



**FOR LEASE** | **325,070 SF**  
**4650 SHEPHERD TRAIL** | **ROCKFORD, IL**

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# PROPERTY HIGHLIGHTS

 **20' - 26'**  
**CLEAR HEIGHT**

 **SECURED  
TRUCK COURT**

 **249+ PARKING  
SPACES**

 **70 TRAILER  
STALLS**



# PROPERTY DETAILS

4650 SHEPHERD TRAIL | ROCKFORD, IL

|                      |   |
|----------------------|---|
| AVAILABLE SPACE      | 325,070 SF                                  |
| MINIMUM DIVISIBLE    | 60,010 SF                                   |
| WAREHOUSE SPACE      | 307,472 SF                                  |
| OFFICE SPACE         | 17,598 SF                                   |
| FLOORS               | 2   |
| ELEVATORS            | One ADA Compliant Passenger & One Freight   |
| DOCKS                | 32  |
| DRIVE-INS            | 1   |
| CLEAR HEIGHT         | 20' - 26'                                   |
| COLUMN WIDTH & DEPTH | Varies                                      |
| ROOF                 | Metal (New Roof to be Insulated EPDM)       |
| WALLS                | Metal & Masonry                             |
| FLOORS               | 10" Reinforced concrete                     |
| YEAR BUILT           | 1980 - 1990                                 |
| YEAR RENOVATED       | Renovation in Progress                      |
| 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               |
| <b>OPEX ESTIMATE</b> | <b>\$0.77/SF</b>                            |



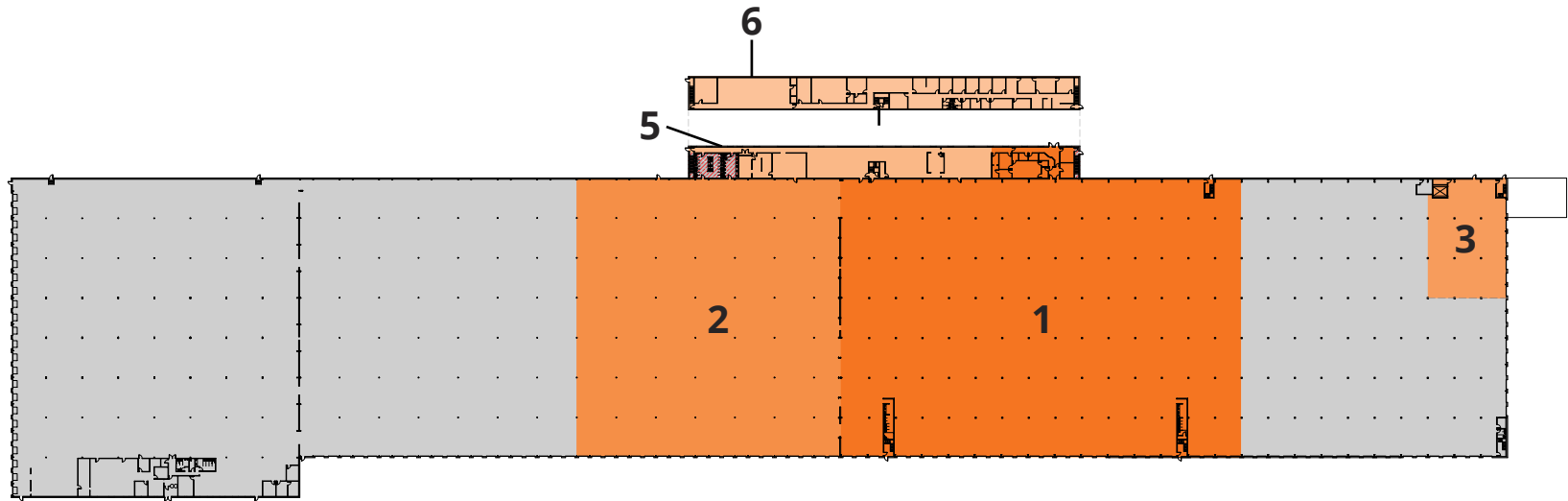
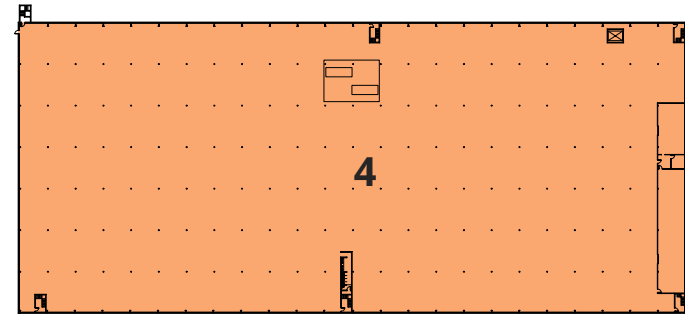
# OFFICE SPACE

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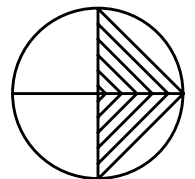


