



PROPERTY HIGHLIGHTS

Summary: *LandMark is pleased to offer this versatile 9,000 SF industrial building on 1.68 acres in Belvidere, Illinois (Boone County address). Among the many amenities are **1) outdoor storage yard, 2) three drive-in bays with floor drains, 3) radiant shop heat, 4) LED lighting throughout, 5) 100kw back-up generator, 6) interior/exterior security cameras with recording hardware, 7) rooftop solar and more!***

Building/Land Site: 9,000 SF building on 1.68 acres with crushed asphalt outdoor storage.

Storage Yard: Approx. 95'x250' crushed asphalt outdoor storage yard with (7) electrical plug-ins around perimeter

Ceilings: 16' - 17'

Utilities: Well and septic (county address)

Power: (2) 400a/208v electric services

Loading: (3) drive-in bays with trench drains and large grade-level doors

HVAC: Radiant heat in shop; Heat and cool in offices

Lighting: LED throughout

Add'l Amenities: 100kw back-up generator, rooftop solar to offset electric, interior/exterior security cameras and recording hardware

Asking Rent: Please contact broker for most recent pricing

Taxes: \$1.15 /sf/yr (2025)

FOR LEASE

**9,000 SF Industrial Building with Outdoor
Belvidere, Illinois**

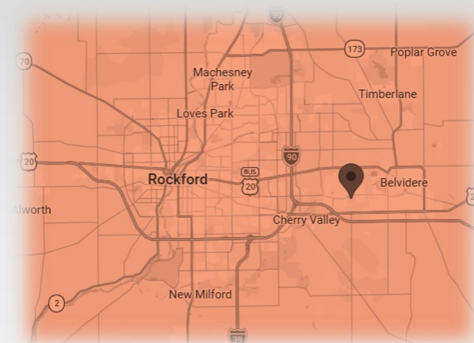
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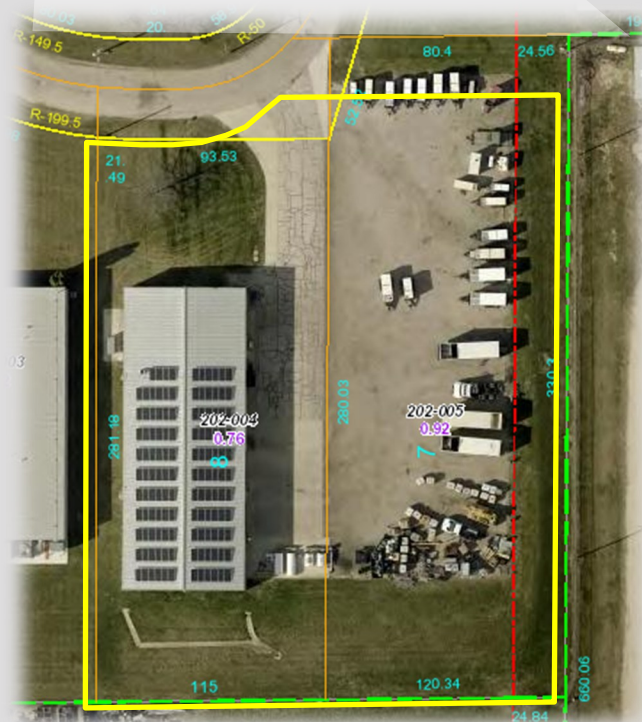
LandMark Real Estate Group
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Rockford, Illinois 61107

