



FOR LEASE
1818 ELMWOOD RD

34,120 SF
ROCKFORD, IL

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PROPERTY DETAILS

1818 ELMWOOD RD | ROCKFORD, IL

AVAILABLE SPACE	34,120 SF (Available 11/1/2026)
DOCK DOORS	3
CLEAR HEIGHT	17' - 25'
COLUMN WIDTH/DEPTH	50' x 40'
ROOF	TPO
WALLS	Masonry
FLOORS	8" Reinforced Concrete
YEAR BUILT	1969
YEAR RENOVATED	2020
FIRE SUPPRESSION	100% Wet (ESFR)
LIGHTING	LED
POWER	3-Phase 3000-Amp 480V
PARKING	385 Passenger Surface Spaces 40 Trailer Surface Spaces
LAND AREA	13.46 Acres
ZONING	IL: Light Industrial
PARCEL ID	07-36-302-001
RAIL ACCESS	Possible Adjacent to Union Pacific Rail Line



PROPERTY HIGHLIGHTS



ABUNDANT TRAILER PARKING



IMMEDIATE ACCESS TO HIGHWAY 2

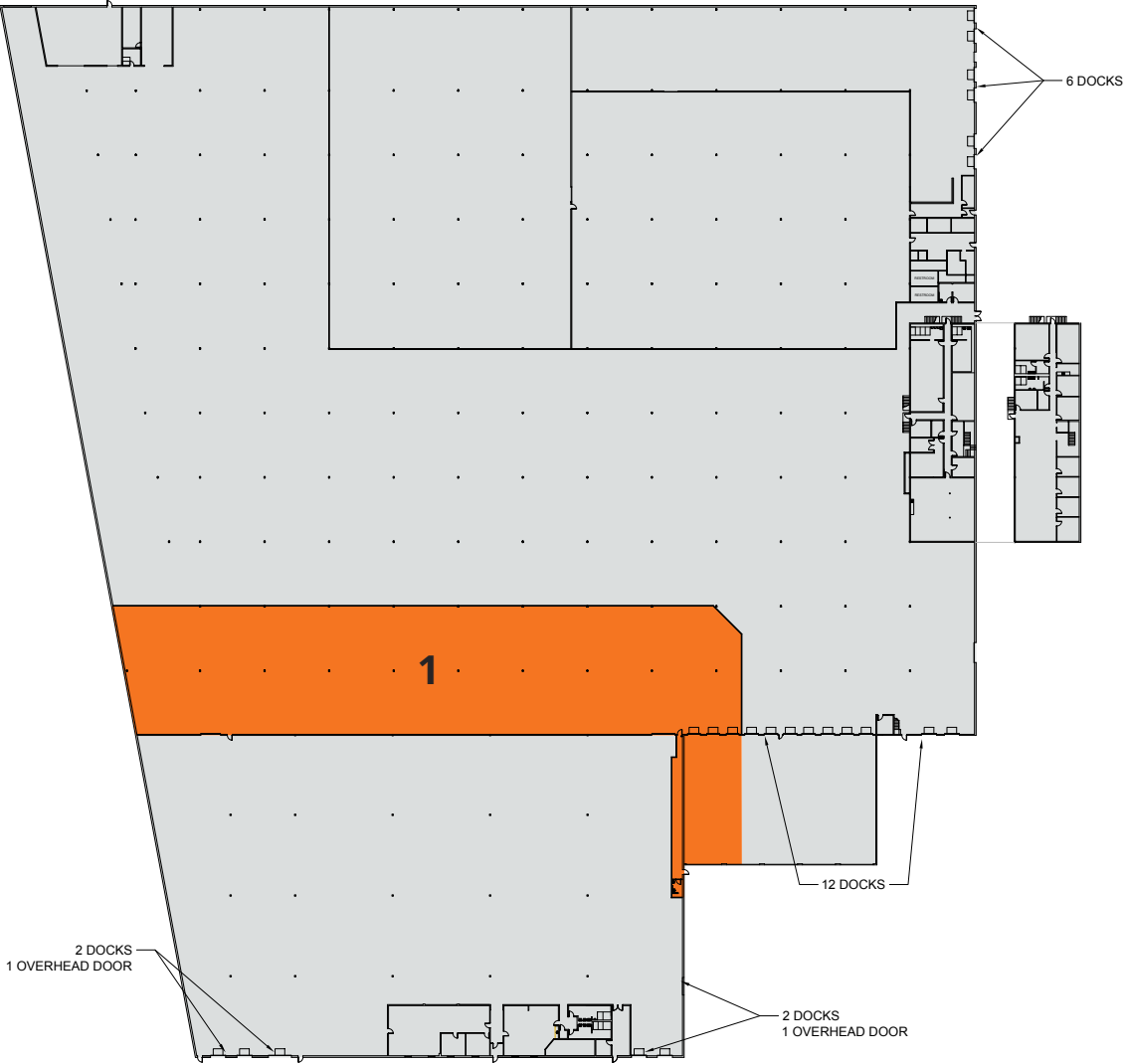


**10 MILES TO CHICAGO ROCKFORD
INTERNATIONAL AIRPORT**

FLOOR PLAN

1818 ELMWOOD RD | ROCKFORD, IL

VIEW A VIDEO OF THIS PROPERTY



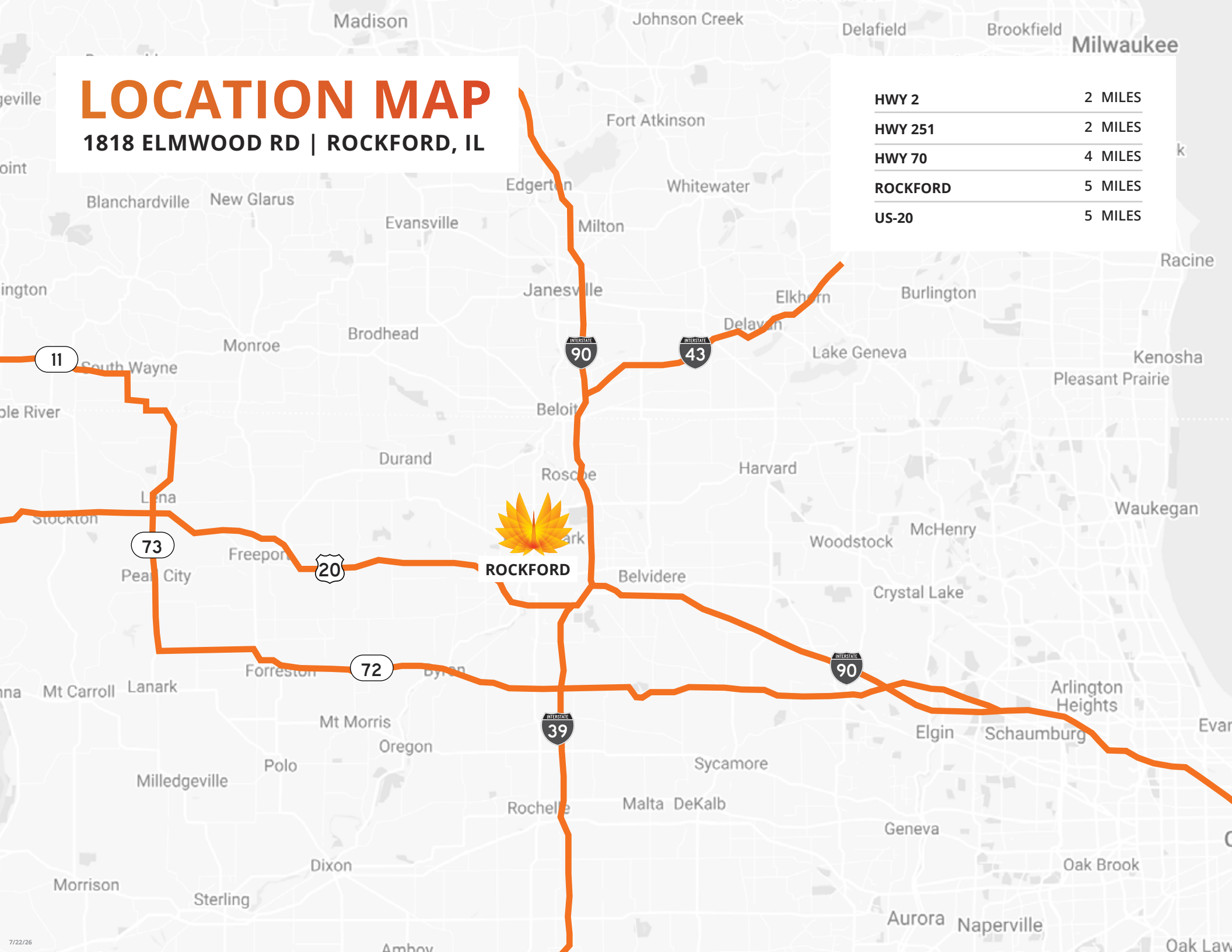
NUMBER	AVAILABILITY	SPACE DESIGNATION	DOCKS	SQUARE FEET
1	11/1/2026	WAREHOUSE	3	34,120 SF
TOTAL				34,120 SF



LOCATION MAP

1818 ELMWOOD RD | ROCKFORD, IL

HWY 2	2 MILES
HWY 251	2 MILES
HWY 70	4 MILES
ROCKFORD	5 MILES
US-20	5 MILES



ROCKFORD