



FOR LEASE WAREHOUSE / DISTRIBUTION

2210 Harrison Ave. Rockford, IL



Food-grade warehouse and distribution facility ideally suited for food manufacturers, ingredient suppliers, and consumer packaged goods companies.

Strategically located in the heart of Rockford's premier industrial corridor, the property offers exceptional access to major transportation routes and is just minutes from the Chicago Rockford International Airport, providing an ideal location for regional and national distribution.



NATHAN BRYANT, CCIM

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KELLER WILLIAMS REALTY SIGNATURE

4201 Galleria Dr. Loves Park, IL 61111



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PROPERTY HIGHLIGHTS

Warehouse SF: 120,000 SF

Office SF: 18,000 SF

Asking Lease Rate: *Call For Details*

Lease Type: Negotiable

Lease Term: Negotiable



- + 24' X 32' column spacing
- + Fully sprinklered
- + 16'-24' clear height
- + 4 internal common docks
- + 3 drive-in doors
- + Fenced in parking lot for cars and trucks
- + Material handling & delivery available
- + LED Lighting
- + FDA & SQF Certified
- + Access to US-20, I-39 & I-90
- + 68 miles NW of Chicago O'Hare

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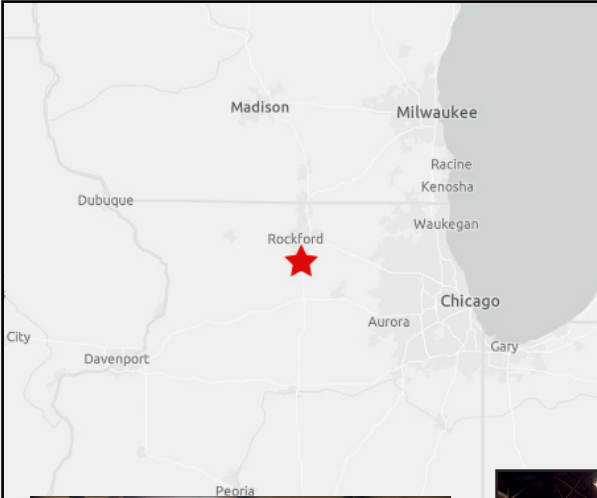
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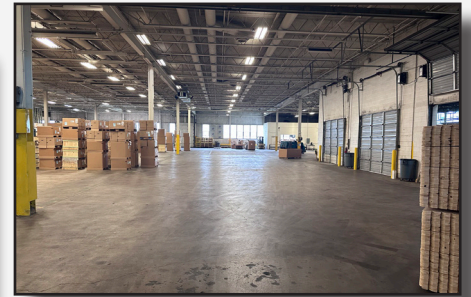
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This warehouse is part of a strategically positioned portfolio of facilities designed to deliver comprehensive logistics solutions. Services include pallet racking, shelving systems, third-party logistics (3PL), pick-and-pack operations, bulk storage, 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.

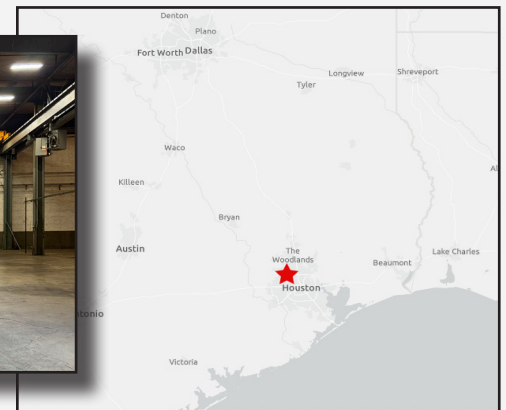
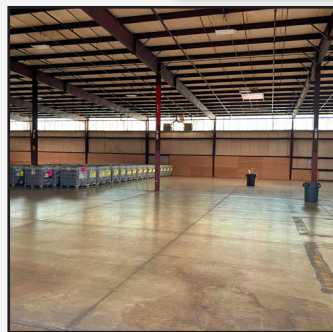


WAREHOUSING

- 3 MILLION SQFT - IL & TX
- ADVANCED RACKING SYSTEM
- 160+ DOCK DOORS
- 800+ PARKING SPACES

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



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