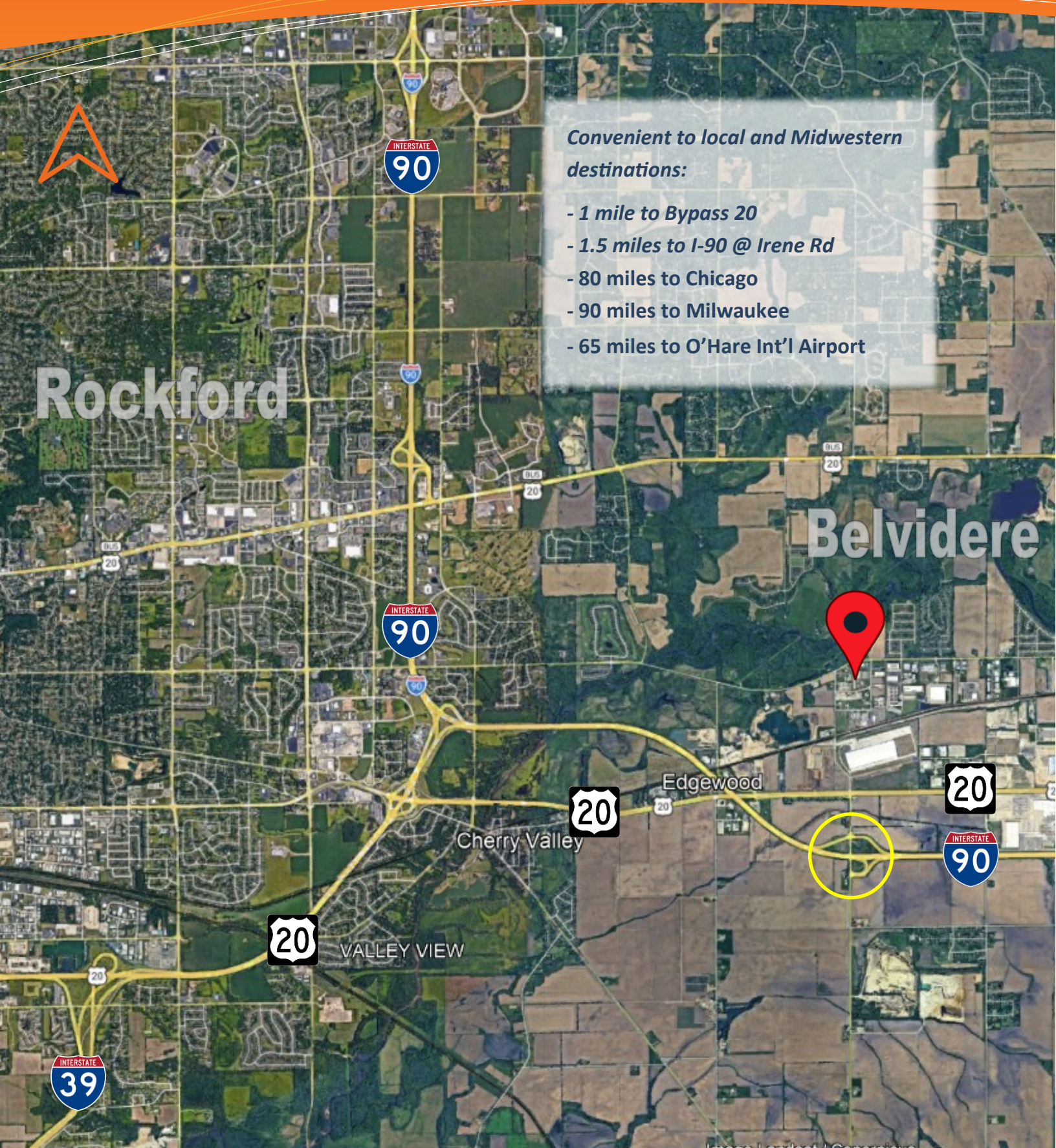
www.LMCOS.com





The Greater Belvidere market boasts a population of approx. 340,000, a quality labor pool, the nation's third largest UPS air hub and personal/commercial air services at the Chicago/Rockford Int'l Airport.





Convenient to local and Midwestern destinations:

- 1 mile to Bypass 20
- 1.5 miles to I-90 @ Irene Rd
- 80 miles to Chicago
- 90 miles to Milwaukee
- 65 miles to O'Hare Int'l Airport

Rockford

Belvidere

