



FOR LEASE
4000 AUBURN STREET

248,735 SF
ROCKFORD, IL



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

PATRICK DEDERING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**TAX INCENTIVES
AVAILABLE**



LAND TO EXPAND



MOVE-IN READY



**EXCESS LAND AVAILABLE
FOR TRAILER PARKING**



PROPERTY DETAILS

4000 AUBURN STREET | ROCKFORD, IL

AVAILABLE SPACE	248,735 SF
MINIMUM DIVISIBLE	20,000 SF
WAREHOUSE SPACE	232,596 SF
OFFICE SPACE	16,139 SF
ELEVATORS	Passenger & Freight
DOCK DOORS	6 with Capacity for More
DRIVE-IN DOORS	5
CLEAR HEIGHT	12' - 18'
COLUMN WIDTH/DEPTH	Varies
ROOF	EPDM (New)
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1965 - 1998
YEAR RENOVATED	2013
FIRE SUPPRESSION	100% Wet
LIGHTING	High Efficiency T8
POWER	480 Volt 3-Phase
PARKING	334+ Spaces
LAND AREA	42.40 Acres
ZONING	I-1: Light Industrial
PARCEL ID	11-16-277-006
OPEX ESTIMATE	\$0.75/SF

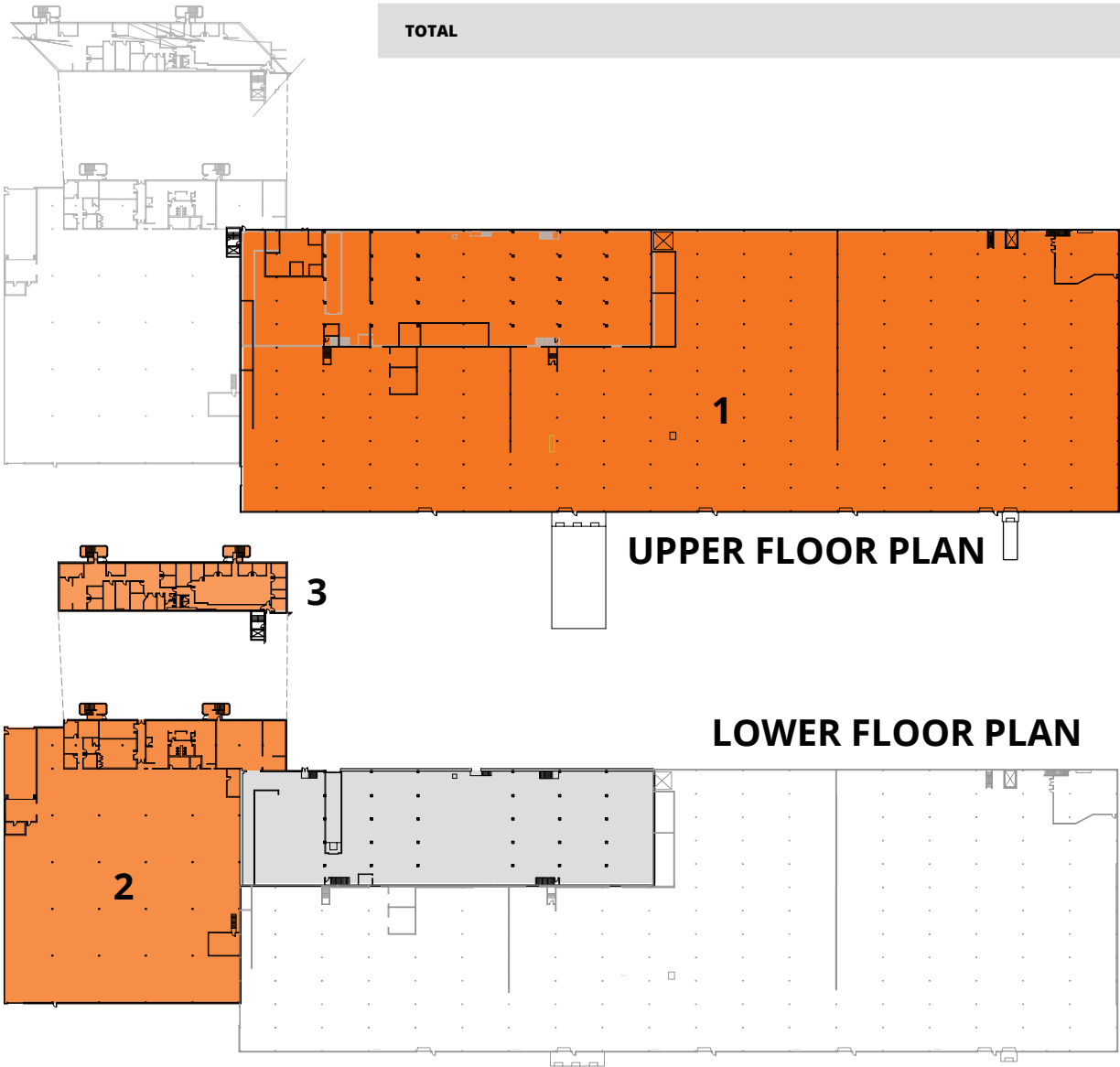
[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

4000 AUBURN STREET | ROCKFORD, IL

NUMBER	SPACE DESIGNATION	DRIVE-IN OH DOOR	DOCKS	RESTROOMS	SQUARE FEET
1	UPPER WAREHOUSE	3	4	2	182,177 SF
2	LOWER WAREHOUSE	2	2	6	57,748 SF
3	TWO-STORY OFFICE	N/A	N/A	2	8,810 SF
TOTAL					248,735 SF



UPPER FLOOR PLAN

LOWER FLOOR PLAN



LOCATION MAP

4000 AUBURN STREET | ROCKFORD, IL

ROCKFORD	2 MILES
HIGHWAY 20	4 MILES
I-39/90	10 MILES
MADISON	64 MILES
CHICAGO	92 MILES
MILWAUKEE	94 MILES

