

Retail/Warehouse for Sale

6651 E State Street, Rockford, IL, 61108

Retail: Mixed Use For Sale

Prepared on July 29, 2026

1 of 1 Listings



Listing Details | Retail For Sale

Suite	2
Total Available Space	122,369 SF
Asking Price	\$4,000,000
Listing Price Per SF	\$32.69
Cap Rate (Actual)	-
Total Expenses	\$133,458
Possession	Completion
Signage	Free-Standing
Show Instructions	Call broker
Tax Year	2025

Real Estate Taxes	\$133,458 in 2025
Vacant	No
Available Date	Now
Days On Market	92 days
Date Listed	4/28/2026
Last Modified	7/29/2026
Listing ID	44755197
Owner Occupied	Yes
Parking Spaces	-

Description

Investment Opportunity | High-Visibility Multi-Tenant Retail/Warehouse Asset

Positioned along the highly trafficked East State Street corridor in Rockford, this versatile multi-tenant retail/warehouse property offers a rare combination of visibility, functionality, and income potential.

Designed to accommodate two to three tenants, the asset provides flexibility for both investors and owner-users. A standout feature is the expansive suite combining showroom and warehouse space—ideal for businesses seeking a strong retail presence with integrated operational capabilities.

Property Highlights:

- Multi-tenant configuration (2–3 suites) supporting diversified income
- Prime frontage on East State Street with strong daily traffic counts
- Showroom + warehouse suite tailored for retail, distribution, or hybrid users
- 7 dock doors enabling efficient logistics and throughput
- 2 drive-in/overhead doors for additional access and operational flexibility

Adaptable layout suitable for retail, showroom, warehouse, or service uses
Ample on-site parking for customers and employees
Excellent connectivity to major roadways and surrounding retail corridors

This asset presents a compelling opportunity to acquire a well-located, income-producing property with leasing flexibility and long-term upside. Ideal for investors seeking stable cash flow with value-add potential, or for an owner-user looking to offset occupancy costs through supplemental rental income.

Ceiling height to the grids is 14' and 22' to the underside of the roof.

2025 Real Estate Taxes: \$133,458
...

Property Features

Location Details

Address	6651 E State Street, Rockford, IL, 611...	Parcels	12-27-203-014
Zoning	C2	Name	6663-6669 E. State St.
County	Winnebago	Nearest MSA	Rockford

Building Details

Sub Type	Mixed Use	Parking Ratio	-
Building Status	Existing	Retail Space	9,391 SF
Building Size	123,318 SF	Rentable Space	9,391 SF
Land Size	10.57 Acres / 460,429 SF	Air Conditioned	Yes
Number of Buildings	1	Heated	Yes
Number of Floors	1	Owner Occupied	Yes
Year Built	1991	Electricity	Yes
Primary Constr. Type	Framed	Water	Yes
Occupancy Type	Multi-tenant	Sanitary Sewer	Yes
Parking Spaces	-	Rail Service	No

Property Listings

1 Listing | 122,369 SF | \$4,000,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Furniture Retail/Wareho...	2	122,369 SF	\$4,000,000	Now

