

FOR SALE | INDUSTRIAL

155,000 SF Manufacturing & Warehouse Facility

2501 9th Street • Rockford, Illinois 61104



9th Street elevation — main entrance and two-story office block.

\$1,950,000

155,000 SF

11.9 ACRES

\$12.58 / SF

Turnkey facility on 11.9 acres with over \$1.5 million in recent capital investment. Delivered vacant. Divisible into three or four independent units. Broker participation welcome.

Property Overview

2501 9th Street is a 155,000 square foot industrial manufacturing and warehouse facility positioned on 11.9 acres across three contiguous parcels in Rockford, Illinois. The property has been continuously owner-occupied and maintained, with substantial capital reinvestment in the roof, electrical service, mechanical systems, and site work over the past several years.

At \$12.58 per square foot the facility is offered well below replacement cost. Heavy three-phase power, five dock positions, and a layout that supports division into three or four self-contained units make it suited to a single owner-user or a multi-tenant hold.

Property Highlights

- 155,000 SF under roof, including approximately 7,500 SF of second-floor area
- 11.9 total acres — 5.5-acre building site, 4.9-acre fenced north parcel, 1.5-acre parcel across the street
- I-1 zoning, City of Rockford
- Five loading docks with levelers, positioned front, middle, and rear, plus an overhead drive-in door
- 480V / 600A three-phase service distributed by ceiling-mounted gutter system
- 14 ft weighted average clear height; 22 ft maximum ceiling height
- Main floor measures 438 ft by 147 ft with a 277 ft 5 in wing
- Approximately 1,800 SF of finished office plus a large break room
- Four sets of restrooms in place; two currently in service
- Fully fenced and gated with powered access
- Sprinklered throughout, under contract with Automatic Fire Systems
- Immediate access to US-20, I-39, and I-90



Building Specifications

Building size	155,000 SF
Second floor	Approx. 7,500 SF
Lot size	11.9 acres, three parcels
Zoning	I-1
Clear height	14 ft weighted avg (12–17 ft)
Ceiling height	16 ft avg eave (14–22 ft)
Loading docks	5, all with levelers
Drive-in door	Overhead drive-in
Office	Approx. 1,800 SF

Power	480V / 600A three-phase
Distribution	Ceiling-mounted gutter system
Heat	3 boilers — 2 steam, 1 hot water
Sprinklered	Yes, under service contract
Restrooms	4 sets, 2 in service
Parking	Paved, fenced, gated
Occupancy	Delivered vacant
Tenancy	Single tenant, divisible to 3–4

Divisibility

The building configuration supports division into three — and potentially four — separate units. Parking runs alongside the building, and existing service door and dock placement allow each unit its own dedicated restrooms, direct-entrance parking, and unshared loading. The four restroom groups are already plumbed; the two currently offline can be reactivated without new underground work.

Parcels

Building parcel	5.5 acres	155,000 SF facility, paved and fenced parking
North parcel	4.9 acres	Fenced and gated; used for trailer parking; expansion capacity
9th Street parcel	1.5 acres	Across the street; overflow parking and outdoor storage



Capital Improvements

Ownership has invested over \$1.5 million in the property in recent years. The work was concentrated on the building envelope, electrical service, and mechanical systems — the categories that most often drive deferred-maintenance discounts on industrial assets of this age.

Roof

The roof was independently inspected on August 18, 2026 by Floyd McKinley of Roofed Right America, Milwaukee — the same contractor that has serviced the building for approximately eight years. The inspection covered 141,598 SF across twelve separately graded sections.

Total roof area	141,598 SF across 12 sections
Installed 2018 or later	104,597 SF — 73.9% of total area
Installed 2023–2024	87,939 SF
Identified repair cost	\$0
Identified replacement cost	\$0



Aerial view showing individual roof sections. Full inspection report available in the diligence package.

