



FOR LEASE | **149,041 SF**
1818 ELMWOOD RD | **ROCKFORD, IL**



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



RENOVATED IN 2020



**LOCATED IN NORTHDOCK
INDUSTRIAL PARK**



**IMMEDIATE ACCESS TO
HIGHWAY 2**



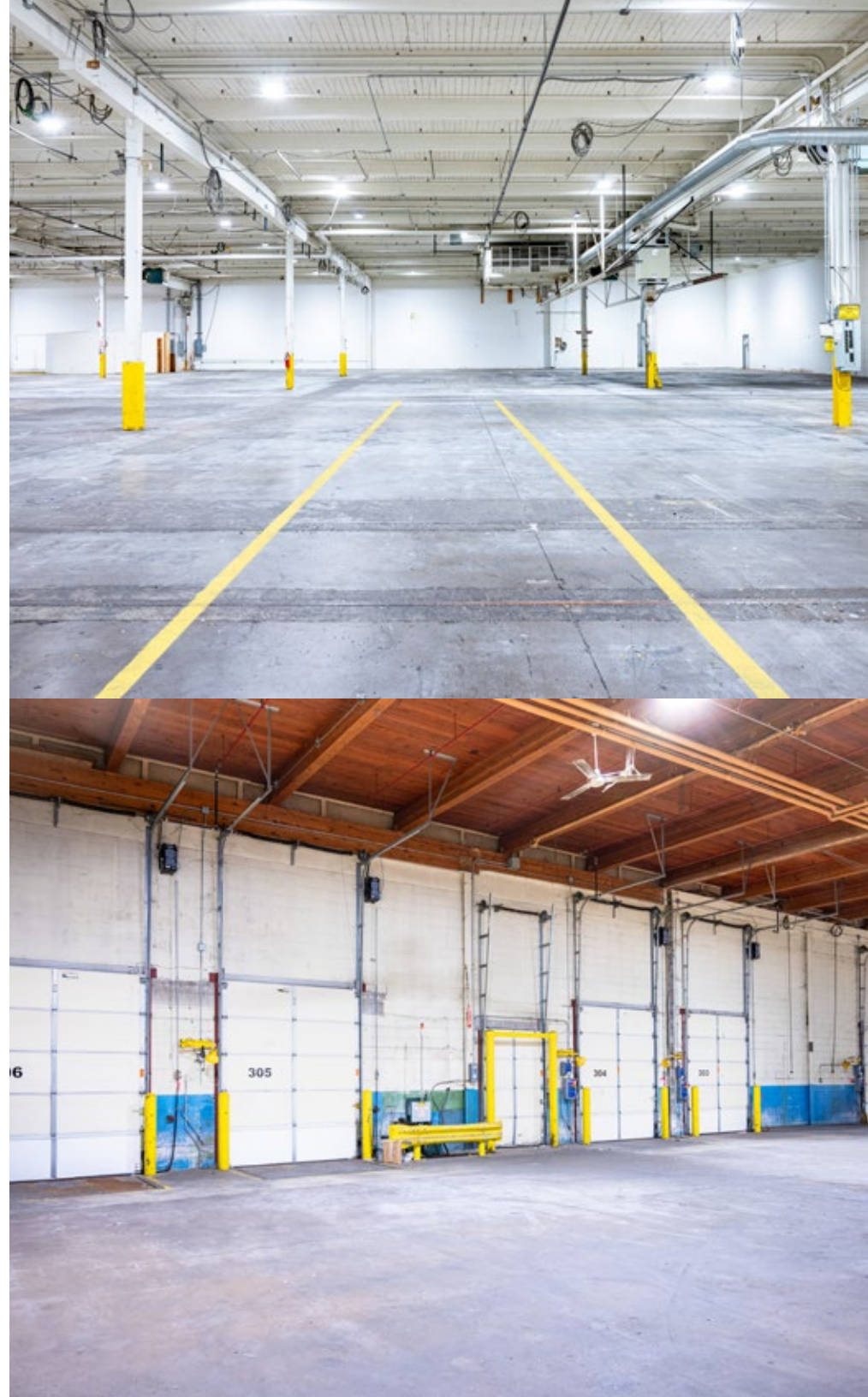
10 DOCKS AVAILABLE



PROPERTY DETAILS

1818 ELMWOOD RD | ROCKFORD, IL

AVAILABLE SPACE	149,041 SF
WAREHOUSE SPACE	142,645 SF
OFFICE SPACE	6,396 SF
FLOORS	1
DOCK DOORS	10
DRIVE-INS	2
CLEAR HEIGHT	18'
COLUMN WIDTH/DEPTH	50' x 40' & 50' x 60'
ROOF	TPO
WALLS	Masonry
FLOORS	8" Reinforced Concrete
YEAR BUILT	1969
YEAR RENOVATED	2020
FIRE SUPPRESSION	100% Wet (ESFR)
LIGHTING	LED
POWER	3-Phase 3000-Amp 480V
PARKING	385 Passenger Surface Spaces 40 Trailer Surface Spaces
LAND AREA	13.46 Acres
ZONING	IL: Light Industrial
PARCEL ID	07-36-302-001
RAIL ACCESS	Adjacent Access
OPEX ESTIMATE	\$1.05/SF

