


# FOR LEASE | 227,691 SF

## 4650 SHEPHERD TRAIL | ROCKFORD, IL

**ROBERT KRIEWALDT** 920-915-9746 | ROBERT@PHOENIX3PL.COM

PHOENIX
LOGISTICS
*Strategic Real Estate. Applied Technology. Tailored Service.*

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.

# PROPERTY HIGHLIGHTS

- 15’ 11” - 22’ 8” CLEAR HEIGHT
- SECURED TRUCK COURT
- 249+ PARKING SPACES
- 70 TRAILER STALLS



# PROPERTY DETAILS

## 4650 SHEPHERD TRAIL | ROCKFORD, IL

| | |
|---|---|
| **AVAILABLE SPACE** | 227,691 SF |
| **WAREHOUSE SPACE** | 174,774 SF |
| **OFFICE SPACE** | 20,838 SF |
| **FLOORS** | 2 |
| **ELEVATORS** | One ADA Compliant Passenger & One Freight |
| **DOCK DOORS** | 34 |
| **DRIVE-IN DOORS** | 1 |
| **CLEAR HEIGHT** | 15’ 11” - 22’ 8” |
| **COLUMN WIDTH & DEPTH** | 24’ x 36’ |
| **ROOF** | Metal (Insulated EPDM) |
| **WALLS** | Metal & Masonry |
| **FLOORS** | 10” Reinforced concrete |
| **YEAR BUILT** | 1980 - 1990 |
| **YEAR RENOVATED** | 2021 |
| **FIRE SUPPRESSION** | 100% Wet |
| **LIGHTING** | High efficiency T8 |
| **POWER** | Heavy Power Throughout |
| **PARKING** | 249+ Surface & Trailer Spaces |
| **LAND AREA** | 20.78 Acres |
| **ZONING** | UI: Urban Industrial & UC: Urban Commercial |
| **PARCEL ID** | 07-36-301-009 \| 07-36-351-001 |
| **OPEX ESTIMATE** | **$0.77/SF** |





