



COMMERCIAL REALTY SOLUTIONS

For Sale / For Lease
Commercial/
Industrial
Building



PHS
WEST

6704



PHS WEST

INDUSTRY

MONDAY - FRIDAY

8:00 AM - 5:00 PM

SATURDAY - SUNDAY

CLOSED

6704 6704 DR

www.phs.com

AVAILABLE 9/1/26

ROCKFORD

Industrial Building

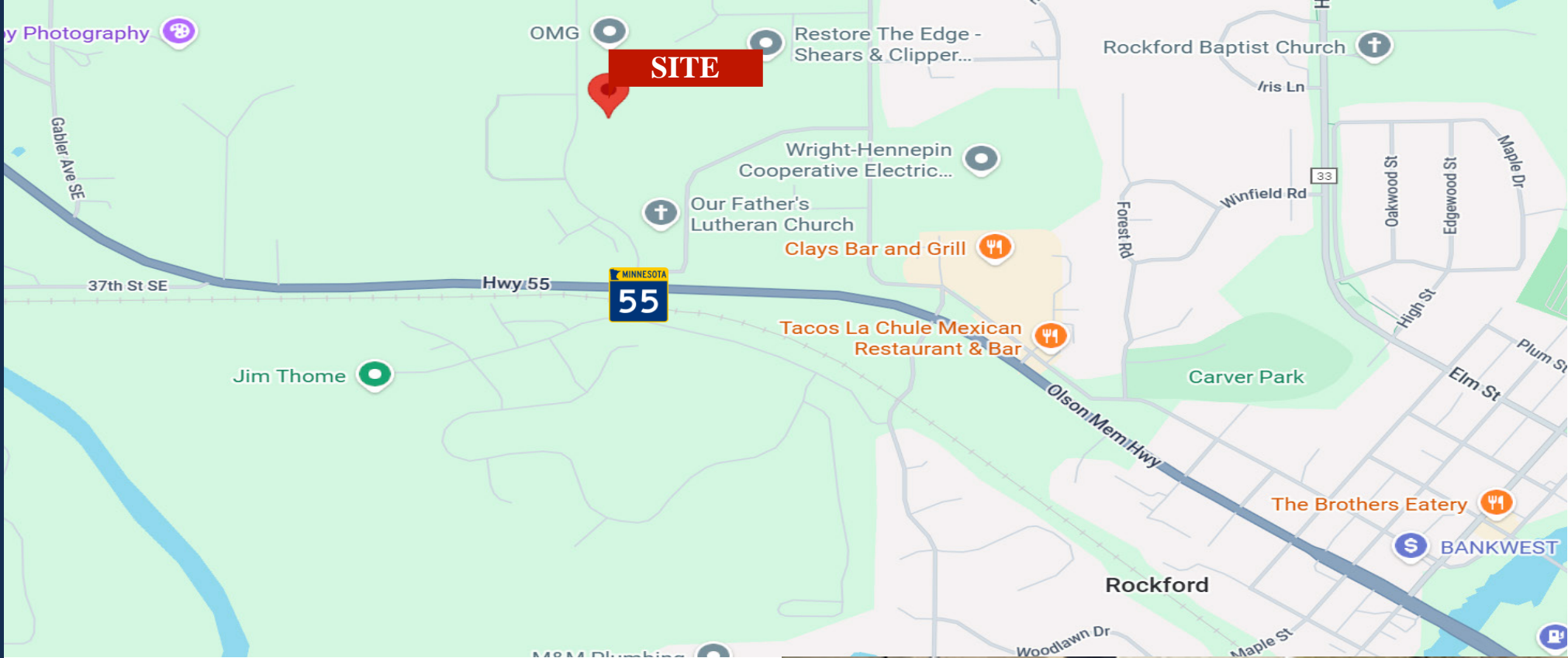
Sales Price: \$3,000,000.00 Lease Rate: Negotiable

Building Size: 26,262/sf Lot Size: 2.79 Acres

6704 Bleck Drive, Rockford, MN 55373

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PROPERTY LOCATION

- * North Side of Hwy 55
- * Easy Access to Hwy 55
- * Located in Rockford's Industrial Park
- * 25 Miles to I-94
- * Businesses in the Area:
Ver-Tech ABS, Kinspan Insulation, Shark Industries, Lampert Lumber Rockford, Dollar General, Clays Bar and Grill, Wright-Hennepin Coop Electric, Tacos la Chule Mexican Restaurant and more.

