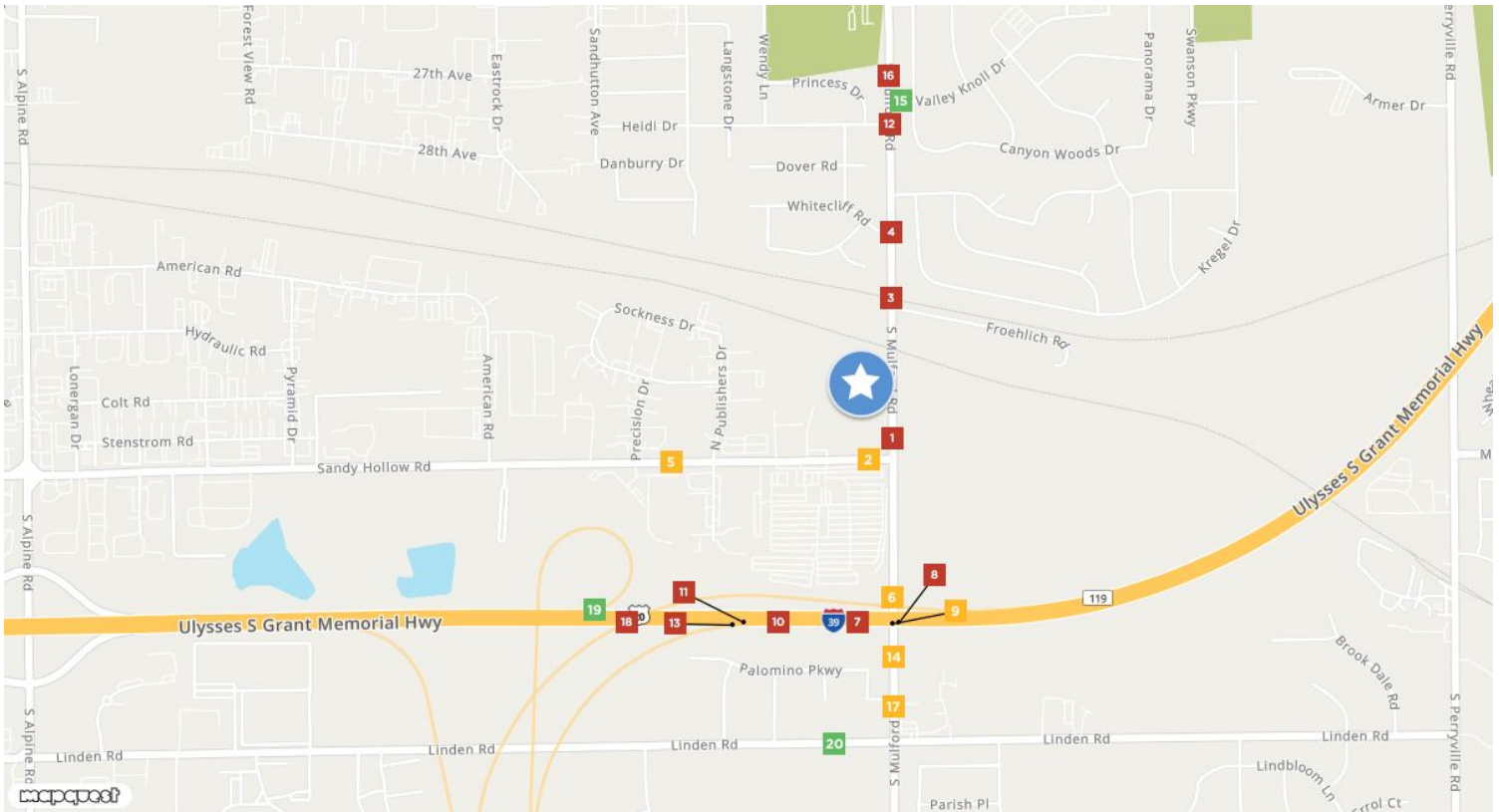
**Nearby  
Retail**



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815-703-6677

# MOODY'S

## Traffic Counts



<b>South Mulford Road</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">1</span> Sandy Hollow Rd Year: 2022 10,900 Year: 2004 16,600	<b>Sandy Hollow Road</b> <span style="background-color: #ffc000; padding: 2px 5px;">2</span> S Mulford Rd Year: 2022 6,800 Year: 2004 7,800	<b>Whitecliff Rd</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">3</span> Year: 2022 10,900	<b>South Mulford Road</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">4</span> Whitecliff Rd Year: 2022 10,900 Year: 2004 16,600	<b>Sandy Hollow Road</b> <span style="background-color: #ffc000; padding: 2px 5px;">5</span> Precision Dr Year: 2022 6,800 Year: 2004 10,100
<b>South Mulford Road</b> <span style="background-color: #ffc000; padding: 2px 5px;">6</span> I 39 S Year: 2022 5,400 Year: 2004 10,600	<b>I 39;US 20;US 51</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">7</span> I-39 Year: 2021 52,200	<b>I 39 N</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">8</span> S Mulford Rd Year: 2004 10,600	<b>South Mulford Road</b> <span style="background-color: #ffc000; padding: 2px 5px;">9</span> I 39 N Year: 2017 5,900 Year: 2004 10,060	<b>I 39;US 20;US 51</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">10</span> I-39 Year: 2021 24,100
<b>US 20</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">11</span> US Hwy 20 Year: 2021 30,800	<b>S Mulford Rd</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">12</span> Heidi Dr Year: 2004 16,600	<b>Hwy 20</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">13</span> Year: 2021 24,100 Year: 2019 12,250 Year: 2005 21,400	<b>South Mulford Road</b> <span style="background-color: #ffc000; padding: 2px 5px;">14</span> I 39 N Year: 2022 5,400 Year: 2004 10,600	<b>Valley Knoll Drive</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">15</span> Woodside Dr Year: 2022 900 Year: 2004 800
<b>South Mulford Road</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">16</span> Valley Knoll Dr Year: 2022 10,900 Year: 1994 13,000	<b>South Mulford Road</b> <span style="background-color: #ffc000; padding: 2px 5px;">17</span> Linden Rd Year: 2022 5,400 Year: 2004 10,600 Year: 1994 6,400	<b>U.S. Grant Memorial</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">18</span> U.S. Grant Memorial Highway Year: 2024 26,756 Year: 2021 30,800 Year: 2005 31,000	<span style="background-color: #008000; color: white; padding: 2px 5px;">19</span> I-39 Year: 2022 4,550 Year: 2004 3,900	<b>Linden Road</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">20</span> S Mulford Rd Year: 2022 4,050 Year: 2004 6,300 Year: 1994 4,600



**Tom Ewing CCIM, CPM, RPA, MCR**  
 TomEwing@IllinoisCCIM.com  
 815-703-6677



## Tom Ewing CCIM, CPM, RPA, MCR

### Contact

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TomEwing@IllinoisCCIM.com  
