



BRYANT
COMMERCIAL GROUP

FOR LEASE

Industrial - Warehouse/Manufacturing

901 9th St. Rockford, IL 61104



Presenting a versatile multi-tenant industrial property ideal for a variety of uses including storage, manufacturing, and industrial operations. This property offers flexibility and appeal to prospective tenants.

901 9th St. is strategically placed in Rockford's primary industrial zone, well-connected by major highways and adjacent to robust trucking and transit infrastructure.

This location is a standout choice for tenants needing efficient inbound/outbound logistics, workforce access, and integration into a thriving industrial neighborhood.



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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Each Office is Individually Owned & Operated



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OFFERING HIGHLIGHTS

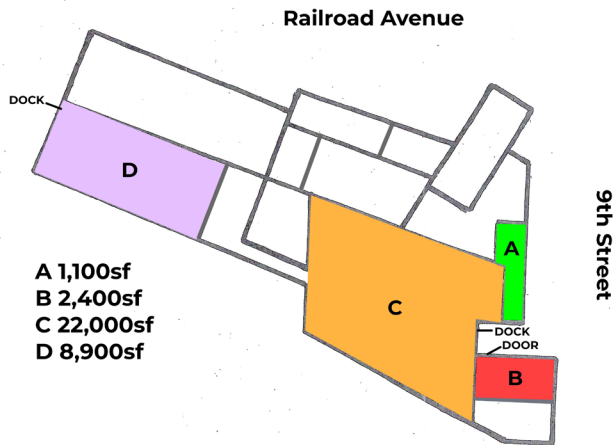
Available SF: 34,400 SF

Max Contiguous SF: 25,500 SF

Lease Rate: \$3.50-4.50/SF/YR

Lease Type: GROSS

Lease Term: Negotiable



The building is a hidden gem with multiple units, varying ceiling heights, wet sprinklers, a surplus of electricity and a number of grade level and dock high doors.

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