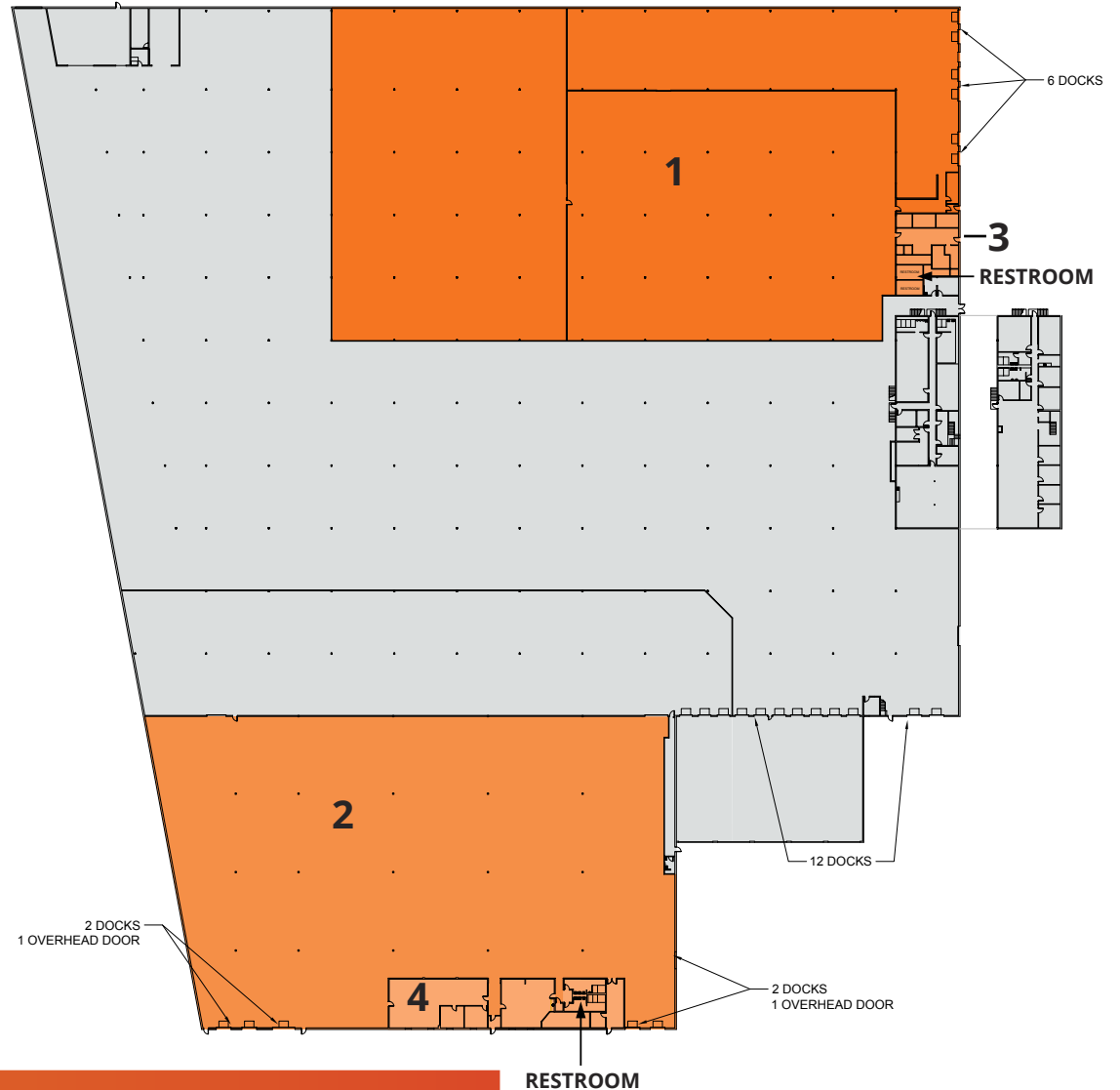


FLOOR PLAN

1818 ELMWOOD RD | ROCKFORD, IL

[VIEW A VIDEO OF THIS PROPERTY](#)

[VIEW A MATTERPORT WALK-THROUGH](#)



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	DOCKS	OH DOORS	SQUARE FEET
1	AVAILABLE WAREHOUSE	18'	50' x 40'	6	0	83,662 SF
2	AVAILABLE WAREHOUSE	18'	50' x 60'	4	2	58,983 SF
3	AVAILABLE OFFICE	N/A	N/A	N/A	N/A	1,865 SF
4	AVAILABLE OFFICE	N/A	N/A	N/A	N/A	4,531 SF
TOTAL						149,041 SF

RESTROOM



LOCATION MAP

1818 ELMWOOD RD | ROCKFORD, IL

HWY 2	2 MILES
HWY 251	2 MILES
HWY 70	4 MILES
ROCKFORD	5 MILES
US-20	5 MILES

