



AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE
4000 AUBURN STREET | ROCKFORD, IL | 61101



4000 Auburn Street | Rockford, Illinois | 283,375± SF



PHOENIX INVESTORS

Opportunity. Execution. Value Creation.

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

Patrick Dederig
414-376-6933
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SPACE FEATURES

- Tax incentives available
- Land to expand
- Move-in ready



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PROPERTY DETAILS

Building Size:	283,375 SF
Floors:	2
Available Space:	283,375 SF
Minimum Divisible:	80,000 SF
Maximum Contiguous:	216,527 SF
Warehouse Space:	267,236 SF
Office Space:	16,139 SF
Construction:	Roof: EPDM (New) Walls: Metal and masonry Floors: 6" Reinforced concrete
Year Built:	1965-1998 - Renovated 2013
Sprinklers:	100% Wet
Parking:	334+ Surface spaces
Land Area:	42.40 Acres
Zoning:	I-1: Light Industrial
Parcel ID:	11-16-277-006
Clear Height:	12-18' Clear
Column Width/Depth:	Varies
Elevators:	Passenger and freight
Drive-In Doors:	6
Dock Doors:	5 With capacity for more
Lighting:	High efficiency T8
Power:	480V, 3-phase
OpEx Estimate 2018:	\$0.10



FOR COMPLETE INFORMATION CONTACT:

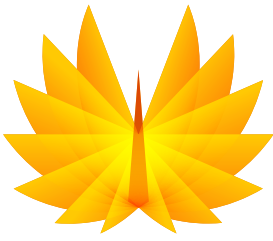
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📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



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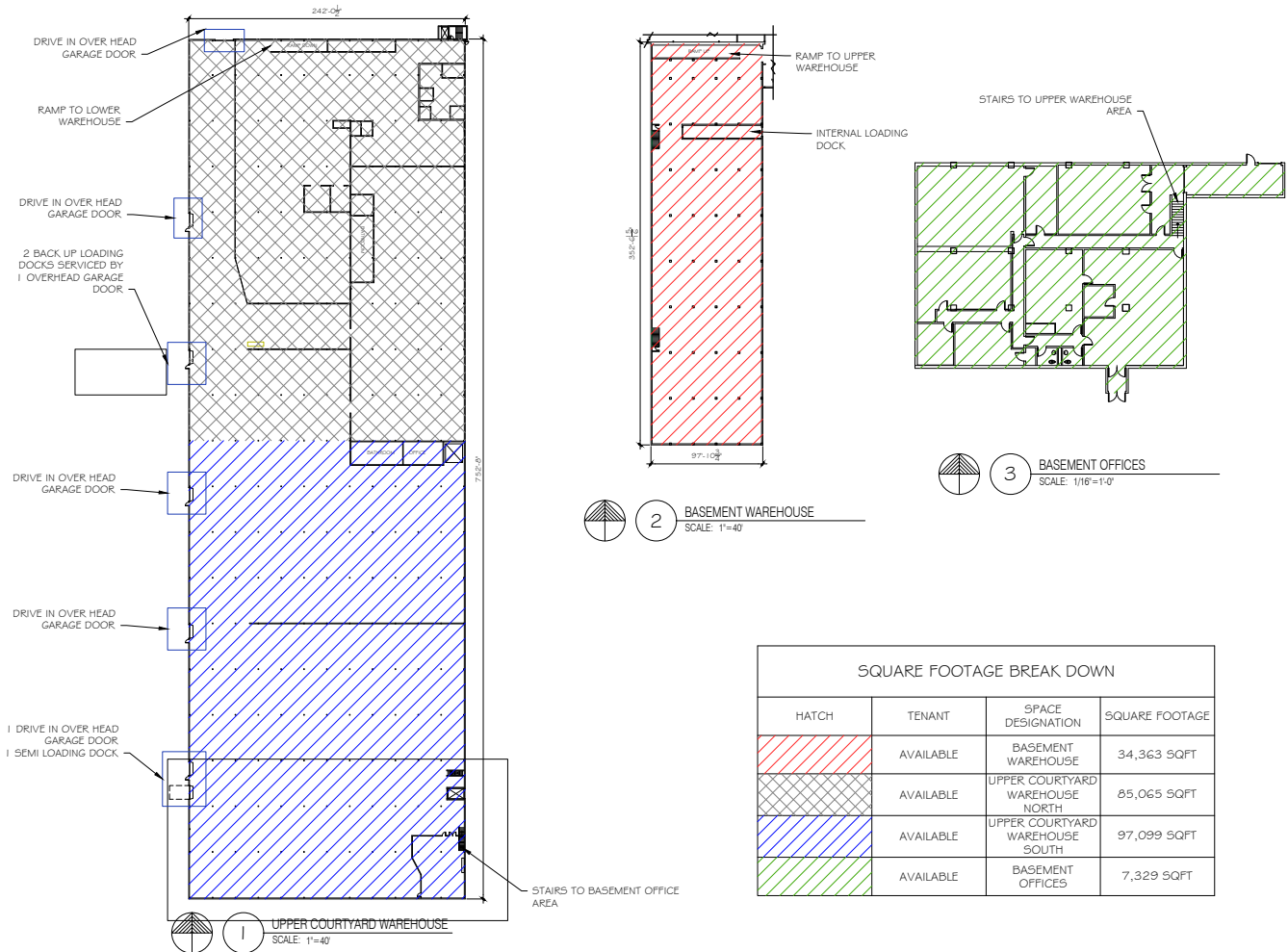
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SITE PLAN