TRAFFIC COUNTS - 2025

*** Highway 55 - 12,740 VPD**



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PROPERTY OVERVIEW

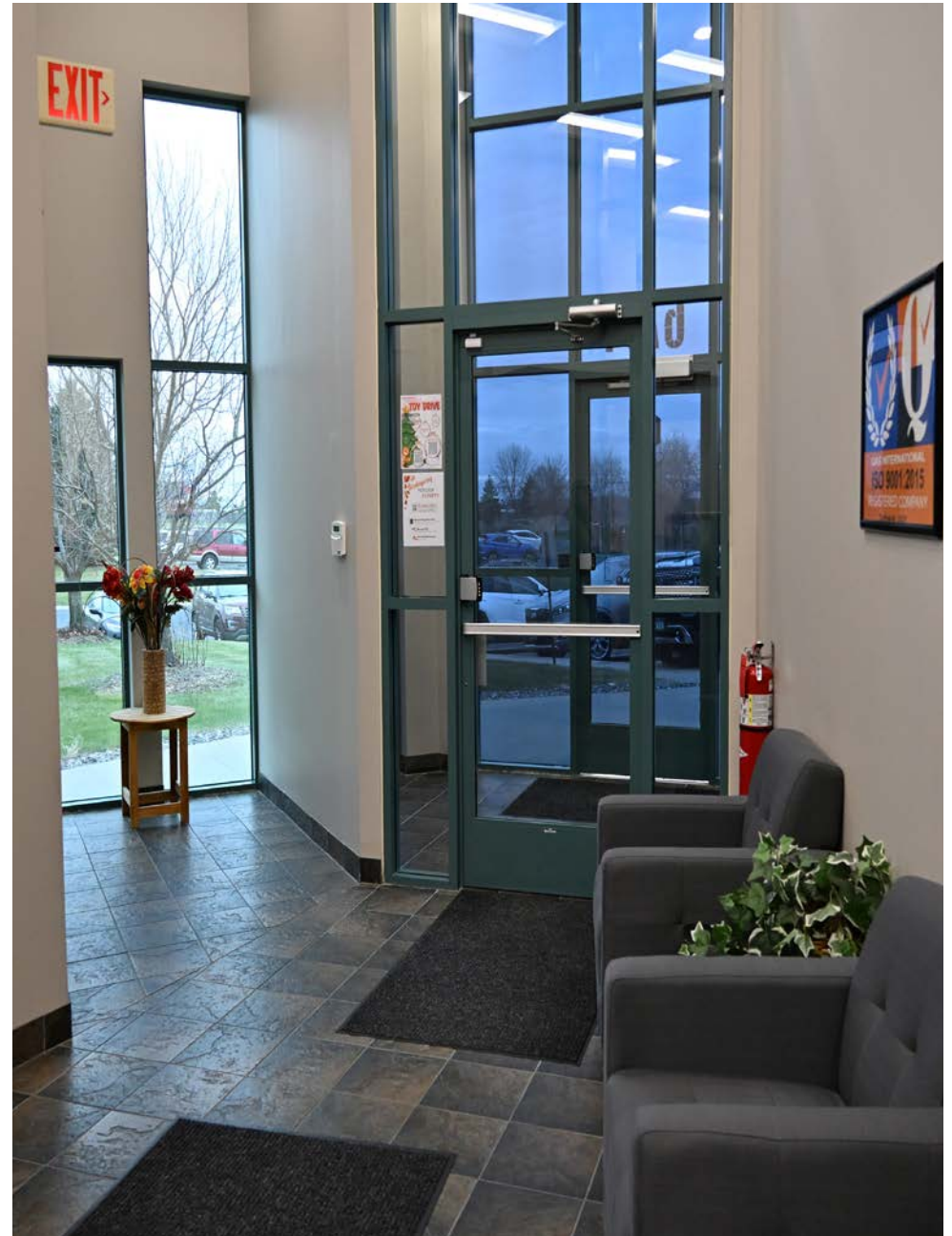
6704 Bleck Drive, Rockford, MN

Sales Price

\$3,000,000.00

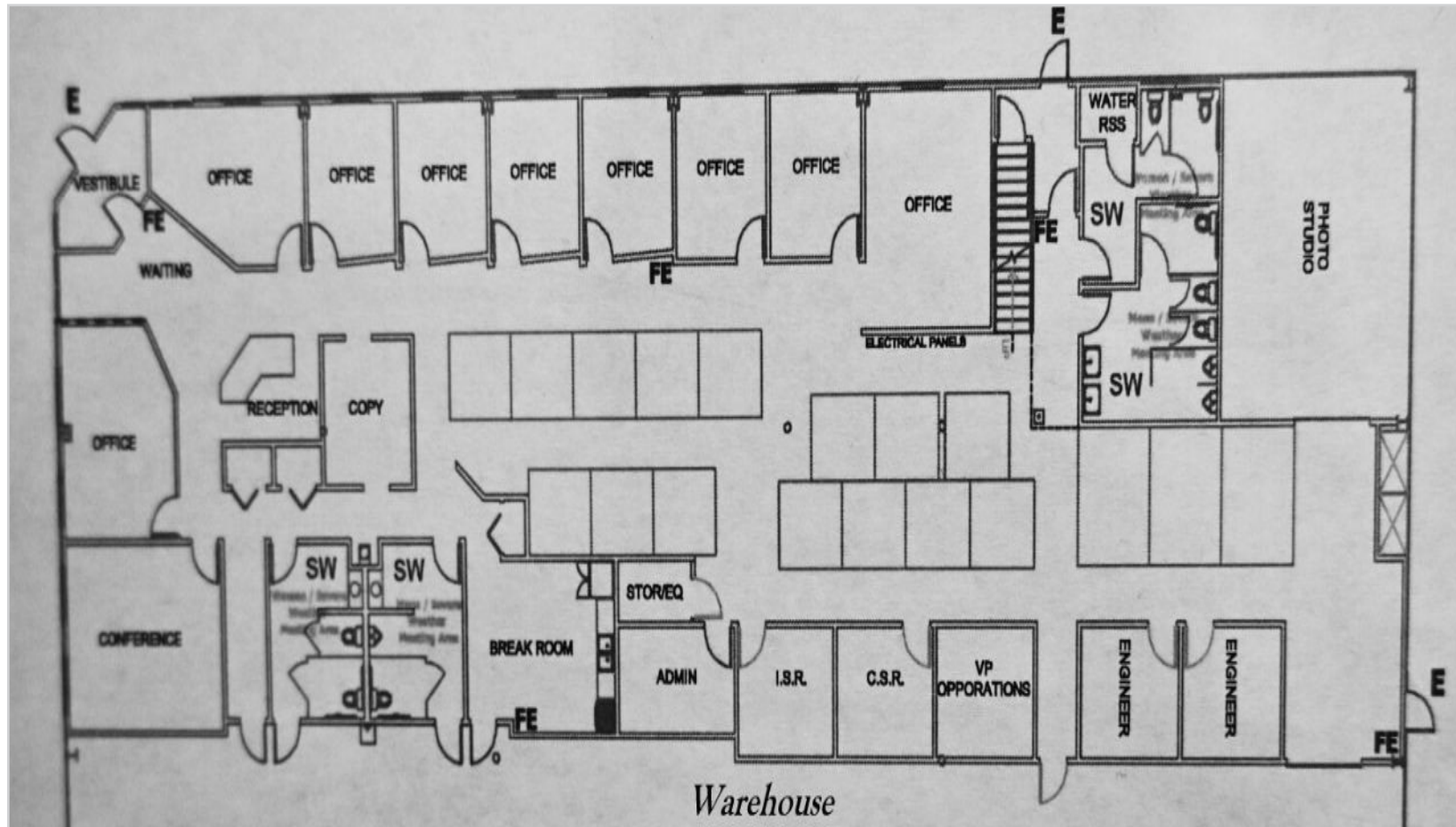
Lease Rate: Negotiable