Additional Photos











Contact



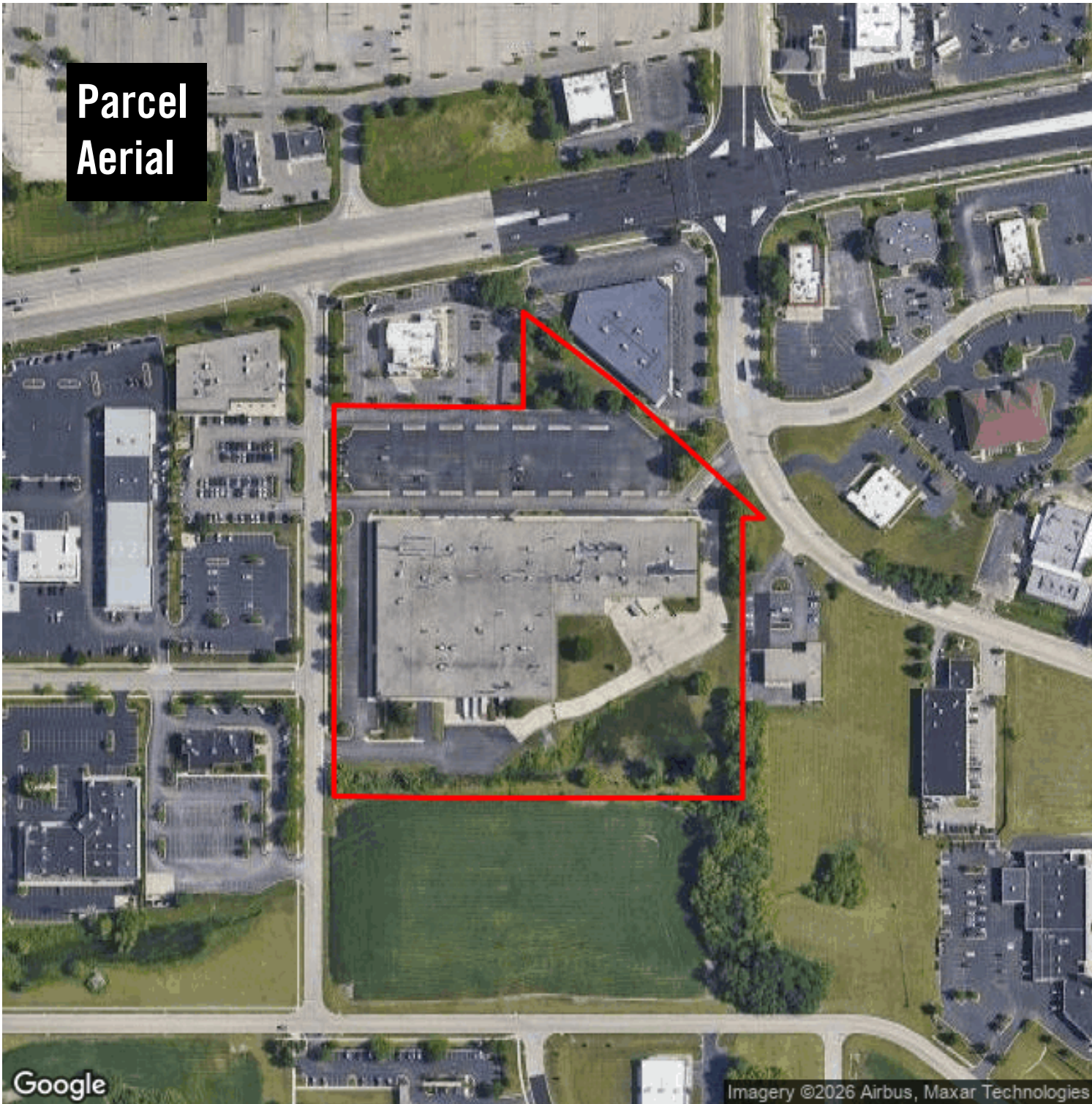
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GAMBINO REALTORS-Rkfd

6663-6669 E. State St.

MOODY'S

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



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6663-6669 E. State St., Rockford, IL 61108