815-703-6677

### Company

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3815 N MULFORD RD  
Rockford, IL 611145622

### Biography

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I SOLVE REAL ESTATE PROBLEMS WHILE PRACTICING THE "PLATINUM RULE".

Professional Profile Managing Broker -

Working in Commercial Real Estate since 1979, Thomas Ewing CPM, CCIM, RPA, MCR is known as a Commercial and Industrial expert who understands the intricacies of this specialized market. As a Certified Commercial Investment Member, or CCIM, Tom is a leading expert in commercial investment real estate and has completed advanced coursework in financial and market analysis. With over 46 years in the industry, Tom has the experience and knowledge to ensure his clients get the greatest of outcomes. From accountants to lawyers, lending to title work, property insurance to contract services, Tom and his extensive network of local, regional, and national contacts will assist in all aspects of his client's real estate transaction. He also has real estate experience and expertise in residential, property management (as a Certified Property Manager CPM), and Court-Appointed Receivership.

As his client's trusted professional real estate advisor, Tom's thoroughness ensures his clients receive the most accurate information on every transaction. He is a realist and will speak honestly and candidly with his clients about goals and expectations. Tom is a diligent listener and his attention to detail is unsurpassed.

Previously, as the Commercial Director at Keller Williams Commercial and current Commercial Broker at Gambino Realtors, Tom enjoys sharing his experience and knowledge by educating veteran agents and mentoring new agents joining the profession to further enhance their real estate proficiency and expertise.

Outside of work, Tom enjoys spending time with family, golfing, and dining out around town. He has been involved with several organizations over the past 46 years: Past President of the Rockford Area Association of Realtors, Past Chairman of the Winnebago County Board of Review, Past Member of the National Association of Realtors - Commercial Legislative & Regulatory Sub Committee, Past Member and Past Chairman of Illinois Realtors Commercial and Property Management Committee, Past Board Member of the Northern Illinois Commercial Association of REALTORS, Past Secretary of the Rock Valley College Foundation Board, Past President of the Rockford East Rotary Club, Current Class Coordinator of the Rockford Men's Community Bible Study, and Member-Board of Directors - Fairhaven Christian Retirement Center.

Specializations:

Asset Management, Brokerage, Commercial Investment, Buyer Representation, Leasing Market Analysis, Net Leased Properties, REO, Residential Land Sale/Leaseback Valuation

Property Types: All Property Types- Hospitality, Industrial, Land, Multi-Family, Office & Retail.