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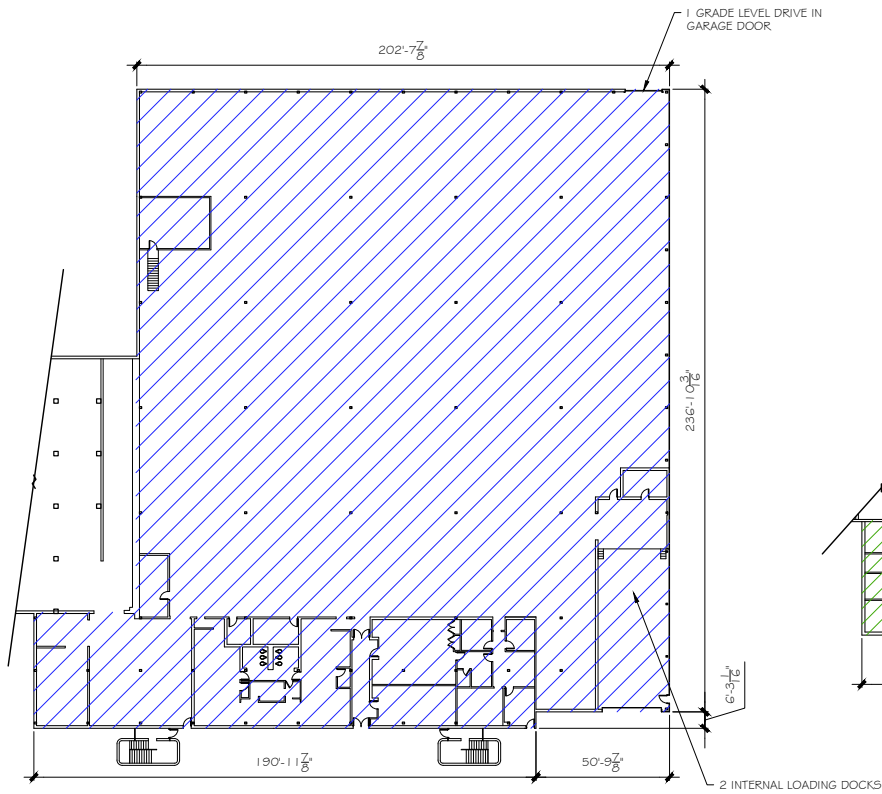
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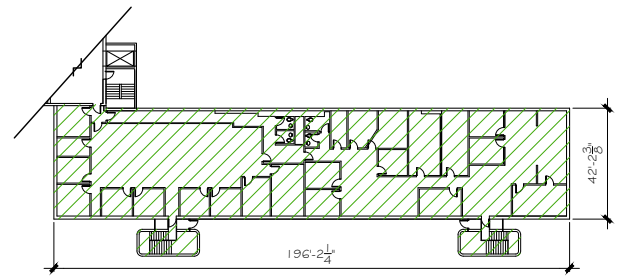
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SITE PLAN



