

# 4650

## SHEPHERD TRAIL

ROCKFORD • ILLINOIS

AVAILABLE FOR LEASE  
**232,581 SF**  
DIVISIBLE TO 50,000 SF



OWNED & MANAGED BY



**PHOENIX**  
INVESTORS  
*Opportunity. Execution. Value Creation.*

LEASING BY



**CUSHMAN &  
WAKEFIELD**

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**SHEPHERD TRAIL**  
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## PROPERTY HIGHLIGHTS



**24-26'  
CLEAR HEIGHT**



**20,985-SF  
OFFICE**



**82 EXTERIOR  
LOADING DOCKS**



**SECURED  
TRUCK COURT**



**150+ PARKING  
SPACES**



**30+ TRAILER  
STALLS**



**CROSS-DOCK  
FACILITY**



**DIVISIBLE TO  
50,000 SF**



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## BUILDING SPECS

**TOTAL BUILDING SIZE**  
517,577 SF

**AVAILABLE SPACE**  
232,581 SF (DIVISIBLE)

**CLEAR HEIGHT**  
24'-26'

**LOADING DOCKS**  
82 EXTERIOR

**DRIVE-IN DOORS**  
1

**CAR PARKING**  
150+ SPACES

**SITE SIZE**  
20.78 ACRES

**YEAR BUILT**  
1980-2019

**TRAILER PARKING**  
30+ STALLS

**ROOF**  
METAL (INSULATED EPDM)

**FLOOR**  
6" REINFORCED CONCRETE

**ZONING**  
UI & UC

**COLUMN SPACING**  
50' X 50'

**ELEVATORS**  
1 PASSENGER & 1 FREIGHT

**LIGHTING**  
HIGH-EFFICIENCY T8

**SPRINKLERS**  
100% WET

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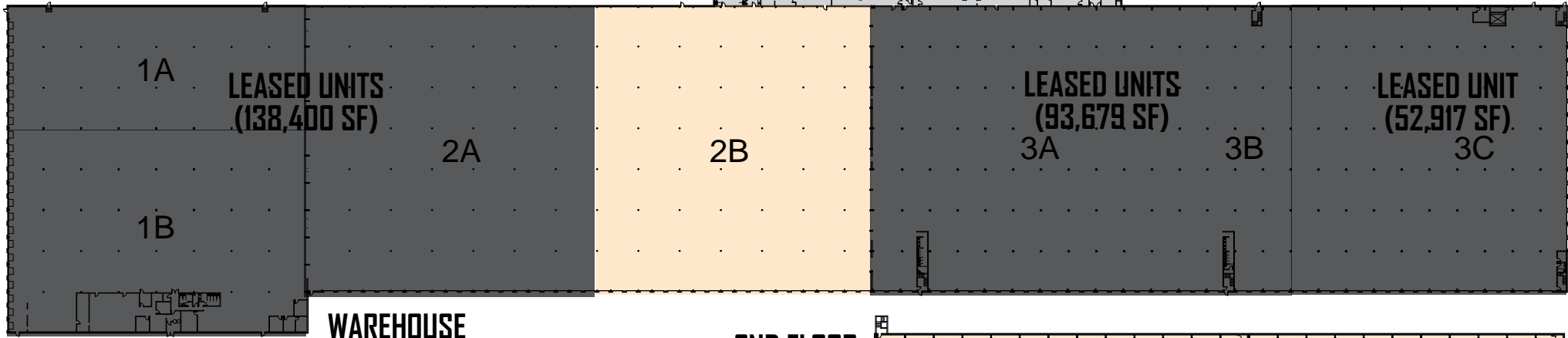
2ND FLOOR OFFICE



OFFICE



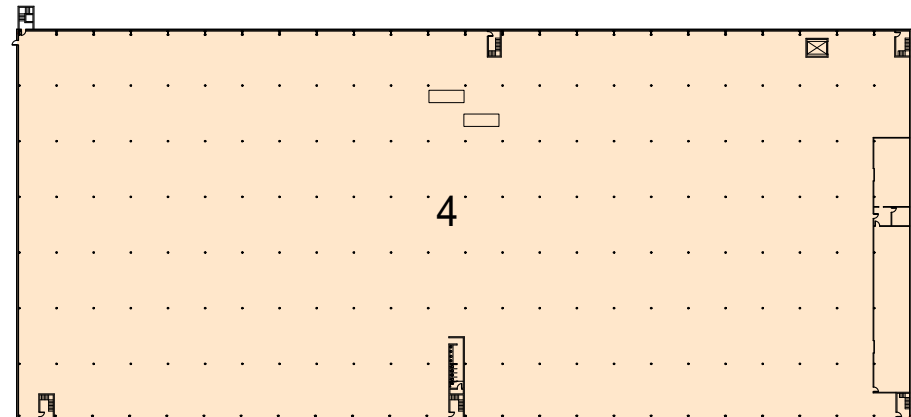
FLEXIBLE AVAILABILITIES FROM  
**50,000 SF TO 232,581 SF**