CITY, STATE

Rockford, IL

POPULATION

47,176

AVG. HHSIZE

2.47

MEDIAN HH INCOME

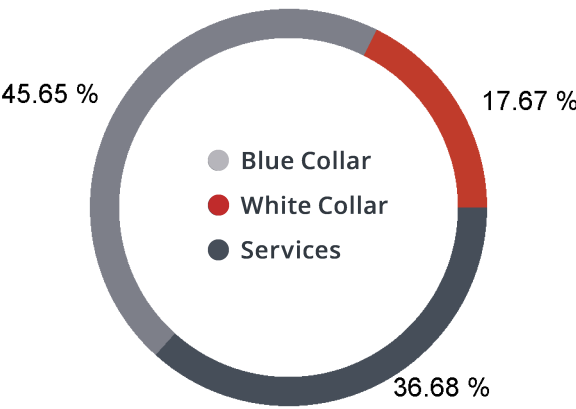
\$63,898

HOME OWNERSHIP

Renters: 4,304

Owners: 15,025

EMPLOYMENT



47.38 %

Employed

2.18 %

Unemployed

EDUCATION

High School Grad: 26.52 %

Some College: 23.76 %

Associates: 7.53 %

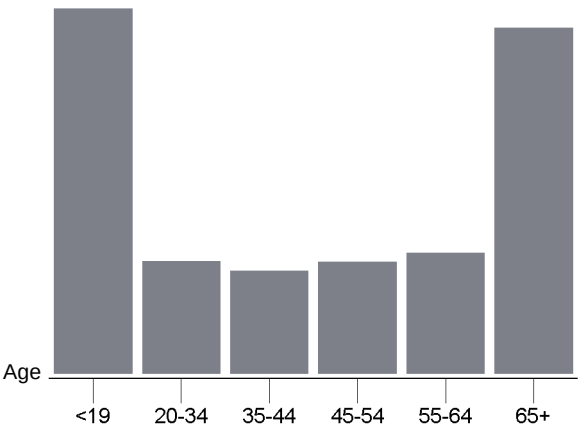
Bachelors: 35.15 %

GENDER & AGE

48.45 %



51.55 %



RACE & ETHNICITY

White: 74.86 %

Asian: 4.20 %

Native American: 0.00 %

Pacific Islanders: 0.01 %

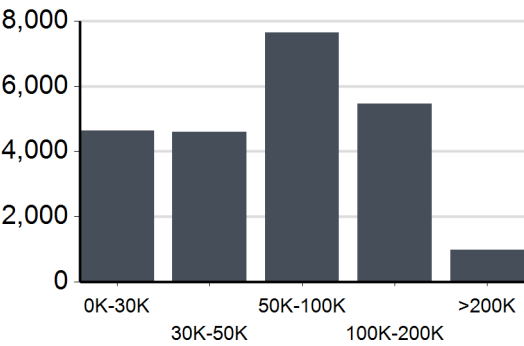
African-American: 4.10 %

Hispanic: 10.60 %

Two or More Races: 6.22 %

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INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$17,814



Grocery

\$6,437



Travel

\$6,808



Entertainment

\$2,958



Electricity

\$1,660



Apparel

\$1,318



Furniture

\$233



Gas

\$392

6663-6669 E. State St.

