

INDUSTRIAL SPACE AVAILABLE

2020 HARRISON AVENUE
ROCKFORD, IL 61104

FOR LEASE: 12,680–35,478 SF | 2.76 AC LOT



Property Information

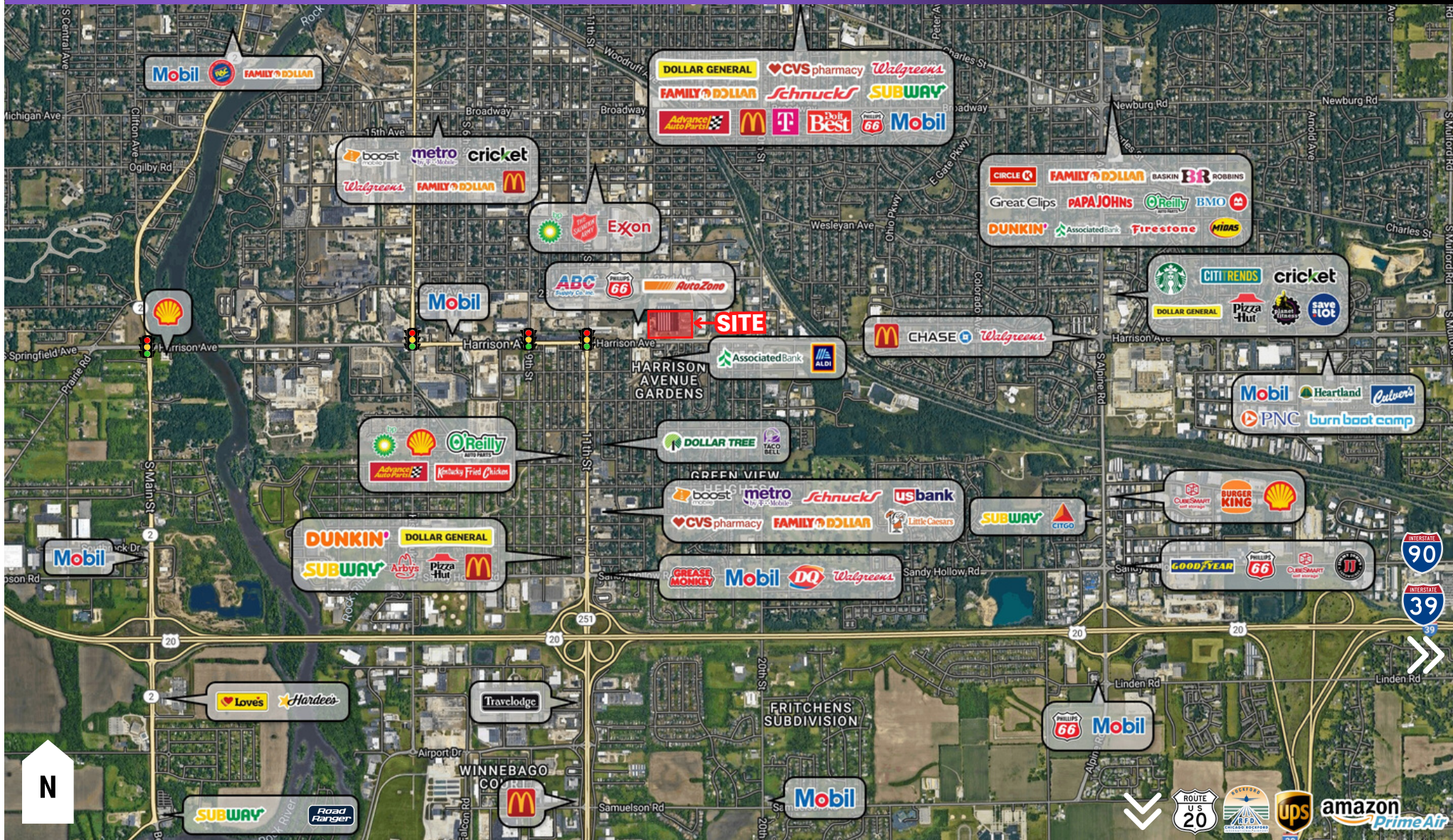
- Located in the Heart of Rockford's Industrial & Manufacturing Corridor
- Easy Accessibility to Harrison Avenue & ample parking.
- Multiple truck docks
- 1.5 miles from Route I-39 / I-90
- 5 miles from Chicago Rockford International Airport
- 4 miles from District Post Office
- 1 mile from Chicago Rockford International Airport

