



Owned & Managed by:



Offering Up to 225,000 SF of Flexible Industrial Space For Lease

Immediately Available & Under New Ownership

Additional Land Available For Sale or Build-to-Suit



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1354 Clifford Ave
Loves Park, IL










Property Features

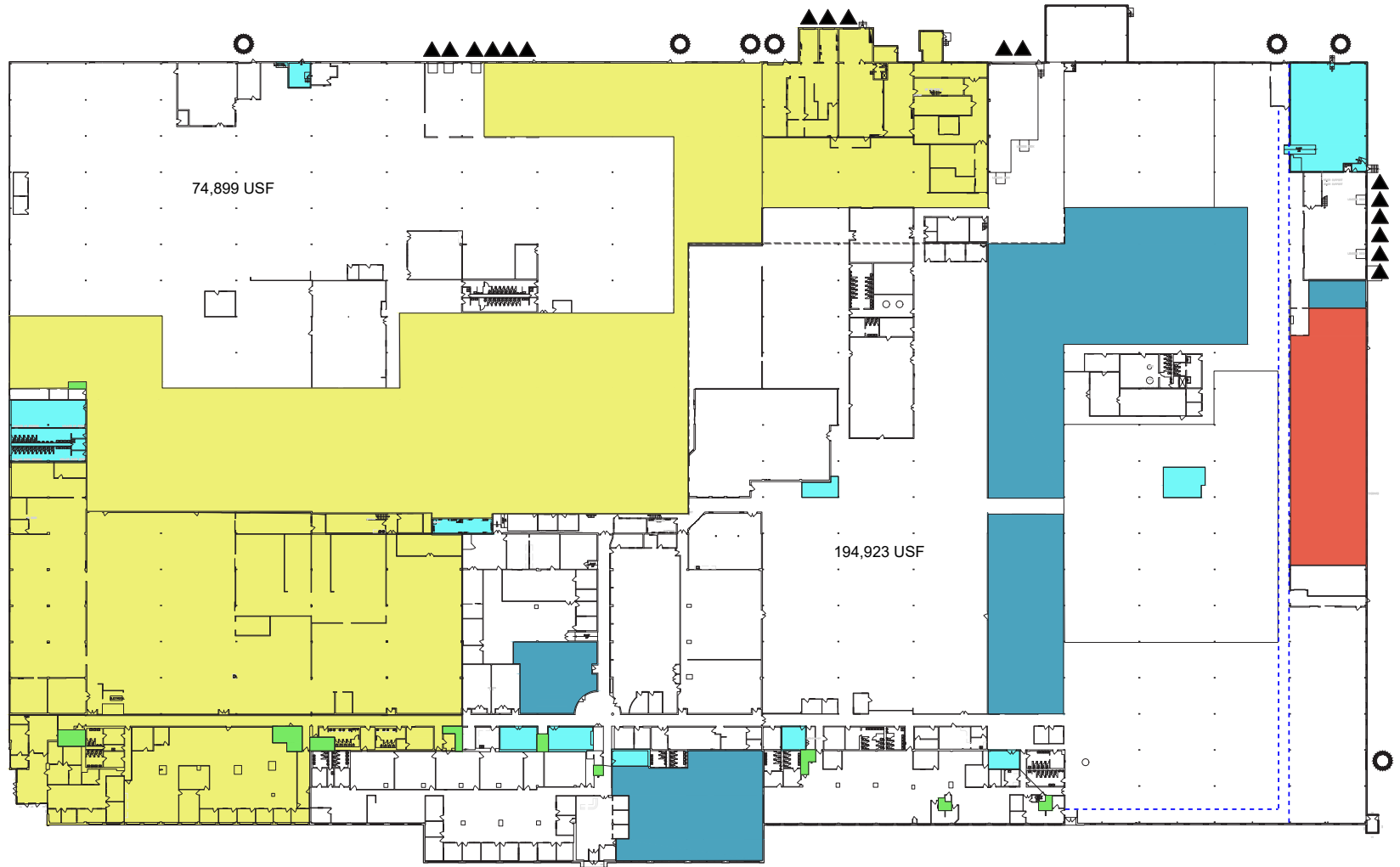
Ideal location for manufacturing, aerospace, and service-related industrial users.



 Potential TIF Incentives

Building Size:	534,642 SF
Site Size:	47.47 Acres
Space Available:	225,000 SF (divisible)
Existing Office:	Up to 20,000 SF Available
Clear Height:	14' to 20' (main warehouse)
Loading Docks:	11 Exterior (expandable) 2 Interior (expandable)
Sprinkler System:	Wet
Power:	Two 13,000-volt switch feeds at 1,300 amps and five 480/277 volt 3-phase substations
Rail:	Potential for direct rail service
Zoning:	IG (General Industrial)
Car Parking:	490 interior spaces 950 exterior spaces
CAM & Taxes:	\$1.58 to \$1.72 psf NNN (estimated)
Lease Rate:	Subject to Offer



-  VACANT
-  BUILDING COMMON
-  VERTICAL PENETRATION
-  TENANT #1 - GE
-  TENANT #2
-  LEASED AREA #1
-  POTENTIAL FUTURE CORRIDOR



-  DOCK HIGH TRUCK DOOR
-  GRADE LEVEL TRUCK DOOR

Up to 225,000 SF Available For Lease

**Existing
Floor Plan**



Flexible and divisible floor plans with immediate availabilities starting at 20,000 SF



Massive power with two 13,000-volt switch feeds at 1,300 amps and five 480/277 volt 3-phase substations



Ample car parking with 490 covered spaces and 950 exterior spaces located onsite



20 ADDITIONAL ACRES AVAILABLE FOR SALE OR BUILD-TO-SUIT



FOUR-WAY INTERCHANGE ACCESS

Loves Park

Clifford Ave

E Riverside Blvd

LOCAL AMENITIES

Walmart, Walgreens, CHASE, COSTCO WHOLESALE, GreenFire RESTAURANT BAKERY

Wendy's, TACO BELL, Arby's, ups, Shell, DQ, SONIC

McDonald's, Applebee's, BURGER KING, PAPA JOHN'S, MEG'S DAILY GRIND, Mobil

N 2nd St

Forest Hills Rd

N Alpine Rd

Spring Creek Rd



Location Map



3.9 Miles to Interstate 90 Four-way Interchange Access



5.5 Miles to the city of Rockford, Illinois' third-largest city



10 Miles to Chicago Rockford International Airport (RFD)



ADDITIONAL 20
ACRES FOR SALE
OR BUILD-TO-SUIT

490 COVERED
PARKING SPACES

UP TO 225,000 SF
AVAILABLE

950 EXTERIOR
PARKING SPACES



Riverside Blvd

Clifford Ave



Aerial View

Where flexibility meets unlimited potential in one prime location.



LOVES PARK

TECHNOLOGY CENTER

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For more information or to schedule a tour, please contact a member of the leasing team.

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