

FOR LEASE | 227,691 SF

4650 SHEPHERD TRAIL | ROCKFORD, IL

LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM

PHOENIX INVESTORS

Opportunity. Execution. Value Creation.

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

- 15’ 11” - 22’ 8” CLEAR HEIGHT
- SECURED TRUCK COURT
- 249+ PARKING SPACES
- 70 TRAILER STALLS



PROPERTY DETAILS

4650 SHEPHERD TRAIL | ROCKFORD, IL

AVAILABLE SPACE	227,691 SF
WAREHOUSE SPACE	174,774 SF
OFFICE SPACE	20,838 SF
FLOORS	2
ELEVATORS	One ADA Compliant Passenger & One Freight
DOCK DOORS	34
DRIVE-IN DOORS	1
CLEAR HEIGHT	15’ 11” - 22’ 8”
COLUMN WIDTH & DEPTH	24’ x 36’
ROOF	Metal (Insulated EPDM)
WALLS	Metal & Masonry
FLOORS	10” Reinforced concrete
YEAR BUILT	1980 - 1990
YEAR RENOVATED	2021
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

4650 SHEPHERD TRAIL | ROCKFORD, IL



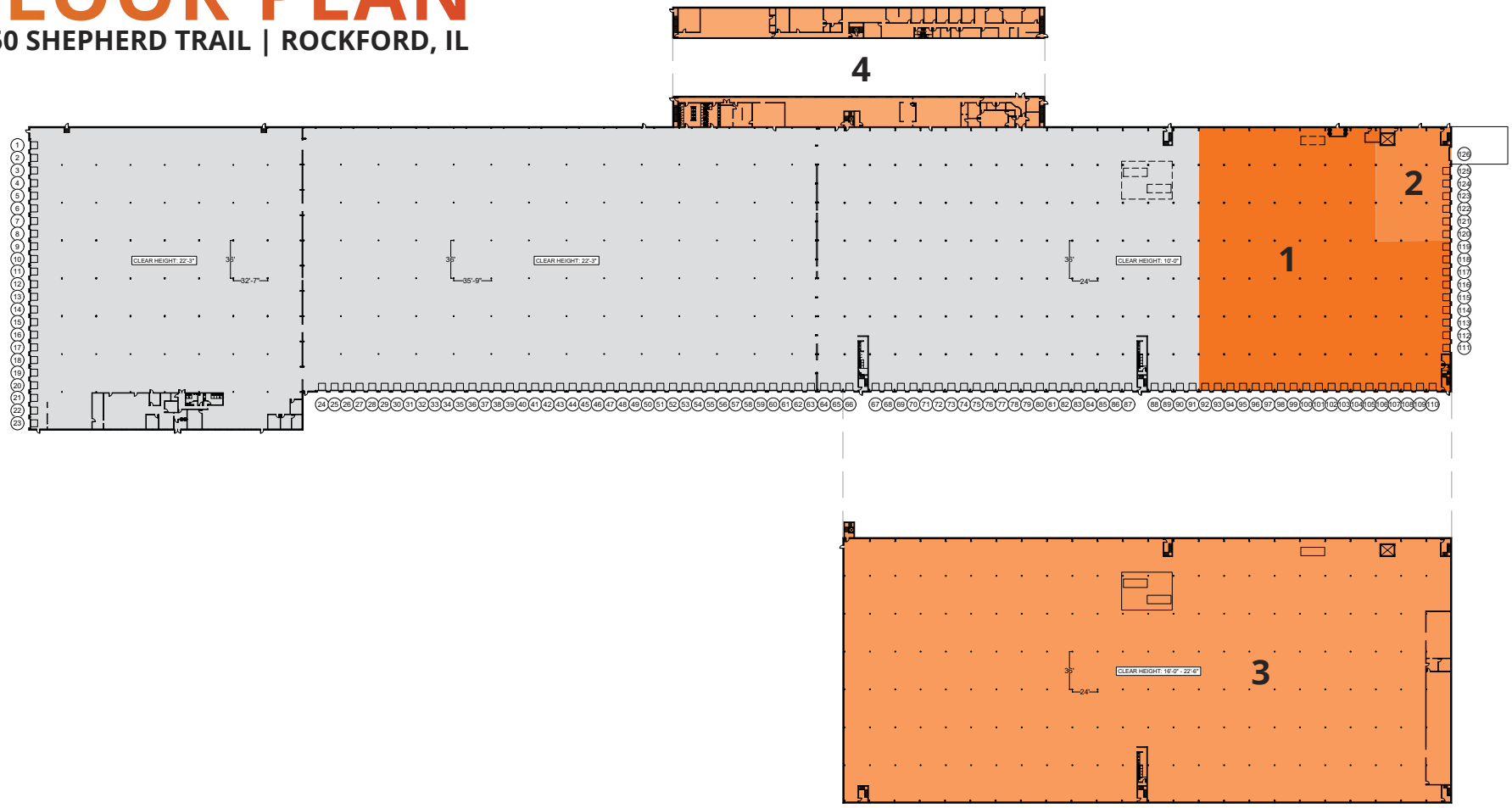






FLOOR PLAN

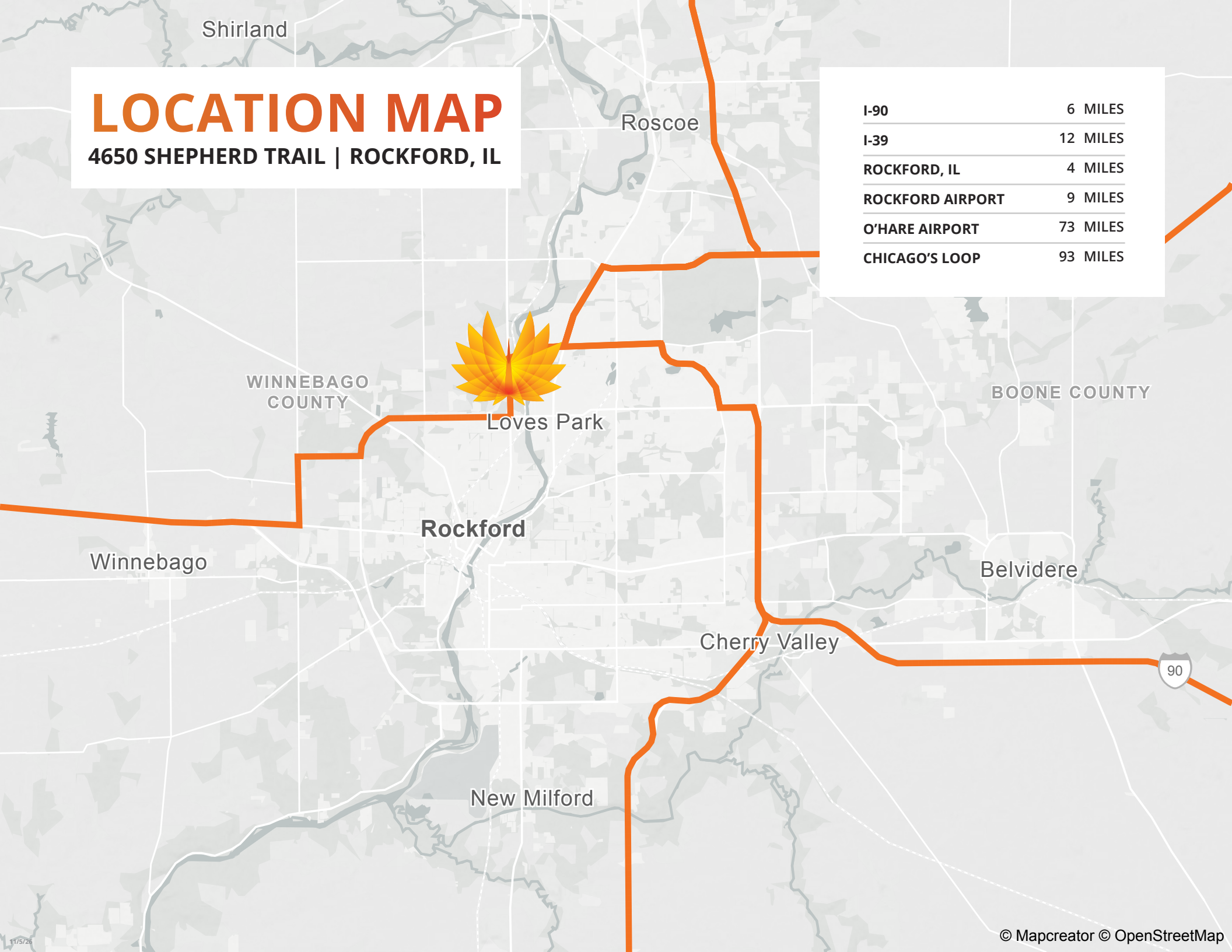
4650 SHEPHERD TRAIL | ROCKFORD, IL



NUMBER	SPACE DESIGNATION	AVAILABILITY DATE	DRIVE-INS	DOCKS	SQUARE FEET
1	WAREHOUSE	11/1/2027	0	28	52,917 SF
2	WAREHOUSE	IMMEDIATELY	1	6	7,751 SF
3	UPPER WAREHOUSE	IMMEDIATELY	N/A	N/A	146,185 SF
4	OFFICE	IMMEDIATELY	N/A	N/A	20,838 SF
TOTAL					**227,691 SF**

LOCATION MAP

4650 SHEPHERD TRAIL | ROCKFORD, IL



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

© Mapcreator © OpenStreetMap