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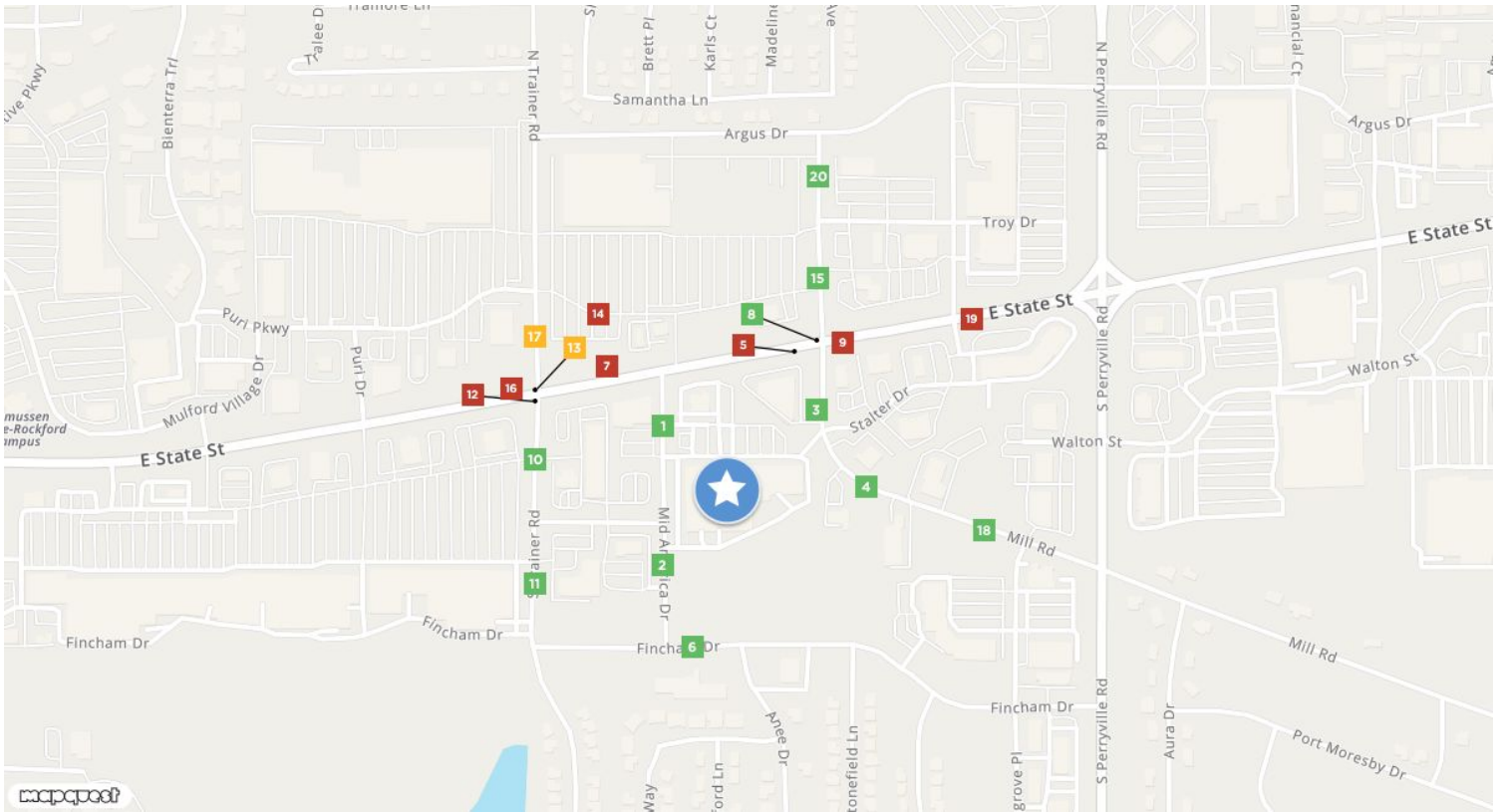


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Traffic Counts



Mid America Dr 1 Lexus Dr Year: 2004 4,200	Mid America Dr 2 Lexus Dr Year: 2004 4,200	Stalter Drive 3 E State St Year: 2022 2,200 Year: 2004 2,100	South Mill Road 4 Stalter Dr Year: 2022 2,200 Year: 2004 2,100	East State Street 5 East State Street Year: 2024 26,857 Year: 2023 26,600 Year: 2022 24,900
Fincham Drive 6 Mid America Dr Year: 2022 3,050 Year: 2004 2,950	E State St 7 S Trainer Rd Year: 2005 32,800	8 E State St Year: 2022 3,100	East State Street 9 East State Street Year: 2024 26,857 Year: 2022 24,900	10 E State St Year: 2022 4,450
11 Fincham Dr Year: 2022 4,450	East State Street 12 East State Street Year: 2024 26,857 Year: 2023 30,600 Year: 2022 29,000	13 E State St Year: 2022 8,250	14 Year: 2004 10,800	15 Troy Dr Year: 2022 3,100
E State St 16 N Trainer Rd Year: 2005 32,800	17 Puri Pkwy Year: 2022 8,250	Mill Road 18 Highgrove Pl Year: 2022 2,200 Year: 2004 2,100	E State St 19 Deane Dr Year: 2005 32,800	20 Argus Dr Year: 2022 2,500



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Company

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Biography

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.