## FLOOR PLANS

NUMBER	CURRENT USE	CLEAR HEIGHT	DOCKS	SQUARE FEET
1A	LEASED	24'-8"	8	28,144 SF
1B	LEASED	24'-8"	15	46,920 SF
2A	LEASED	24'-8"	20	83,336 SF
2B	WAREHOUSE	24'-8"	20	60,009 SF
3A	LEASED	25'-6"	19	61,145 SF
3B	LEASED	25'-6"	21	38,088 SF
3C	LEASED	25'-6"	22	52,917 SF
4	2ND FLOOR WAREHOUSE	24'-4"	N/A	146,033 SF
5	OFFICE	N/A	N/A	20,985 SF
TOTAL			125	517,577 SF

2ND FLOOR  
WAREHOUSE



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## SHEPHERD TRAIL

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**INTERSTATE 90:** 6.6 MILES

**INTERSTATE 39:** 12 MILES

**ROCKFORD:** 4.6 MILES

**ROCKFORD AIRPORT:** 9.8 MILES

**O'HARE AIRPORT:** 73 MILES

**CHICAGO'S LOOP:** 93 MILES

### CORPORATE NEIGHBORS



Chicago Rockford Int'l Airport



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## SHEPHERD TRAIL

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## ROCKFORD OVERVIEW

### RAIL SERVICE

Rail carriers serving area: BNSF, UP, CN, CP  
Shortline rail serving area:

- Continuous switching service
- Intermodal service available
- Transload service available
- UP Global 3 intermodal facility 25 miles south of MSA

### MOTOR FREIGHT CARRIERS

Local.....	50
Long-Distance Truckload.....	33
Long-Distance Less Than Truckload.....	17
Specialized .....	54

[DOWNLOAD FULL REPORT](#)

## INCENTIVES

Communities within the Rockford MSA work enthusiastically with new and expanding companies to create a higher standard of living for the region's residents. Incentives are an investment in the future economic well-being of a company and, as such, a return on investment of jobs, tax revenue, community cooperation, and capital investment is expected. Incentives and a location decision must make good fiscal sense to all parties involved. For additional information visit [RockfordIL.com](http://RockfordIL.com).

### STATE-DESIGNATED ENTERPRISE ZONES

Belvidere/Boone County,  
Global Trade Park, Loves  
Park/Machesney Park,  
Rockford I-90, and  
Rockford EZ I.

### TAX INCREMENT FINANCING DISTRICTS

Rockford, Cherry Valley,  
Loves Park, Machesney  
Park, Rockton, and South  
Beloit.

### FLEXIBLE FINANCING

Industrial Development  
Revenue Bond and  
Revolving Loan Fund  
programs available.

### IMMIGRATION THROUGH INVESTMENT

An incentive program  
where foreign companies  
investing in the region can  
receive EB-5 Visas.

## FOREIGN TRADE ZONE #176

The RAEDC administers FTZ #176 (Foreign Trade Zone #176) on behalf of the Chicago Rockford International Airport. For information regarding participation, contact your local economic development organization.

### CASH FLOW

Standing inventory  
is held in the FTZ  
subzone/site without  
duty, often resulting  
in large savings,  
particularly during  
the first year.

### SUPPLY CHAIN TIMELINE

There is no need  
to hold product for  
customs clearance.

### DUTY DEFERRAL OR ELIMINATION

There is significant  
duty deferral or  
elimination of duty  
on the average  
inventory during the  
first year in the FTZ  
program with capital  
costs captured each  
subsequent year.

### VALUE ADDED

Value added to  
merchandise in an  
FTZ subzone/site is  
not dutiable.

### PRODUCTION EQUIPMENT

Certain duty deferral  
and reduction  
benefits apply  
on production  
equipment admitted  
for assembly and  
testing prior to use  
in production.

## TRANSIT TIME BY TRUCK MAP





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