

1222 Research Parkway, Rockford

± 76,000 SF FOR SALE



SPECIFICATIONS

BUILDING SIZE: 76,000 SF

OFFICE SIZE: 6,000 SF

LOT SIZE: 11.054 Acres (Parcel 1: 2.7 AC, Parcel 2: 2.6 AC, Parcel 3: 5.7 AC)

CONSTRUCTION: Precast Concrete/Metal

PARKING: 192 Spots (Expandable)

YEAR BUILT: 1988

CEILING HEIGHT: 18'

POWER: 2400 Amps at 480 Volts/ 3-Phase (confirm)

LOADING: 3 Interior Docks, 4 Interior Delivery Doors, 2 Grade Level DID

ZONING: I-3

RE TAXES: \$82,538.40 (~\$1.08 PSF)

PRICE: \$2,888,000 (\$38 PSF)

- Located in Greater Rockford Industrial Park
- Headquarters Facility with Land Expansion Possibility
- Proximity to Rockford Int'l Airport
- HQ Facility with Expansion Land
- Located in Enterprise Zone and FTZ 176

Contact:

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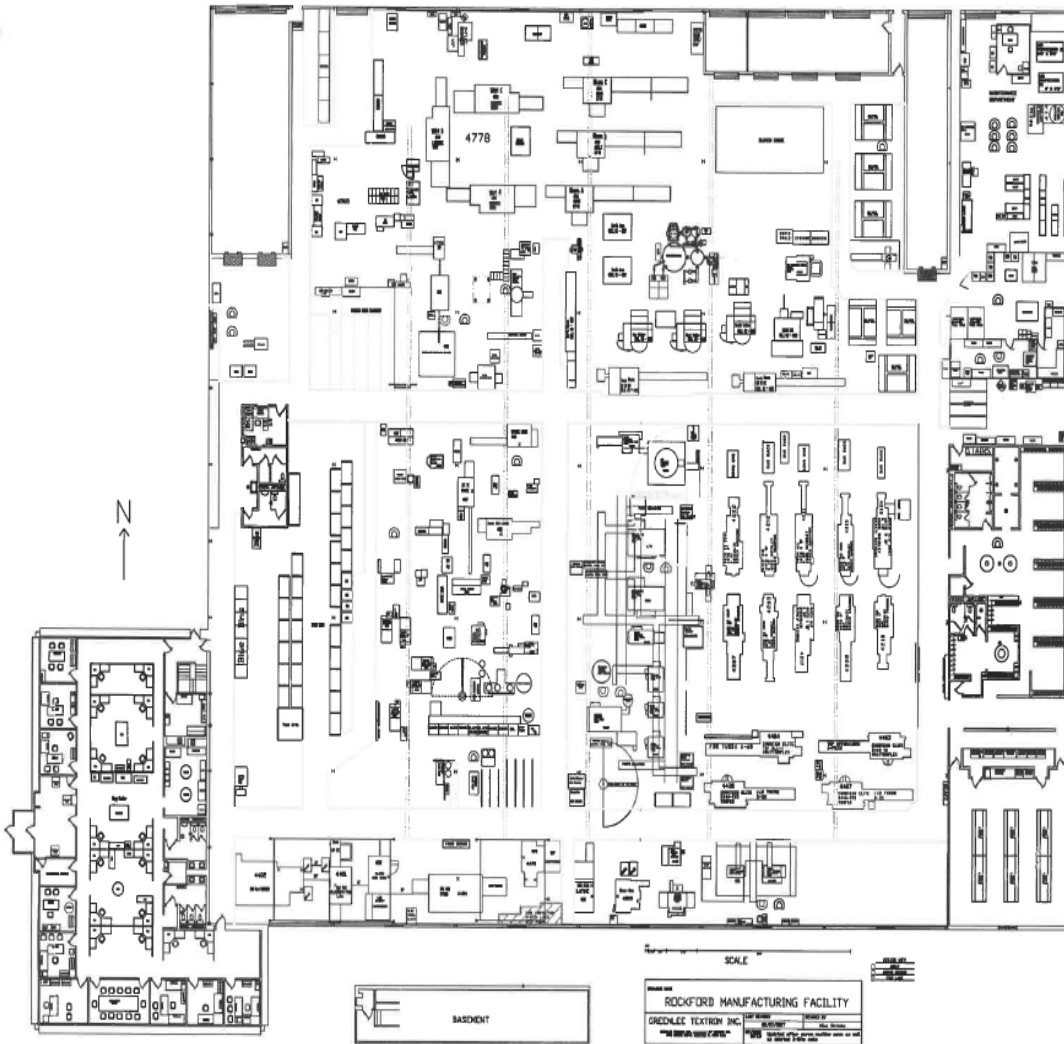
www.entreccommercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

