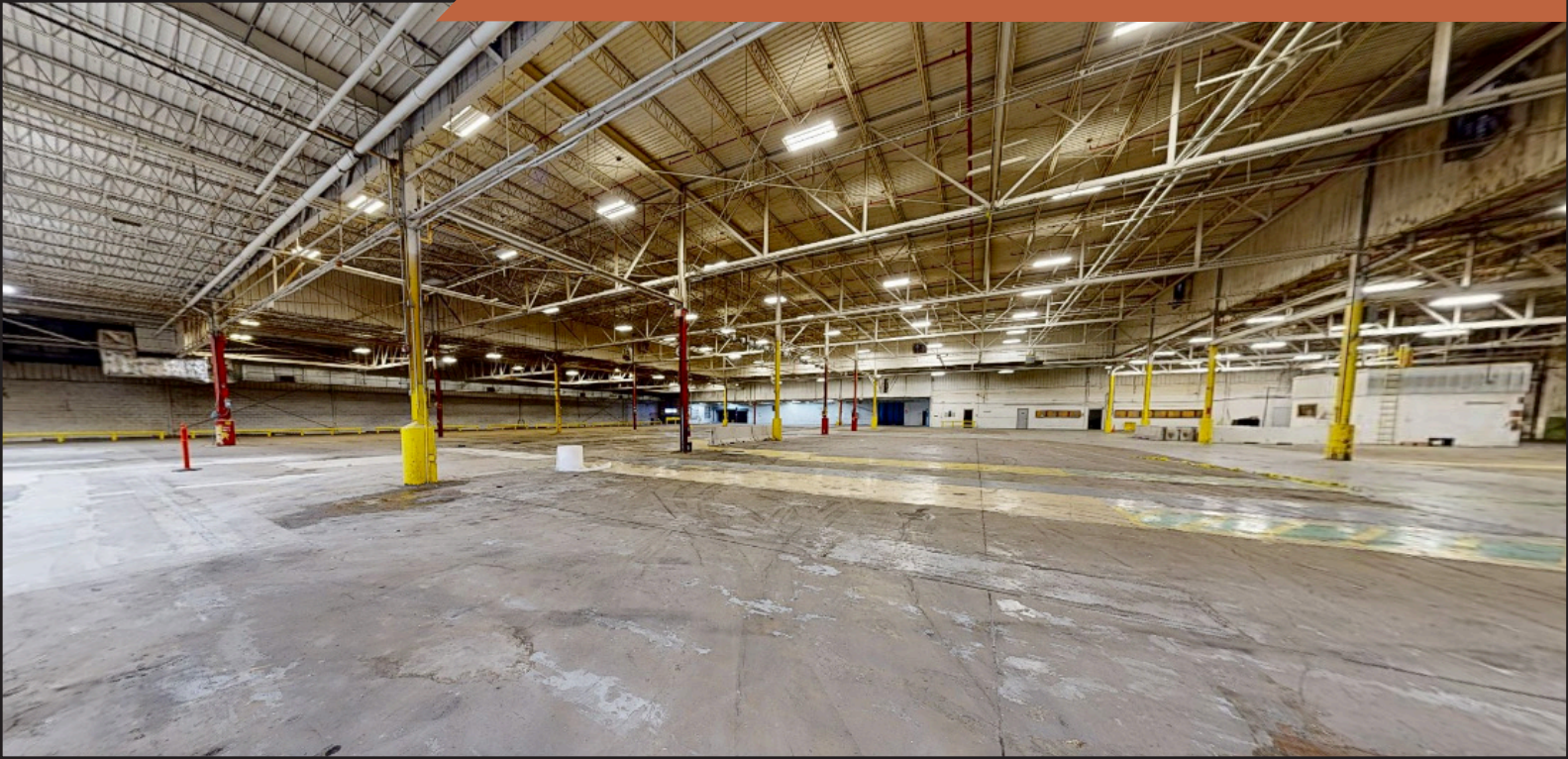




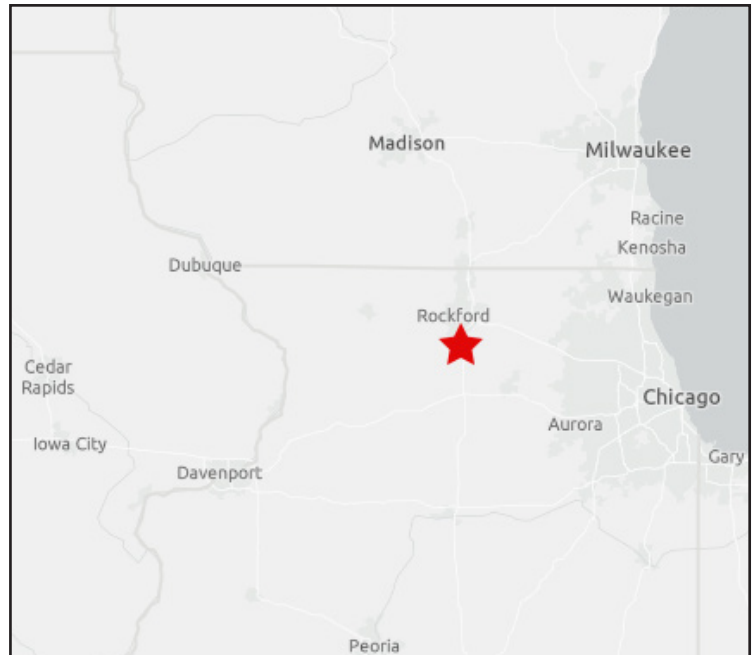
# INDUSTRIAL FOR LEASE WAREHOUSE / DISTRIBUTION



