

FOR SALE
64,500 SF



1900 HARRISON AVE
ROCKFORD, ILLINOIS

ENTERPRISE ZONE | NEWER ROOF

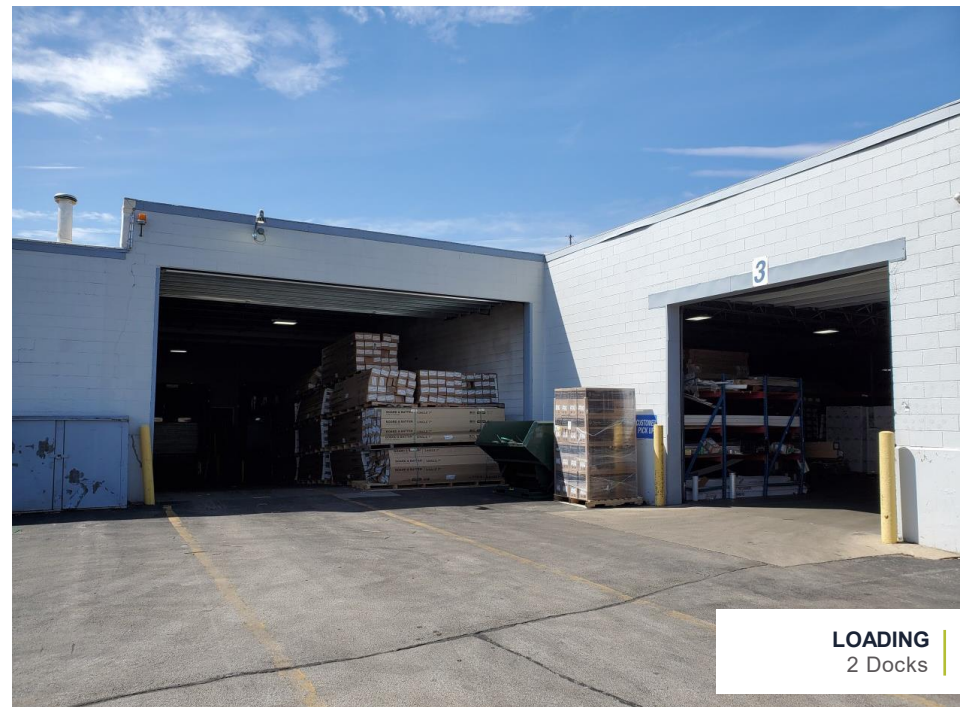


PROPERTY HIGHLIGHTS

Building Size:	64,500 SF
Space Available:	64,500 SF
Office Area:	4,200 SF
Site Area:	3.88 acres
Clear Height:	13'-14'8"
Loading:	2 Interior Docks w/Levelers
Drive-in-door:	3
Parking:	32
Zoned:	Light Industrial
HVAC:	Warehouse equipped with capped rooftop openings
Outdoor Yard:	15,000 SF fenced yard (expandable)
Lighting:	LED (motion sensitive)
Sprinkler:	Dry system
Taxes:	\$11,213 (2025)
Sale Price:	\$3,712,000 (\$58.00 PSF)

