



## PROPERTY SUMMARY

LandMark Real Estate Group is pleased to present a 172,080 SF warehouse/manufacturing facility located at 857 Landmark Drive in Belvidere, Illinois.

This well-maintained asset features the clear heights, column spacing, and robust power capacity to accommodate a wide range of industrial users. Strategically positioned close to the *Stellantis Belvidere Assembly Plant* and (2) full I-90 interchanges, the property offers excellent regional access and connectivity.

- > **Total Building; Available Space.** 255,000 SF; 172,080 SF
- > **Main Office; Receiving Office & Driver Room.** 5,454 SF; 1,300 SF
- > **Clear Heights; Column Spacing.** 28'-32'; 50'x50'
- > **Loading.** (16) Fully Equipped, Raised Docks; (2) 14'x14' Grade-Level Doors
- > **Power.** 2,000a/480v/3ph (confirming)
- > **HVAC.** Office—Heated and Cooled; Warehouse—Heat Only with Make-Up Air
- > **Car Parking.** (confirming); Expandable
- > **Trailer Parking.** Approx (16) Between Docks; Expandable
- > **Fire Protection.** ESFR Wet Sprinkler System
- > **Taxes.** \$1.04 PSF

## For LEASE

**172,080 SF Industrial  
High-Bay  
Warehouse/Manufacturing  
Center**

C. Shane Van Sickle  
shane@LMCOS.com

**M: 815.979.0242  
W: 815.639.0034 ext. 1**

LandMark Real Estate Group  
6735 Vistagreen Way, Suite 100  
Rockford, Illinois 61107

[www.LMCOS.com](http://www.LMCOS.com)



## LOCATION

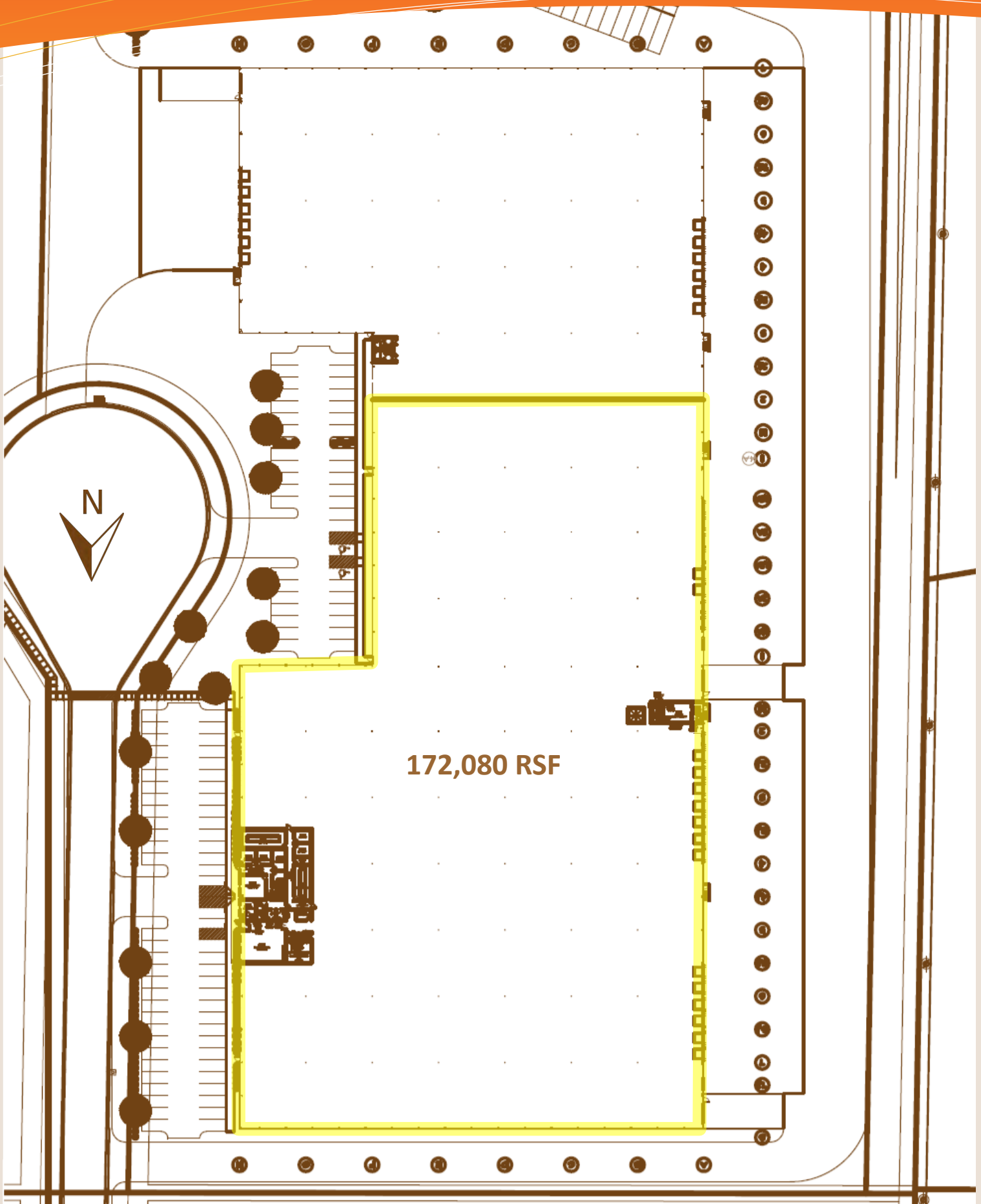
Located off Newburg Rd. in an established industrial park, the property is 1.65 miles from Bypass 20 and 2 miles from I-90 @ Irene Rd.