# FLOOR PLAN

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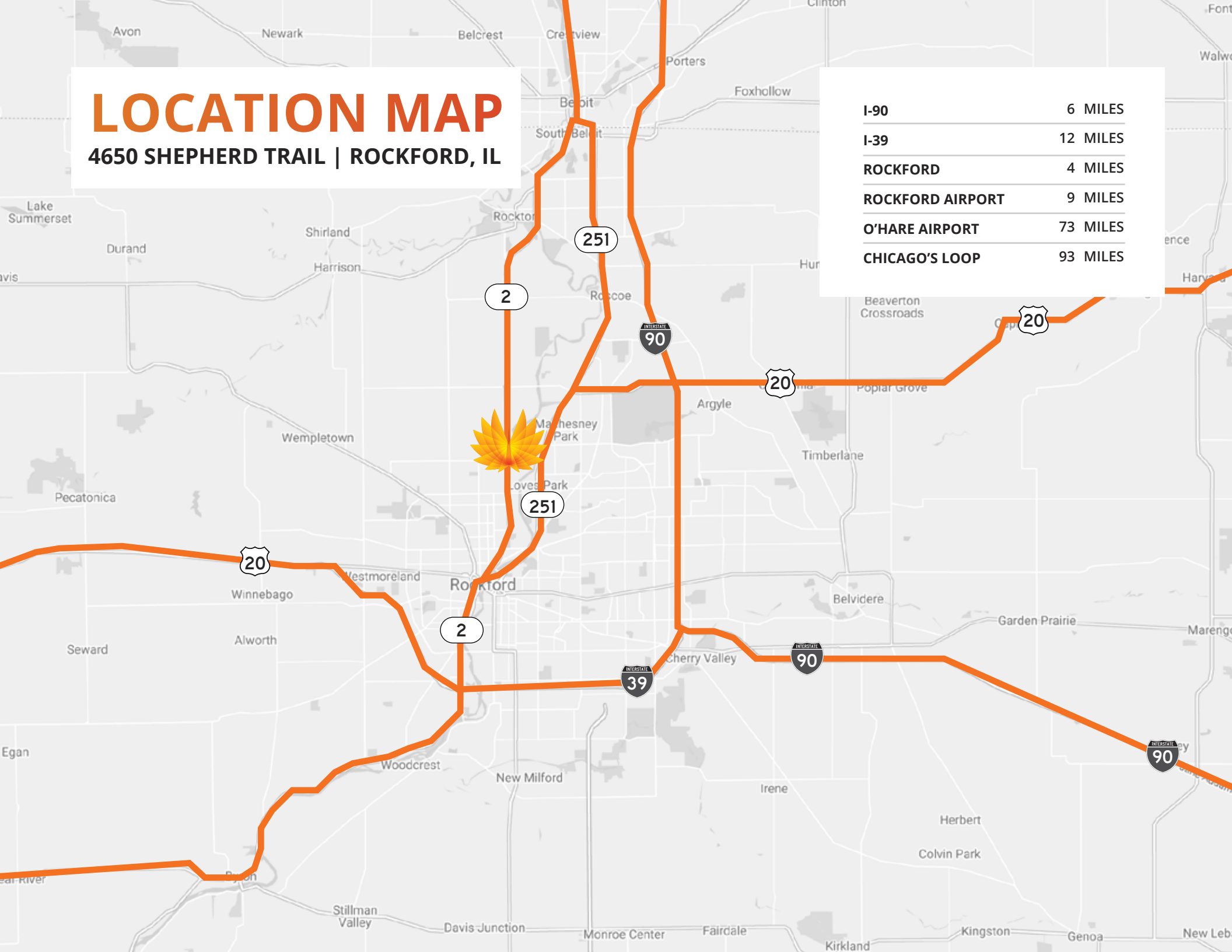
| NUMBER       | SPACE DESIGNATION | CURRENT USE            | CLEAR HEIGHT     | COLUMN SPACING | DOCKS | SQUARE FEET       |
|--------------|-------------------|------------------------|------------------|----------------|-------|-------------------|
| 1            | AVAILABLE         | WAREHOUSE              | 22' 8"           | 24' x 36'      | 28    | 93,679 SF         |
| 2            | AVAILABLE         | WAREHOUSE              | 22' 2" - 26' 4"  | 36' x 36'      | 20    | 60,010 SF         |
| 3            | AVAILABLE         | WAREHOUSE              | 22' 8"           | 24' x 36'      | 7     | 7,751 SF          |
| 4            | AVAILABLE         | SECOND FLOOR WAREHOUSE | 15' 11" - 22' 4" | 24' x 36'      | N/A   | 146,032 SF        |
| 5            | AVAILABLE         | FIRST FLOOR OFFICE     | DROP CEILING     | N/A            | N/A   | 7,017 SF          |
| 6            | AVAILABLE         | SECOND FLOOR OFFICE    | DROP CEILING     | N/A            | N/A   | 10,581 SF         |
| <b>TOTAL</b> |                   |                        |                  |                |       | <b>325,070 SF</b> |



# LOCATION MAP

4650 SHEPHERD TRAIL | ROCKFORD, IL

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





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