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Commercial Realty LLC

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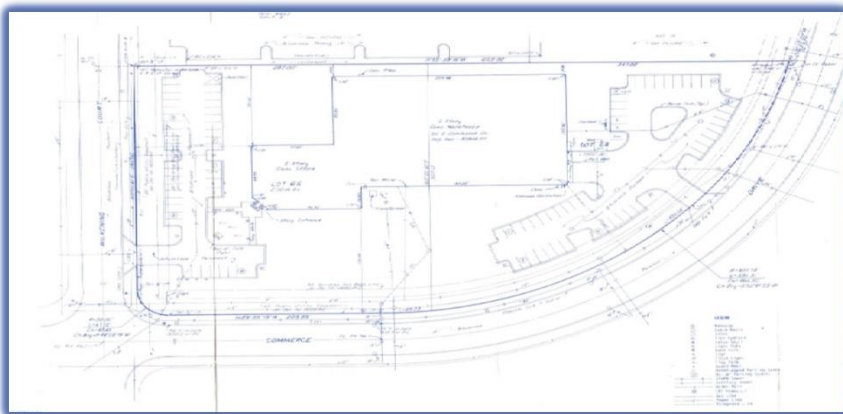
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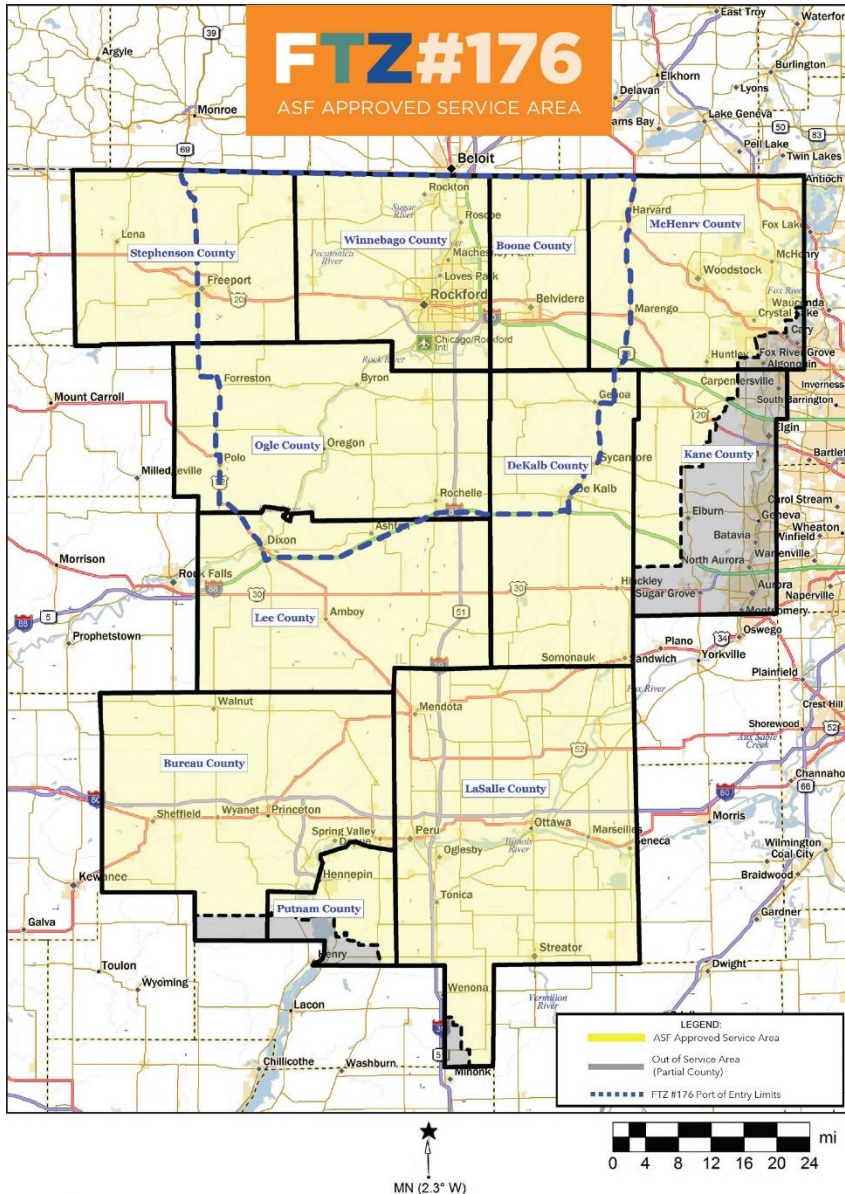
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Enterprise Zone Incentives:

Investment Tax Credit

Enterprise Zone businesses may claim an extra 0.5% of the cost (“basis”) of qualified depreciable property placed in service in the Enterprise Zone as a credit on their state income taxes. This credit is in addition to the existing 0.5% investment tax credit allowed to all manufacturers in Illinois on state income taxes.