Building Size	26,262/sf
Lot Size	2.79 Acres
County	Wright
PID	113-040-001021
2026 Taxes	\$49,730.00
Zoned	Industrial
Building Tenant	Single
Year Built	2001 (10,132/sf Addition - 2019)
Other	- HVAC: Office - Forced Air and A/C, Warehouse - Ceiling Unit Heaters - Electrical: 600 Amps 480 Volt - Building is in excellent condition and has been well maintained.



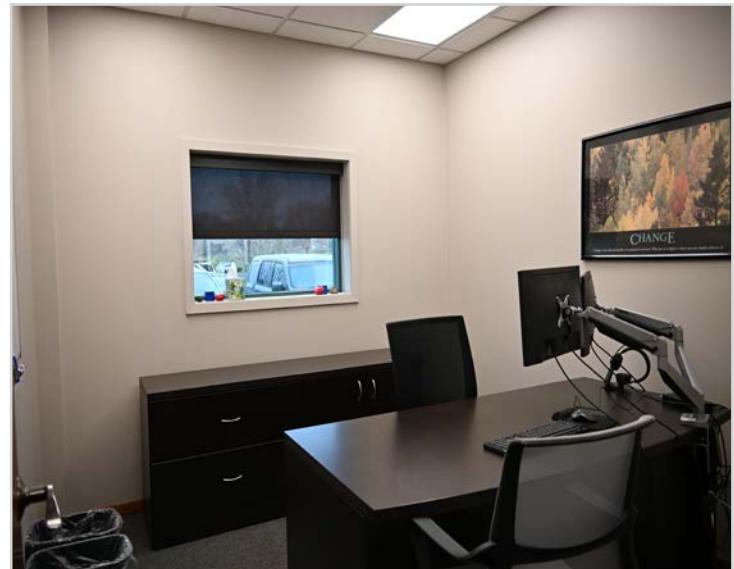
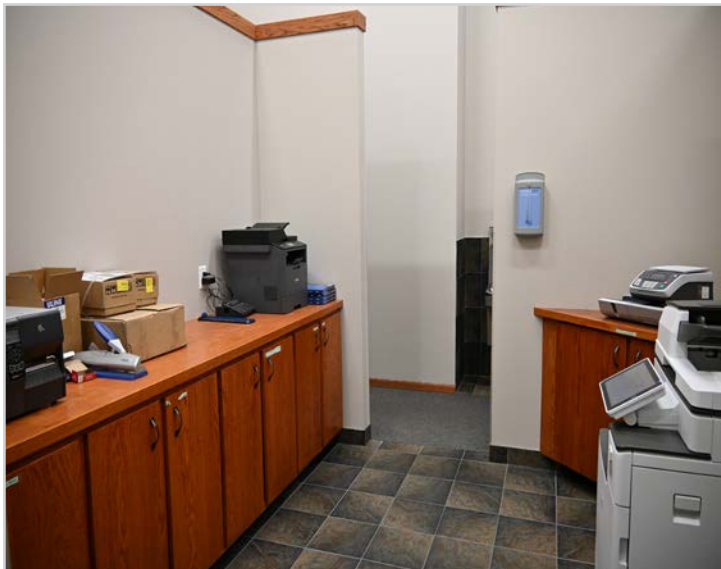
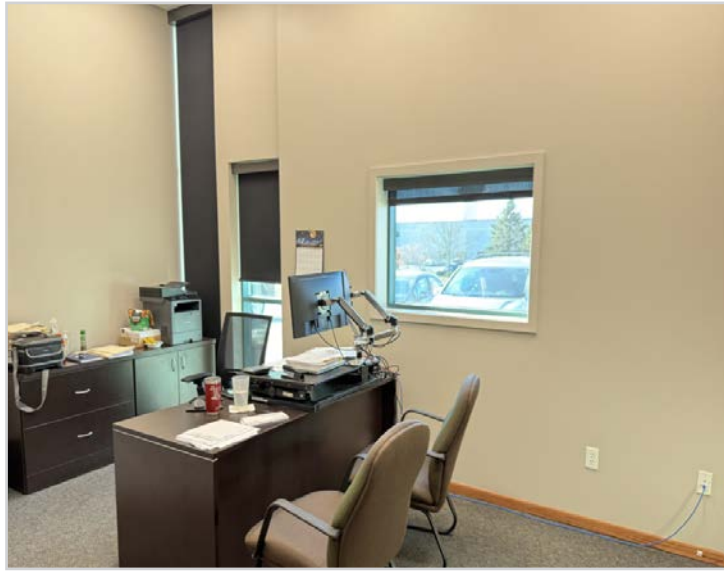
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FLOOR PLAN - Office Area