Demographics

	Population	Average Household Income	Businesses
1 Mile:	3,742	\$106,140	305
3 Miles:	35,467	\$94,448	969
5 Miles:	81,026	\$104,666	2,604

AERIAL | 2020 HARRISON AVENUE, ROCKFORD, IL 61104

EXCELLENT INDUSTRIAL LOCATION



SITE SOURCE
RETAIL BROKER NETWORK

ICSC

SIR

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815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



SITE SURVEY | 2020 HARRISON AVENUE, ROCKFORD, IL 61104 CENTERED IN MANUFACTURING CORRIDOR



SITE SOURCE
RETAIL BROKER NETWORK



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SITE PLAN | 2020 HARRISON AVENUE, ROCKFORD, IL 61104

EASY ACCESSIBILITY & AMPLE PARKING



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FLOOR PLAN | 2020 HARRISON AVENUE, ROCKFORD, IL 61104

DOCKS & OVERHEAD DOORS AVAILABLE

***ESFR Sprinkler System**

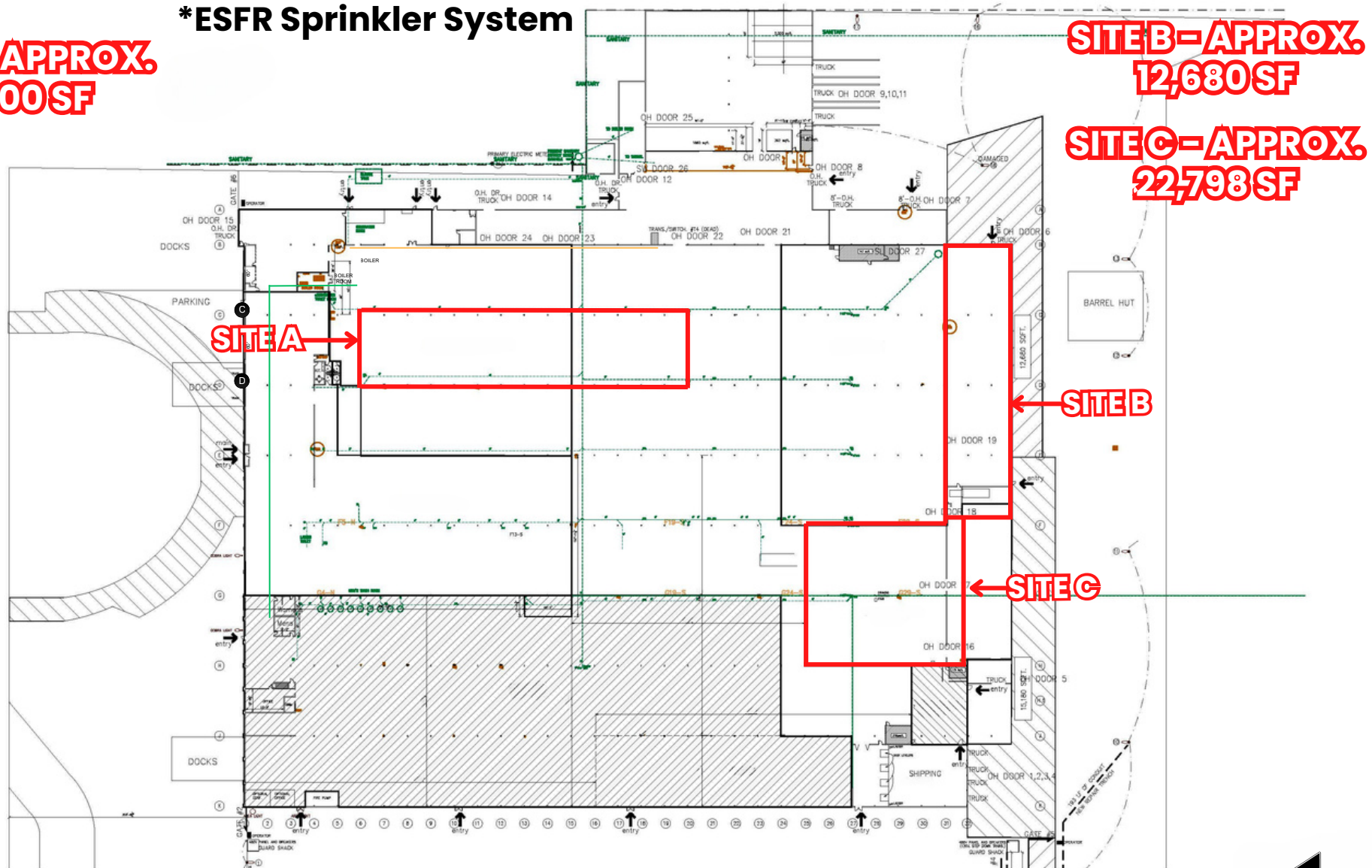
**SITE A - APPROX.
18,000 SF**

**SITE B - APPROX.
12,680 SF**

**SITE C - APPROX.
22,798 SF**



HARRISON AVENUE



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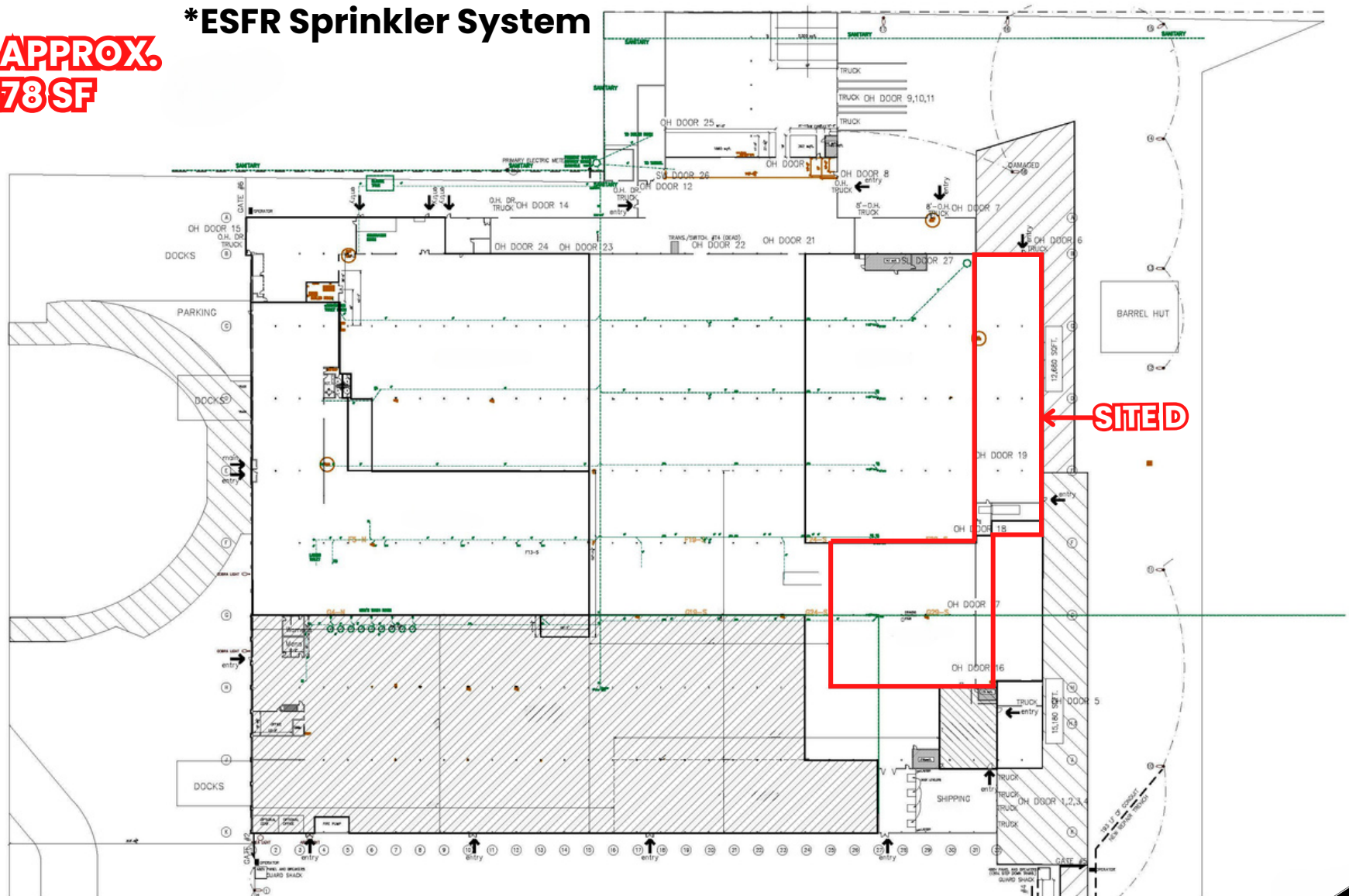
FLOOR PLAN | 2020 HARRISON AVENUE, ROCKFORD, IL 61104

SITE B & C CAN COMBINE: SITE D

**SITE D - APPROX.
35,478 SF**

***ESFR Sprinkler System**

HARRISON AVENUE



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