



AVAILABLE FOR LEASE

MANUFACTURING | WAREHOUSE | SPACE
1240 N CENTRAL AVENUE | ROCKFORD, IL | 61101



1240 N. Central Avenue | Rockford, Illinois | 179,618± SF



PHOENIX

INVESTORS

Opportunity. Execution. Value Creation.

Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

Patrick Dederling
414-376-6933
patrick@phoenixinvestors.com

Ryan Holzauer
414-930-5437
rholzauer@phoenixinvestors.com

SPACE FEATURES

- Recently renovated
- 100% Fenced
- Located in Rockford Enterprise Zone and Auburn Street TIF

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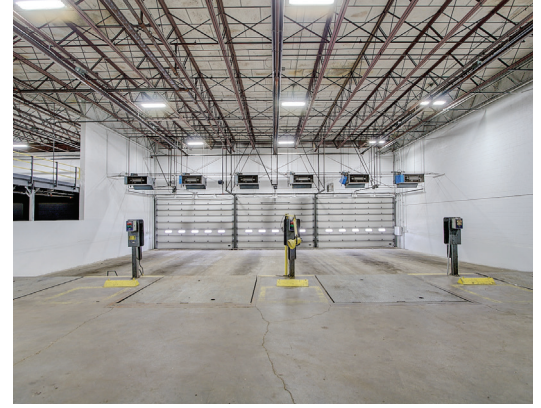


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PROPERTY DETAILS

Building Size:	179,618 SF
Floors:	1
Available Space:	179,618 SF
Minimum Divisible:	80,000 SF
Maximum Contiguous:	179,618 SF
Warehouse Space:	179,618 SF
Construction:	Roof: Insulated EPDM Walls: Metal and masonry Floors: 6-10" Reinforced concrete
Year Built:	1996 - Renovated 2014
Sprinklers:	100% ESFR
Parking:	100+ Surface spaces Additional trailer parking available
Land Area:	48.95 Acres
Zoning:	I-1: Light Industrial
Parcel ID:	11-16-277-003
Clear Height:	24'
Column Width/Depth:	45x50'
Drive-In Doors:	5
Dock Doors:	8 Exterior Capacity for more
Lighting:	High efficiency T8
Power:	Heavy power throughout
OpEx Estimate 2018:	\$0.10

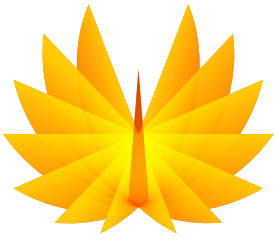


FOR COMPLETE INFORMATION CONTACT:

✉ PATRICK@PHOENIXINVESTORS.COM | ☎ (414) 376-6933
✉ RHOLZHAUER@PHOENIXINVESTORS.COM | ☎ (414) 930-5437
📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



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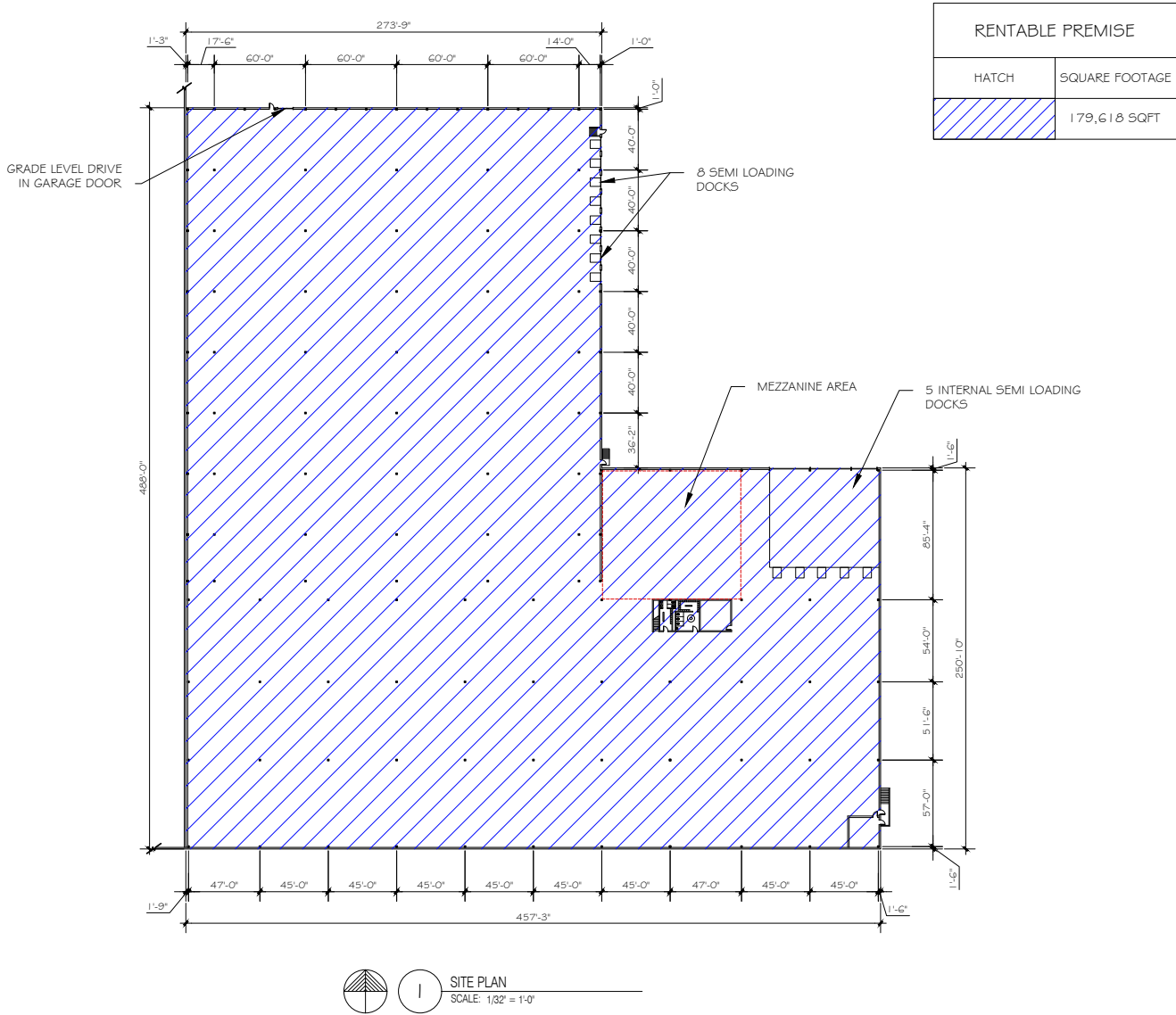