2100 23rd Avenue offers a highly functional warehouse and distribution facility available for lease, strategically positioned to serve manufacturing, logistics, and bulk distribution users.

The property is distinguished by its direct rail access with an interior rail spur, providing a significant operational advantage for tenants requiring efficient inbound and outbound rail-served logistics.

Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=79vezDCAuqJ>



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# INDUSTRIAL FOR LEASE

## WAREHOUSE / DISTRIBUTION

### PROPERTY HIGHLIGHTS

Available SF:	161,810 SF
Asking Lease Rate:	Call For Details
Lease Type:	Negotiable
Lease Term:	Negotiable
Power:	3000A 480V
Loading:	10 Dock Doors
Clear Heights:	16' - 22'



- + Ideal for distribution and fulfillment centers, food/beverage dry storage, manufacturing, e-commerce and high-velocity logistics
- + Located within 3 miles of the Chicago Rockford International Airport (RFD)
- + 2 miles from US HWY 20
- + Less than 10 minutes from I39/I90
- + 245,000+ population within a 10-mile radius
- + 134,000+ working-age residents within a 15 minute drive
- + 19.6% of the employed population works in Manufacturing & Logistics related sectors
- + 78% of workers live and work within a 25-minute radius

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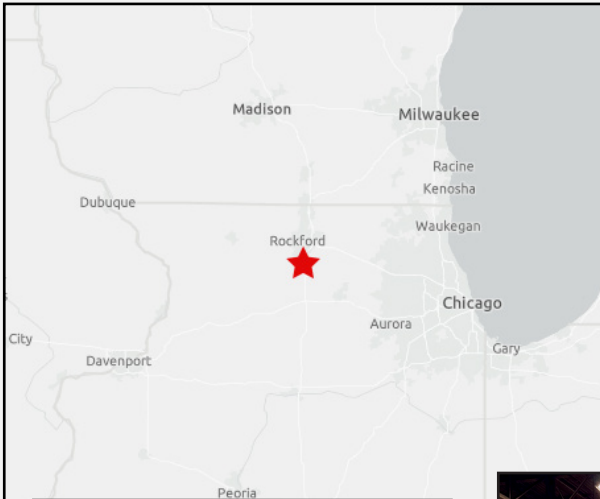


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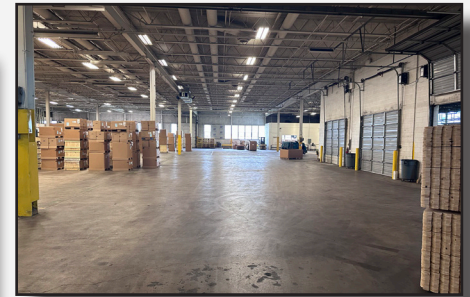
# WAREHOUSE & LOGISTICS SUMMARY

ROCKFORD, IL - HOUSTON, TX



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.

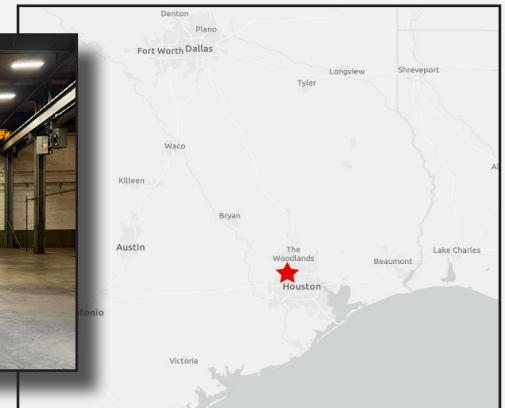
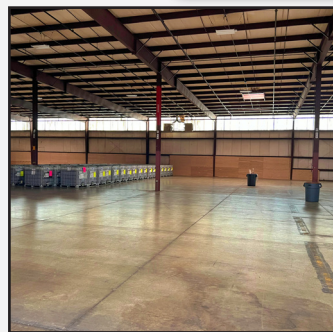


## WAREHOUSING

- 3 MILLION SQFT - IL & TX
- ADVANCED RACKING SYSTEM
- 200+ DOCK DOORS
- 1500+ 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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