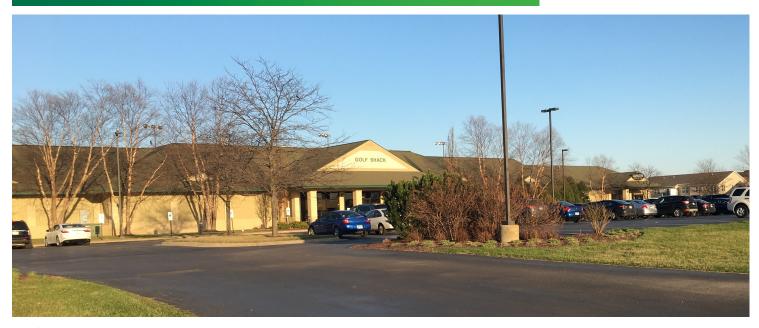
### FOR SALE

# 1605/1631 N. BELL SCHOOL RD. ROCKFORD, ILLINOIS





### **PROPERTY FEATURES**

- + 21,200 SF total size on 6.14 acres
- + Well known and attractive two-tenant, fully leased building
- + Plentiful parking: 180 spaces (8.5/1,000 SF)
- + Pylon signage
- + Well-maintained landscaping
- + Easy access to E. State Street and I-90.
- + Close proximity to businesses, hotels and restaurants
- + Strong demographics
- + Additional land available for sale with I-90 frontage
- + Sales Price: \$2,950,000



### CONTACT

### **KAREN WALSH, CCIM**

First Vice President +1 815 218 3438 karen.walsh@cbre.com





#### www.cbre.com/karen.walsh

## FOR SALE 1605/1631 N. BELL SCHOOL RD., ROCKFORD, IL





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### www.cbre.com/karen.walsh

# FOR SALE 1605/1631 N. BELL SCHOOL RD., ROCKFORD, IL



# **ΡΗΟΤΟ**









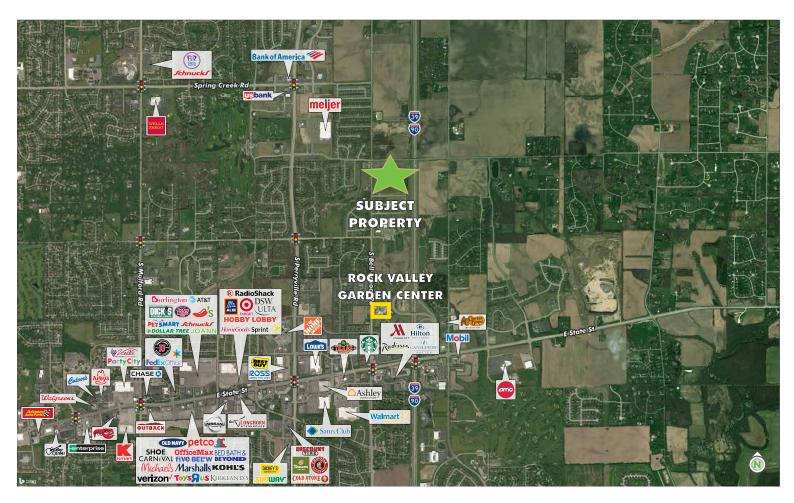




# FOR SALE 1605/1631 N. BELL SCHOOL RD., ROCKFORD, IL



## AERIAL







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