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SITE PLAN

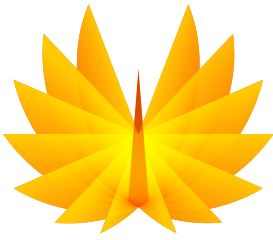


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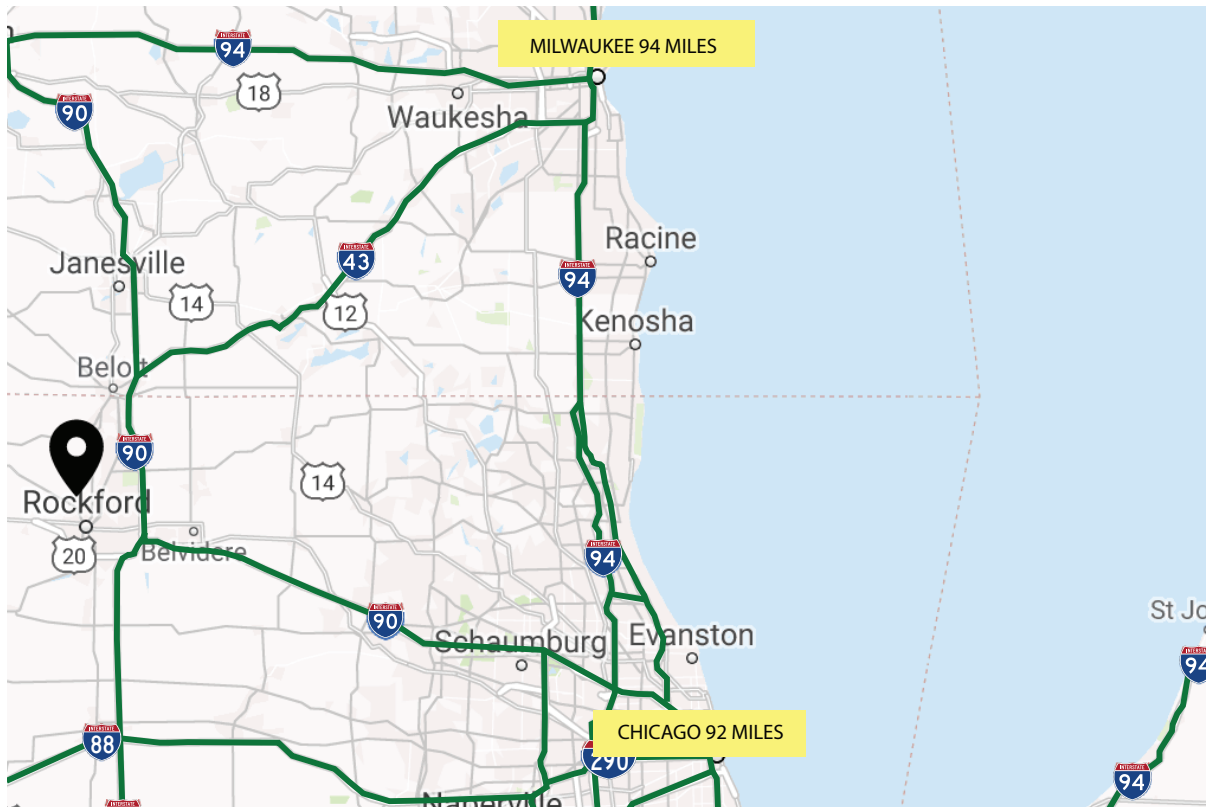
ADDITIONAL INFORMATION

Transportation: Highway 20: 4 miles
I-90/I-39: 10 miles
Chicago Rockford International Airport: 9 miles

Location: Madison: 64 miles
Chicago: 92 miles
Milwaukee: 94 miles

Major Employers: Fiat Chrysler Automobiles
UTC Aerospace Systems
Woodward

LOCATION MAP



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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