



FOR LEASE
4650 SHEPHERD TRAIL

325,070 SF
ROCKFORD, IL

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PROPERTY HIGHLIGHTS

 **20' - 26'**
CLEAR HEIGHT

 **SECURED
TRUCK COURT**

 **249+ PARKING
SPACES**

 **70 TRAILER
STALLS**



PROPERTY DETAILS

4650 SHEPHERD TRAIL | ROCKFORD, IL

AVAILABLE SPACE	325,070 SF
MINIMUM DIVISIBLE	60,010 SF
WAREHOUSE SPACE	307,472 SF
OFFICE SPACE	17,598 SF
FLOORS	2
ELEVATORS	One ADA Compliant Passenger & One Freight
DOCKS	32
DRIVE-INS	1
CLEAR HEIGHT	20' - 26'
COLUMN WIDTH & DEPTH	Varies
ROOF	Metal (New Roof to be Insulated EPDM)
WALLS	Metal & Masonry
FLOORS	10" Reinforced concrete
YEAR BUILT	1980 - 1990
YEAR RENOVATED	Renovation in Progress
FIRE SUPPRESSION	100% Wet
LIGHTING	High efficiency T8
POWER	Heavy Power Throughout
PARKING	249+ Surface & Trailer Spaces
LAND AREA	20.78 Acres
ZONING	UI: Urban Industrial & UC: Urban Commercial
PARCEL ID	07-36-301-009 07-36-351-001
OPEX ESTIMATE	\$0.77/SF



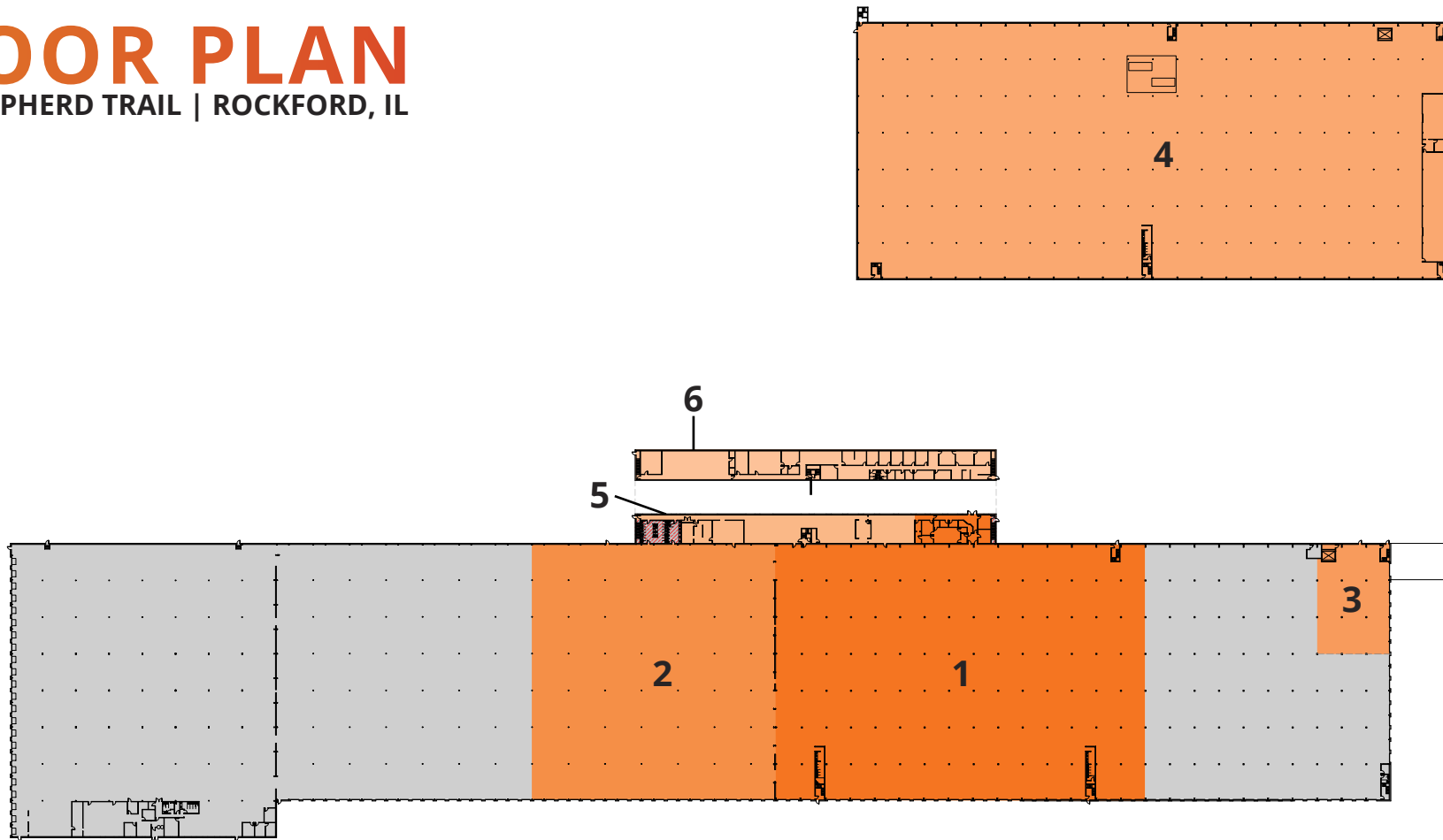
OFFICE SPACE

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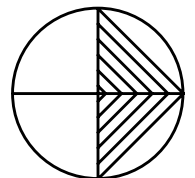