Electrical and Mechanical

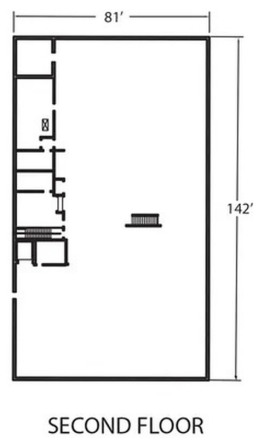
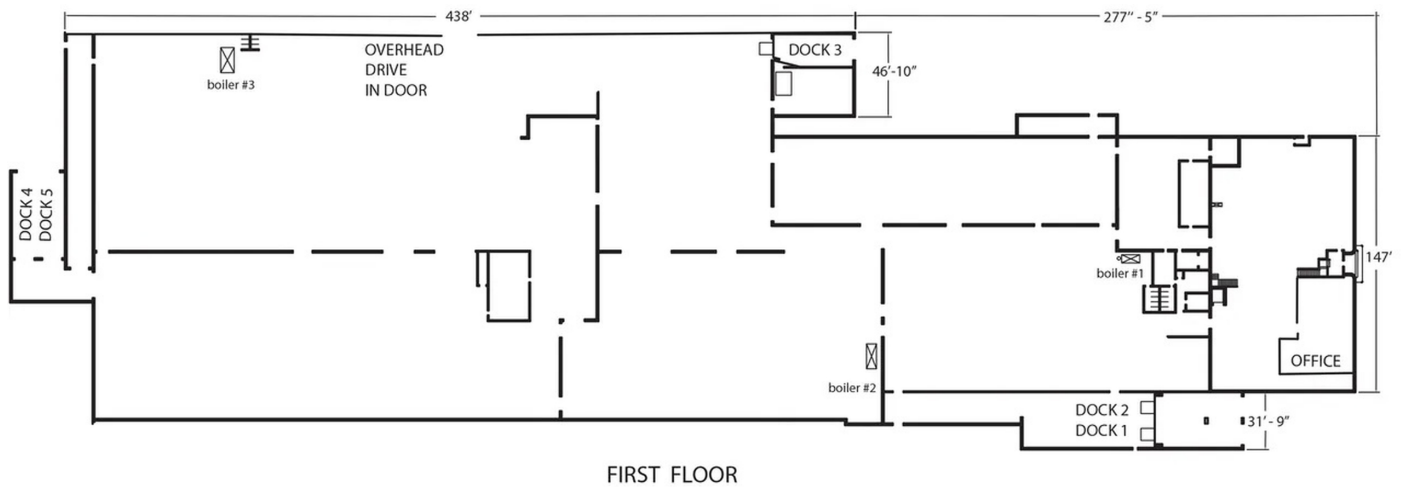
- Electrical panels and distribution upgraded; ceiling gutter system feeds the production floor
- Lighting upgraded across the facility
- HVAC upgrades completed
- Three boilers — two steam, one hot water — professionally maintained under service contract
- Weekly boiler water testing with automated chemical treatment

Site Work

- Substantial parking lot reconstruction with new striping
- Perimeter fencing with powered gate access
- North parcel fenced and gated for secure trailer storage