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INTERIOR - Office



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INTERIOR - Office/Breakroom



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INTERIOR - Office / Upstairs Breakroom



PROPERTY INFORMATION

Office Space: 50' x 149' = 7,450/sf

- * 11 Private Offices
- * 2 Conference Rooms
- * Modular Office Cubicles in Center Area
- * (2) Sets of Restrooms

Upper Level: Lunchroom 24' x 20'

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INTERIOR - Light Industrial / Warehouse



PROPERTY INFORMATION

Manufacturing: 50' x 149' = 7,450/sf

- * (1) Set of Restrooms
- * (1) 9' x 12' Overhead Door (Dock High with Leveler)
- * (1) 16' x 16' Drive-In Door
- * Ceiling Fans
- * LED Lighting

Warehouse: 68' x 149' = 10,132/sf

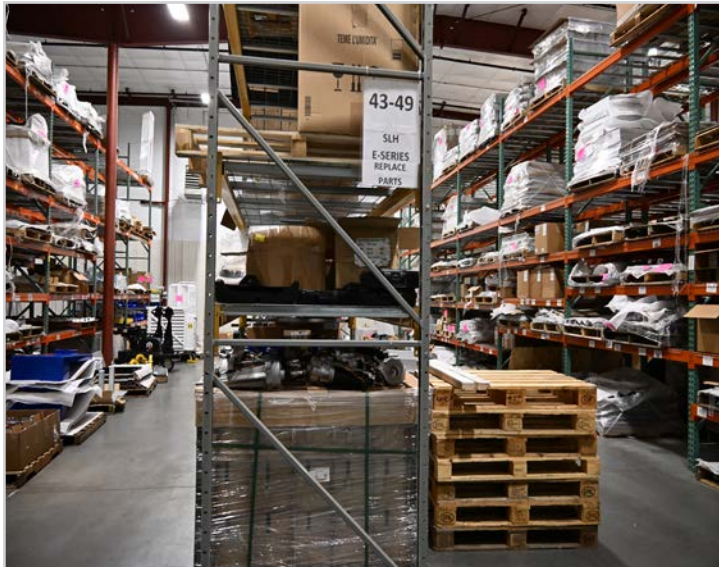
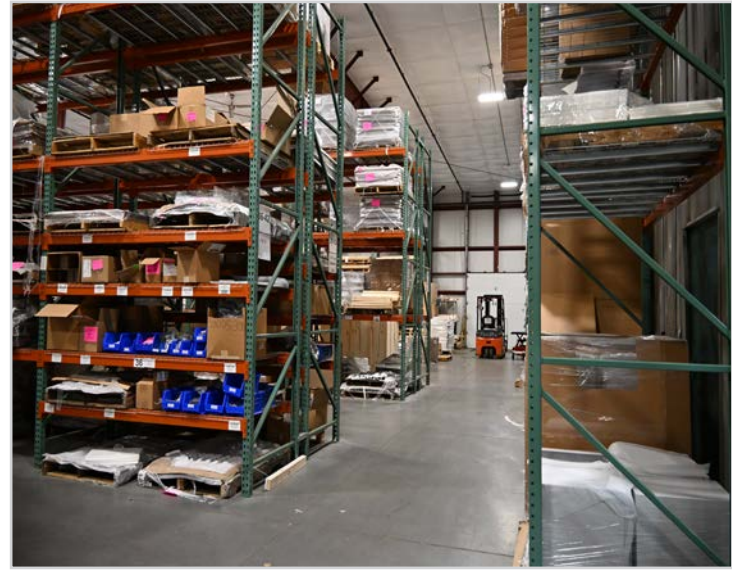
- * 22' Sidewalls
- * (1) 9' x 10' Loading Dock with Leveler

