



FOR LEASE WAREHOUSE / DISTRIBUTION

4500 Kishwaukee St. Rockford, IL



OFFERING SUMMARY

AVAILABLE SF: 100,000 SF

LEASE RATE: Call For Details

LEASE TYPE: NNN

BUILDING SF: 619,170 SF

ZONING: I3

PROPERTY OVERVIEW

Multi-Tenant facility adjacent to the Greater Chicago/Rockford International Airport

+ Clear heights up to 18'

+ Fully sprinklered

+ 12 Interior docks

+ Exterior storage options

+ New LED motion sensor lights

+ Security cameras

+ Convenient to I-90 via Bypass 20

NATHAN BRYANT, CCIM

Licensed Real Estate Broker & CEO

Mobile: (815)-218-1371 • **Office:** (815)-200-6004

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KELLER WILLIAMS REALTY SIGNATURE

4201 Galleria Dr. Loves Park, IL 61111



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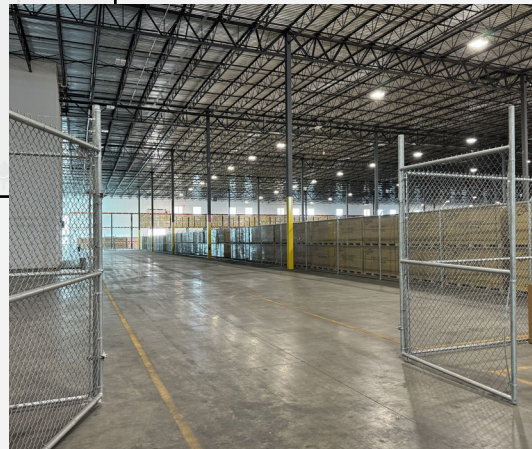
WAREHOUSE & LOGISTICS SUMMARY

ROCKFORD, IL - HOUSTON, TX



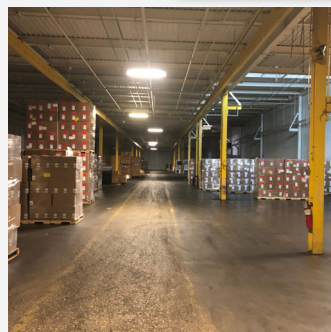
This warehouse is part of a strategically positioned portfolio of facilities designed to deliver comprehensive logistics solutions. Services include pallet racking, shelving systems, third-party logistics (3PL), pick-and-pack operations, bulk storage, and certified food-grade storage capabilities. Additionally, the properties accommodate light manufacturing and flex space configurations, allowing for customized operational setups.

Whether your requirement is **short-term** overflow storage or a **long-term** logistics partner, the landlord offers highly **flexible lease** arrangements. The property ownership is committed to delivering reliable, cost-efficient, and high-quality inventory management solutions, underpinned by a strong emphasis on service excellence.



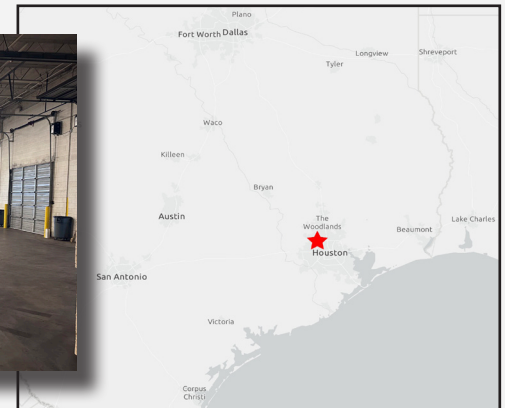
SERVICES

INTERMODAL
PALLETIZING
LUMPING SERVICES
TRANSLOADING
CFS STATION
AMAZON FBA PREP
FOOD GRADE
DROP AND HOOK
CONTAINER DRAYAGE
53' TRAILERS
FLATBEDS
CUSTOM BONDED STORAGE
CUSTOM BONDED DRAYAGE



WAREHOUSING

1.6 MILLION SQFT - Rockford, IL
700,000 SQFT - Houston, TX
ADVANCED RACKING SYSTEM
160+ DOCK DOORS
800+ PARKING SPACES



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