Belvidere is a well-established and growing community with quality schools, regional work force, and great proximity to interstate, regional highways and transportation centers such as The Chicago/Rockford Int'l Airport, O'Hare and Rochelle Intermodal.

Adjacent west is Rockford, Illinois' third largest city (MSA population +/- 340,000); Chicago and O'Hare are 70 miles to the east—all 6-lane interstate. Full I-90 access at Irene Rd (2.3 mi) and Genoa Rd (5 mi).







**DEMOGRAPHICS**

**Rockford MSA (Winnebago and Boone Counties)**

Population	Median Household Income	Number of Employees
<b>336,928</b>	<b>\$56,899</b>	<b>157,305</b>
Median Age	Unemployment Rate	Housing Units
<b>39.7</b>	<b>7.1%</b>	<b>145,523</b>



## Regional Investment

The regional economic impact figures and industry specific capital investment includes data from January 2016 through December 2021

Source: RAEDC Project Database



**New & Renovated Space**  
6,388,440 sq. ft.

**Capital Investment**  
\$1,333,641,056

**New & Retained Jobs**  
8,320



### Manufacturing

**Capital Investment**  
\$221,448,414

This includes but is not limited to aerospace, medical, automotive, and additive manufacturing.



### Education

**Capital Investment**  
\$144,625,000

Includes universities, private schools, RPS205, HSD 122, & HCSD 206.



### Logistics & Distribution

**Capital Investment**  
\$80,045,900

This includes but is not limited to warehouse, airport improvements, and distribution.



### Healthcare

**Capital Investment**  
\$649,833,160

This combines data from our region's four health systems, VA services, and other medical establishments.

## Awards & Recognition

IndustryWeek

#4

IndustryWeek  
Best Places  
to Work in  
Manufacturing in  
the Nation

smartasset™

#4

SmartAsset  
Healthcare  
access & home  
affordability  
(3<sup>rd</sup> straight year)



#5

Milken Institute  
Best-Performing  
Cities for Job  
Growth

Forbes

#6

Forbes  
Easiest Places to  
Make Your Mark

smartasset™

#9

SmartAsset  
Best Places to  
Work In  
Manufacturing

Reader's  
Digest

Top 15

Reader's Digest  
Best Places to  
Move to in the  
Nation

USA TODAY

#6

USA Today  
Fastest Growing  
Housing Market

Rockford  
ILLINOIS USA

ROCKFORD AREA ECONOMIC DEVELOPMENT AUTHORITY

100 Park Ave, Suite 100, Rockford, Illinois 61101  
T: 815.987-8118 | [Information@RockfordIL.com](mailto:Information@RockfordIL.com)

### Legal Disclaimer

Information contained herein has been compiled to the best of our knowledge.

Any inaccuracies can be reported to [information@RockfordIL.com](mailto:information@RockfordIL.com).