Building Material Sales Tax Exemption

Any building materials used in new construction or rehabilitation of properties located within Rockford’s Enterprise Zone and permanently attached to the real estate may be sales tax exempt (8.25%) if a retailer is provided with a Certificate of Eligibility issued by the Illinois Department of Revenue. To document the exemption allowed under this Section, the retailer must obtain from the purchaser a copy of the Certificate of Eligibility for Sales Tax Exemption issued by Illinois Department Of Revenue. Purchasers, whether contractor or owner, must apply for the Certificate of Eligibility from the City of Rockford Enterprise Zone Administrator.

[City of Rockford Enterprise Zone Information](#)

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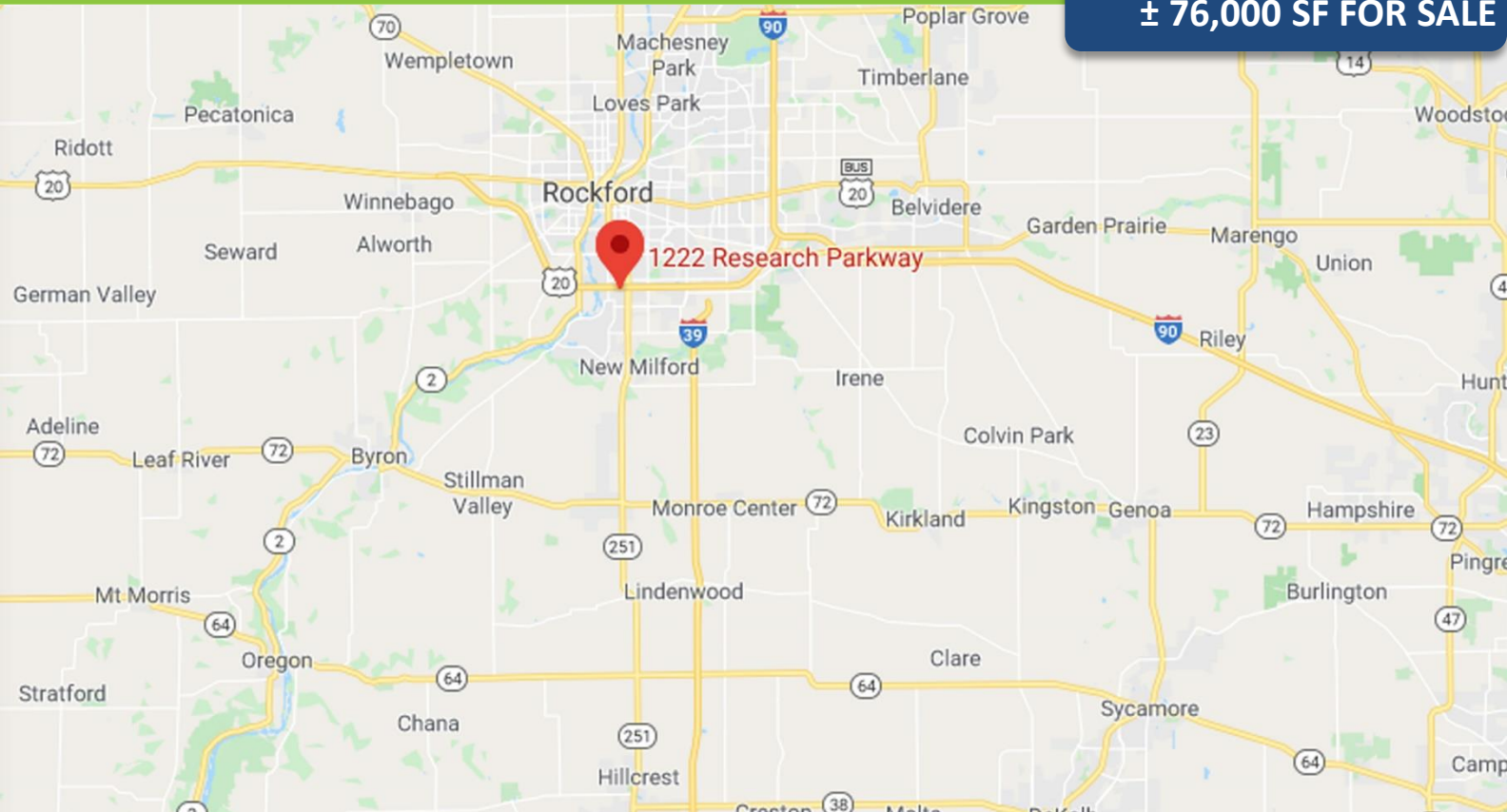
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