  LOWER NORTH WAREHOUSE
SCALE: 1"=20'

SQUARE FOOTAGE BREAK DOWN			
HATCH	TENANT	SPACE DESIGNATION	SQUARE FOOTAGE
	AVAILABLE WAREHOUSE/OFF.	LOWER NORTH WAREHOUSE	50,709 SQFT
	AVAILABLE OFFICES	SECOND FLOOR OFFICES	8,810 SQFT



  SECOND FLOOR OFFICES
SCALE: 1"=20'

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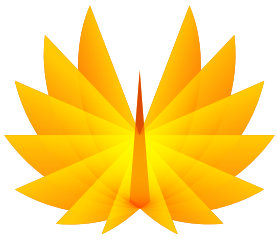
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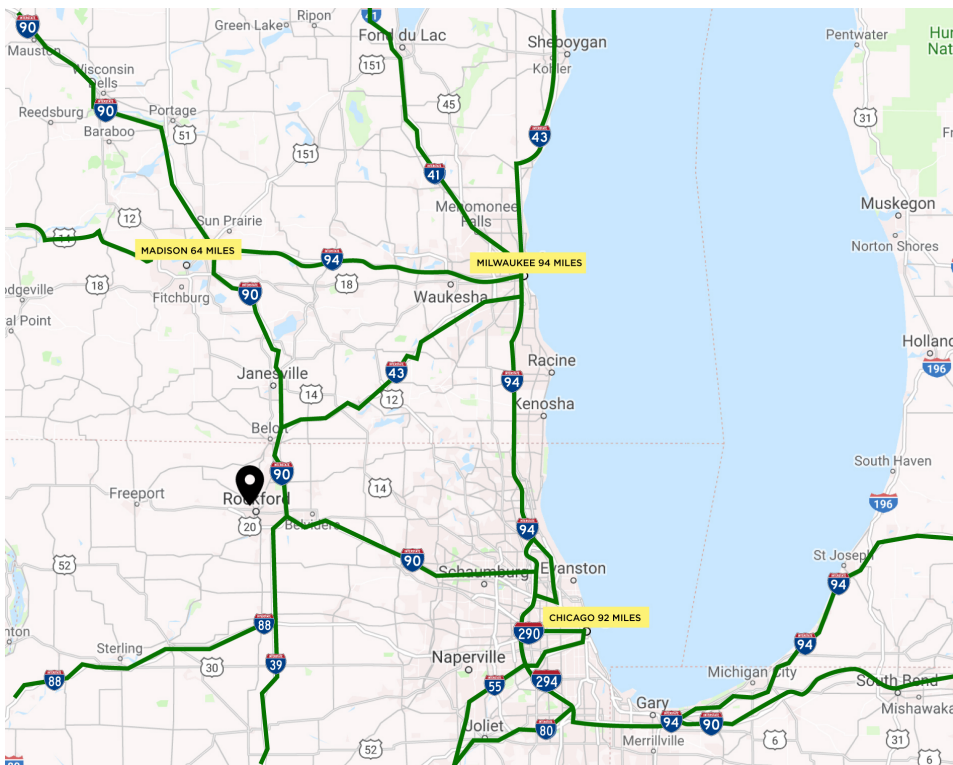
ADDITIONAL INFORMATION

Transportation: Highway 20: 4 miles
I-39/90: 10 miles
Chicago Rockford Airport: 7.5 miles

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

Major Employers: Fiat Chrysler Automobiles

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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