



FOR LEASE
4650 SHEPHERD TRAIL

173,575 SF
ROCKFORD, IL

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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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	173,575 SF
WAREHOUSE SPACE	153,783 SF
OFFICE SPACE	19,792 SF
FLOORS	2
ELEVATORS	One ADA Compliant Passenger & One Freight
DOCK DOORS	6
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



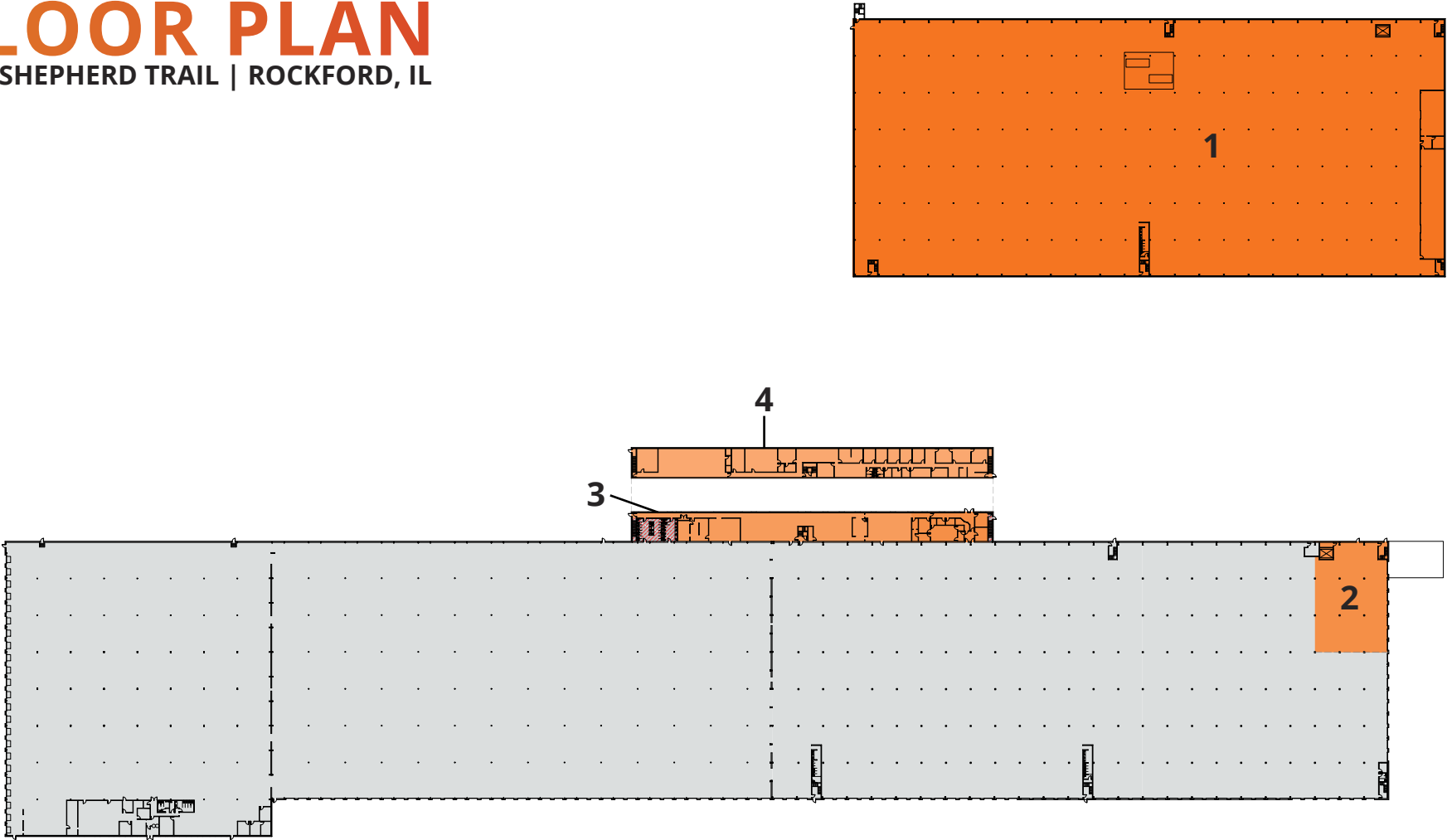
OFFICE SPACE

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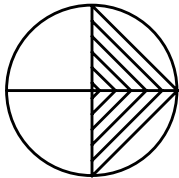


FLOOR PLAN

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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	DOCKS	SQUARE FEET
1	SECOND FLOOR WAREHOUSE	15' 11" - 22' 4"	24' x 36'	N/A	146,032 SF
2	FIRST FLOOR WAREHOUSE	22' 8"	24' x 36'	6	7,751 SF
3	FIRST FLOOR OFFICE	DROP CEILING	N/A	N/A	9,211 SF
4	SECOND FLOOR OFFICE	DROP CEILING	N/A	N/A	10,581 SF
TOTAL					173,575 SF



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