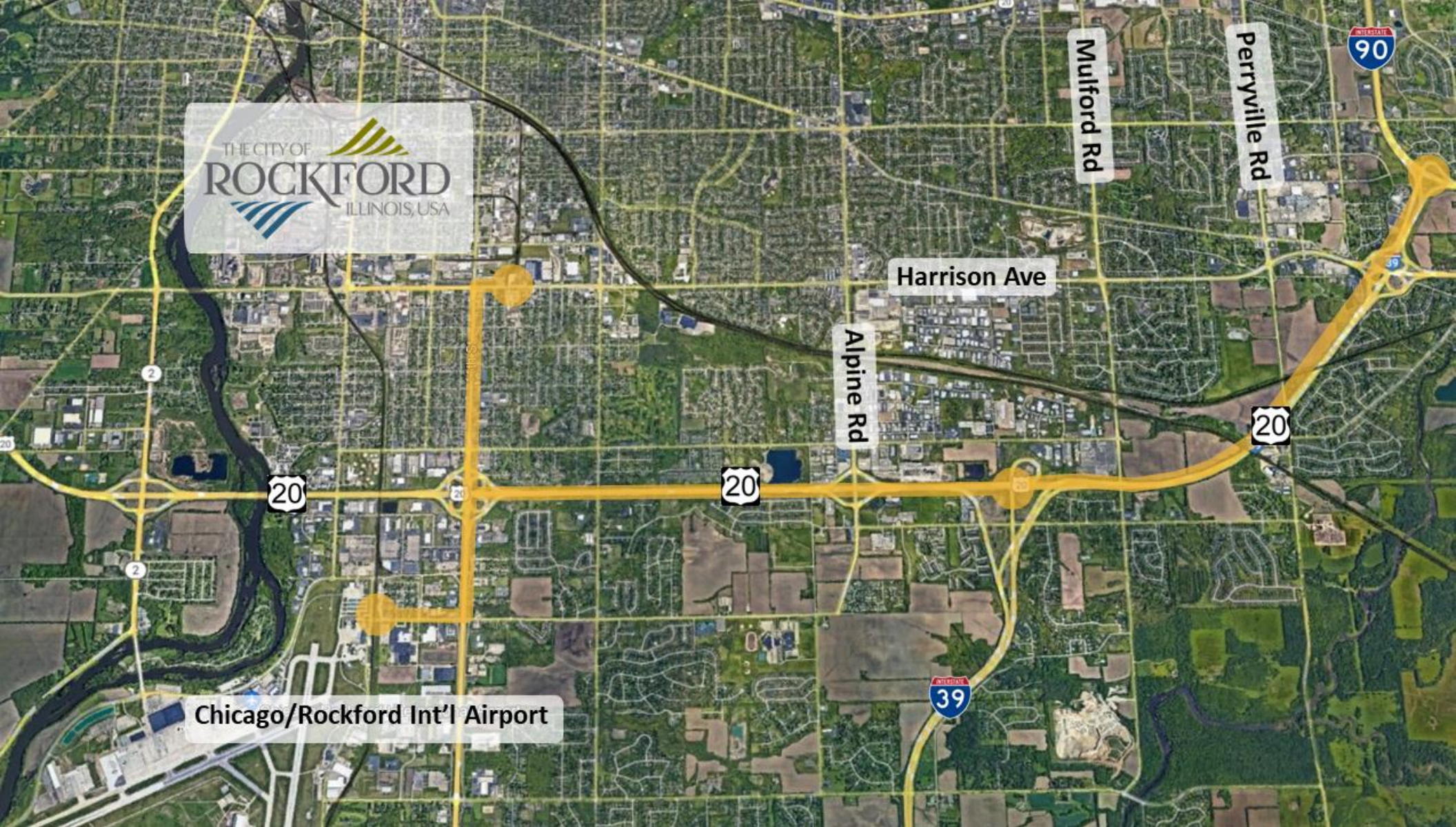


PARCEL
3.88 Acres



LOADING
2 Docks





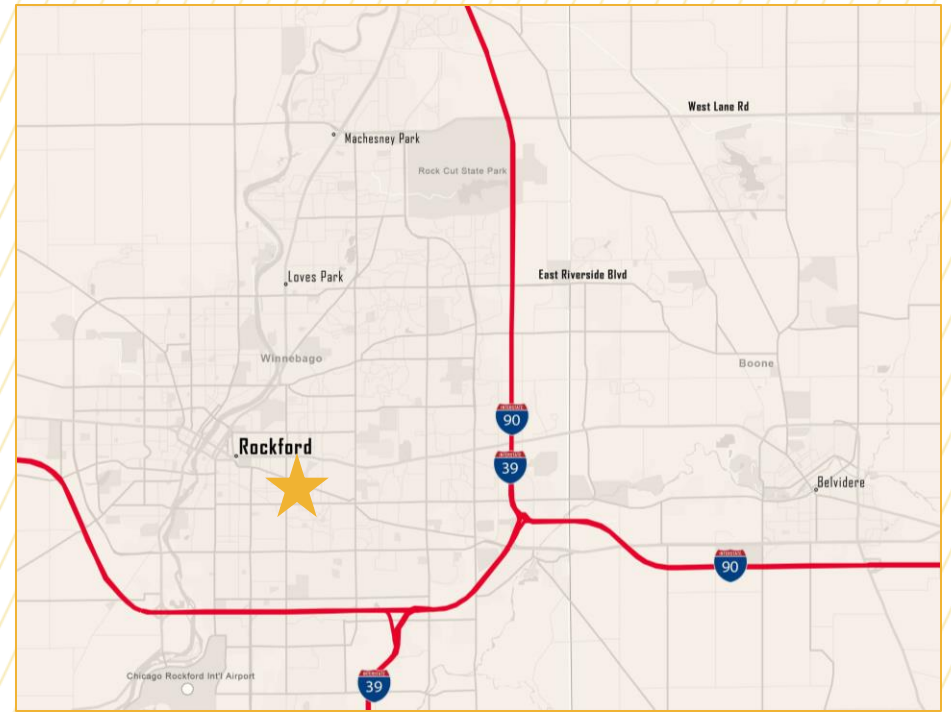
2.75 Miles
Rockford Int'l
Airport

4.6 Miles
To I-39

8.2 Miles
To I-90

70 Miles
To O'Hare Int'l

CONTACT INFORMATION



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