# OFFICE SPACE

**4650 SHEPHERD TRAIL | ROCKFORD, IL**



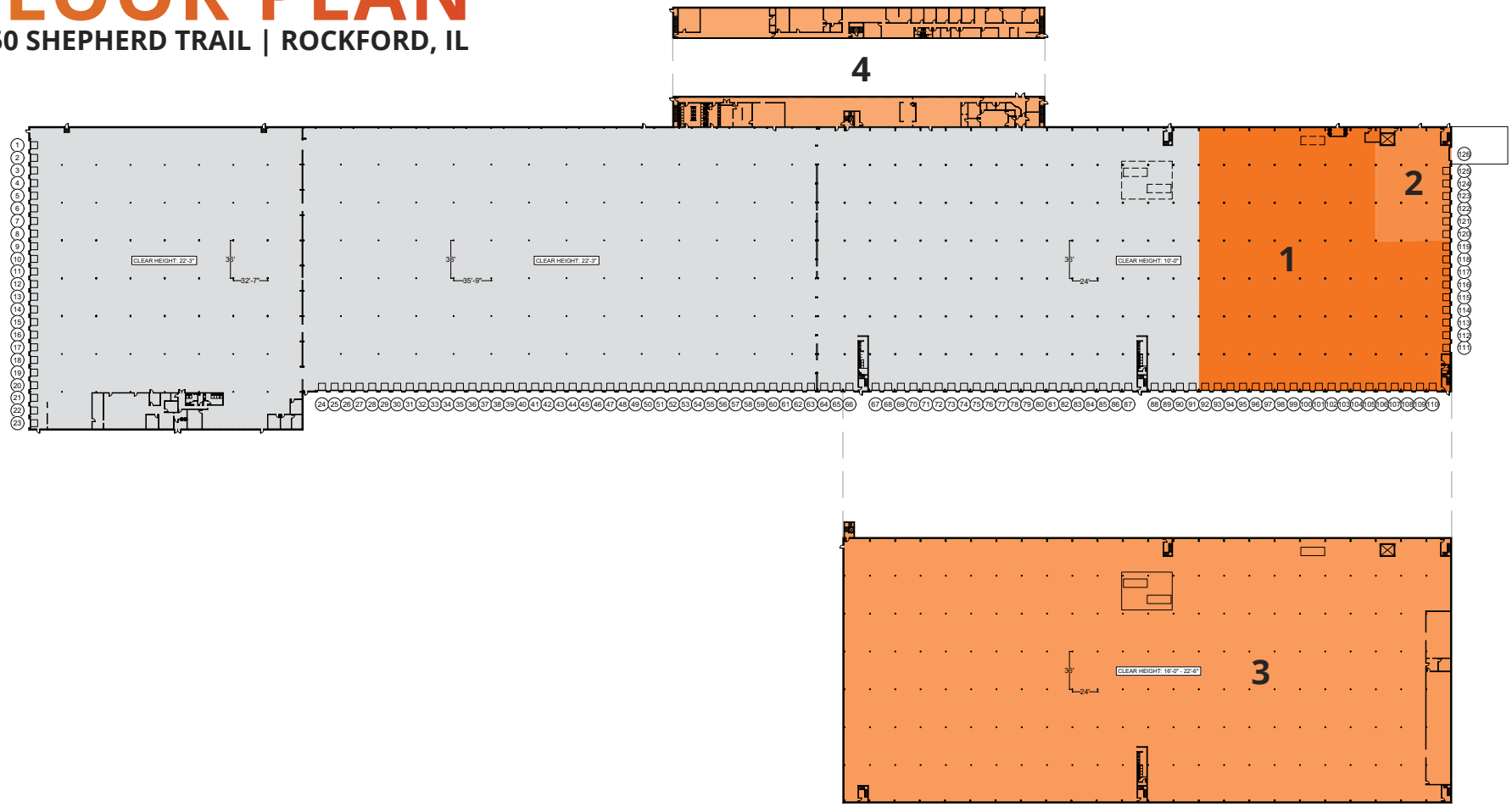






# FLOOR PLAN

## 4650 SHEPHERD TRAIL | ROCKFORD, IL

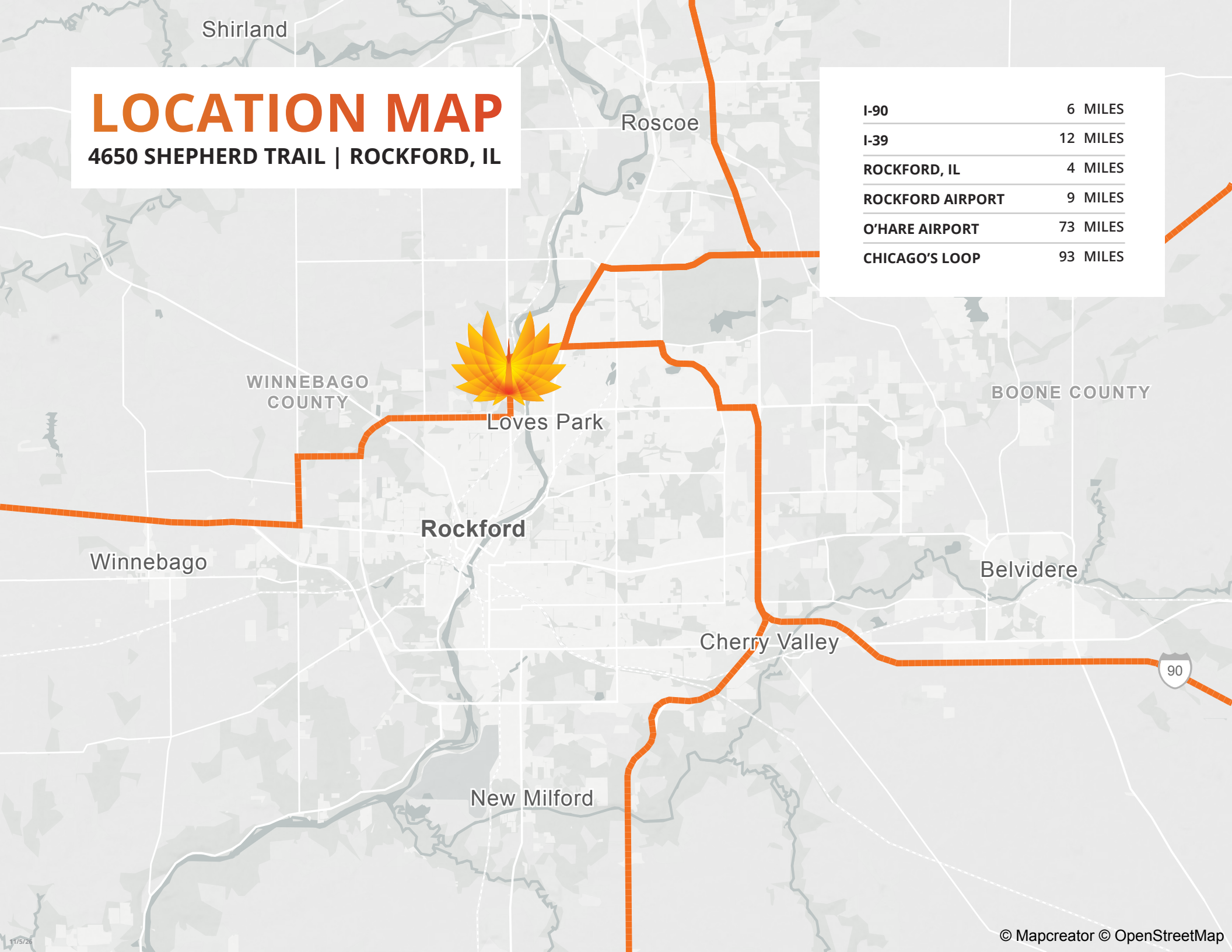



| NUMBER | SPACE DESIGNATION | AVAILABILITY DATE | DRIVE-INS | DOCKS | SQUARE FEET |
|---|---|---|---|---|---|
| 1 | WAREHOUSE | 11/1/2027 | 0 | 28 | 52,917 SF |
| 2 | WAREHOUSE | IMMEDIATELY | 1 | 6 | 7,751 SF |
| 3 | UPPER WAREHOUSE | IMMEDIATELY | N/A | N/A | 146,185 SF |
| 4 | OFFICE | IMMEDIATELY | N/A | N/A | 20,838 SF |
| **TOTAL** | | | | | **227,691 SF** |

# LOCATION MAP

**4650 SHEPHERD TRAIL | ROCKFORD, IL**

| | |
|---|---|
| I-90 | 6 MILES |
| I-39 | 12 MILES |
| ROCKFORD, IL | 4 MILES |
| ROCKFORD AIRPORT | 9 MILES |
| O'HARE AIRPORT | 73 MILES |
| CHICAGO'S LOOP | 93 MILES |




© Mapcreator © OpenStreetMap