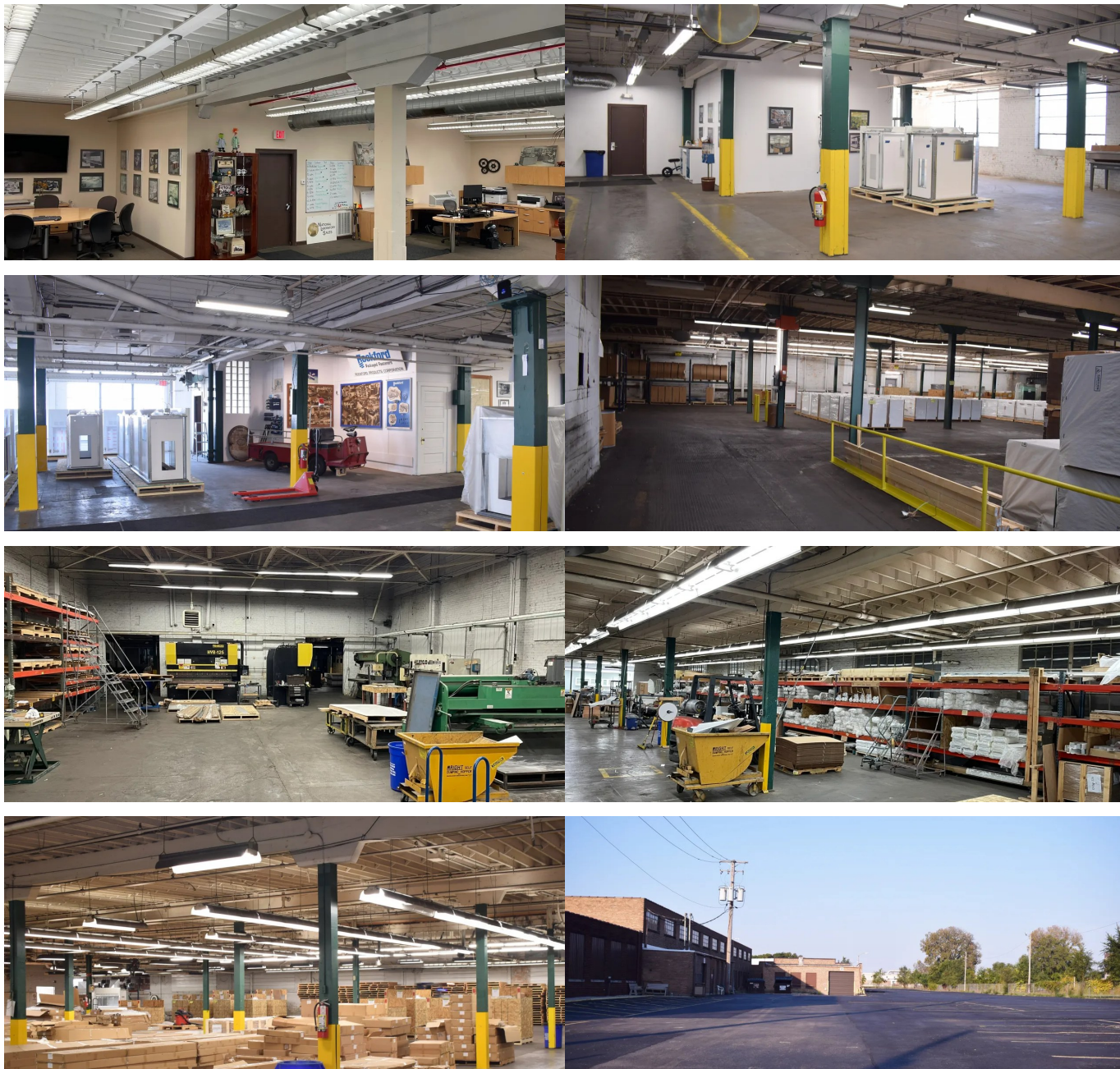
Floor Plan

Main floor measures 438 ft by 147 ft with a 277 ft 5 in wing. Five dock positions plus an overhead drive-in door serve the building from three sides. Boilers are distributed across three separate locations, supporting independent division of the space.



Dimensioned first and second floor plans. Not to scale.

Office & Interior



Operating Expenses

Actual owner-paid operating expenses for the twelve months ended August 2024, covering the building and both additional parcels.

Total annual operating expenses	\$90,514
Per square foot	\$0.58 / SF
Period	September 2023 – August 2024
Scope	Building, Lot 1, and Lot 2

Itemized expense statement available on request.

Location & Logistics

Rockford is Illinois' largest city outside the Chicago metropolitan area and a long-established manufacturing and distribution center. The property sits within the city's industrial corridor with direct access to US-20, connecting west to the Mississippi River corridor and east to I-39 and I-90. Chicago O'Hare is roughly 70 miles east; Chicago Rockford International Airport, one of the largest cargo airports in North America, is approximately six miles south.

Diligence Materials

- Third-party roof inspection report, August 2026
- Itemized operating expense statement
- Site and parcel plan
- Phase I Environmental Site Assessment — available under NDA
- Recorded environmental covenant documentation — available under NDA

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Owner

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Information contained herein has been obtained from sources believed reliable but is not guaranteed. Prospective purchasers should conduct their own independent investigation. Property offered subject to prior sale, change in price, or withdrawal without notice. Broker participation welcome.