FLOOR PLAN

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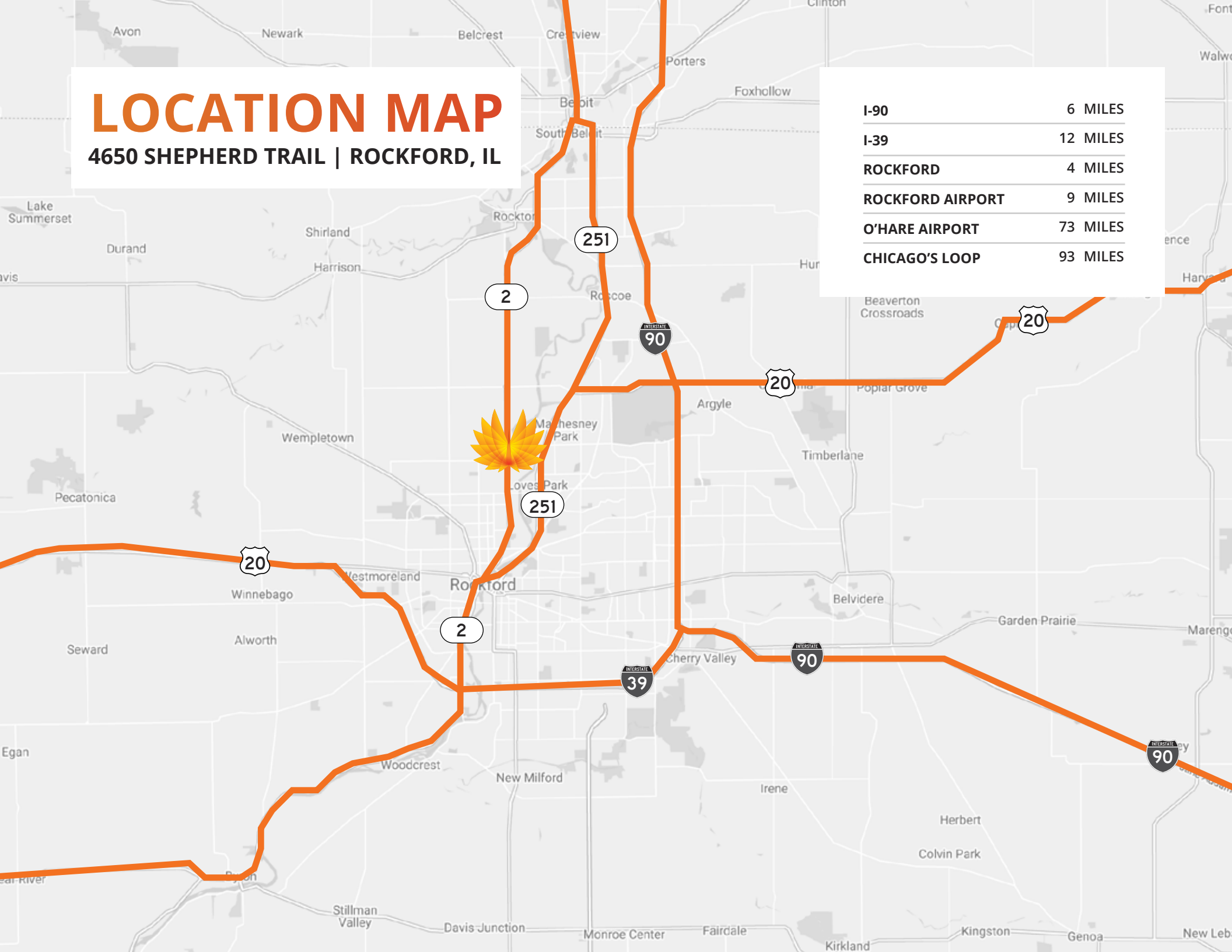
NUMBER	SPACE DESIGNATION	CURRENT USE	CLEAR HEIGHT	COLUMN SPACING	DOCKS	SQUARE FEET
1	AVAILABLE	WAREHOUSE	22' 8"	24' x 36'	28	93,679 SF
2	AVAILABLE	WAREHOUSE	22' 2" - 26' 4"	36' x 36'	20	60,010 SF
3	AVAILABLE	WAREHOUSE	22' 8"	24' x 36'	7	7,751 SF
4	AVAILABLE	SECOND FLOOR WAREHOUSE	15' 11" - 22' 4"	24' x 36'	N/A	146,032 SF
5	AVAILABLE	FIRST FLOOR OFFICE	DROP CEILING	N/A	N/A	7,017 SF
6	AVAILABLE	SECOND FLOOR OFFICE	DROP CEILING	N/A	N/A	10,581 SF
TOTAL						325,070 SF



LOCATION MAP

4650 SHEPHERD TRAIL | ROCKFORD, IL

I-90	6 MILES
I-39	12 MILES
ROCKFORD	4 MILES
ROCKFORD AIRPORT	9 MILES
O'HARE AIRPORT	73 MILES
CHICAGO'S LOOP	93 MILES





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