Mezzanine Level: Storage Area 50' x 25' = 750/sf

- * Ground Mounted heat and air conditioning units

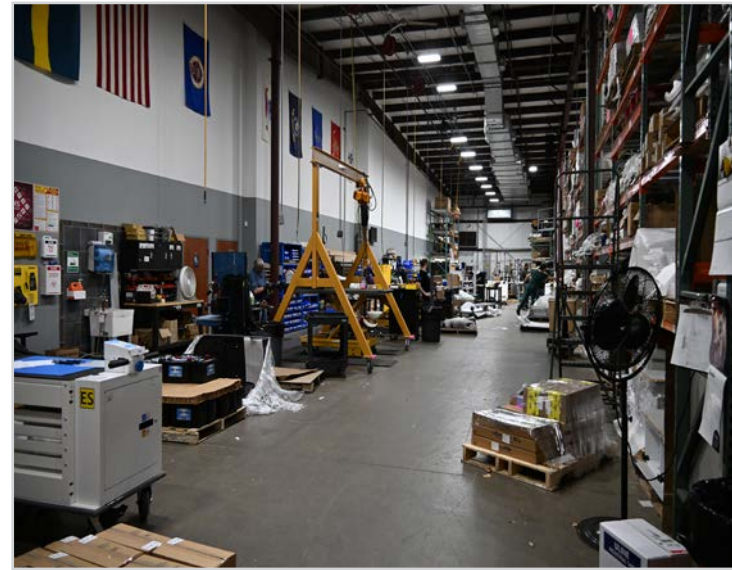
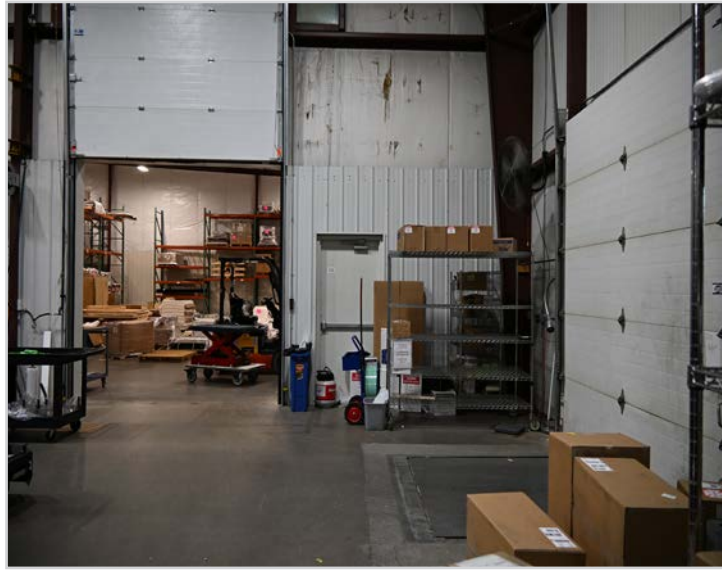
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INTERIOR - Warehouse



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WAREHOUSE



EXTERIOR

