



AVAILABLE FOR LEASE

148,697 SF
INDUSTRIAL
BUILDING

**4907 INTERSTATE BLVD
LOVES PARK, ILLINOIS**



4907 INTERSTATE BLVD LOVES PARK

Available For Lease

PROPERTY FEATURES

BUILDING SIZE

148,697 SF
(divisible to 50,000 SF)

OFFICE AREA

To-Suit

TRAILER PARKING

28 stalls

CLEAR HEIGHT

35'

LOADING DOCKS

19 Exterior Docks

DRIVE-IN DOORS

One (1) potential

CAR PARKING

94 Cars

YEAR BUILT

2023 - 4th Quarter

SPRINKLER SYSTEM

ESFR

ZONING

Industrial

COLUMN SPACING

54' 6" x 50'

POWER

2,000 Amps @ 480 Volt

OPERATING EXPENSES

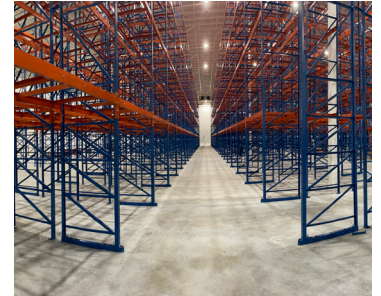
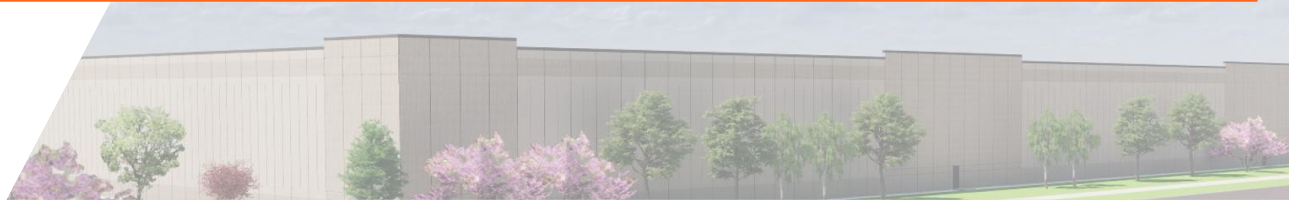
Insurance \$0.10 p.s.f.
R&M (CAM) \$0.80 p.s.f.
R.E. Taxes \$2.00 p.s.f.

ASKING LEASE RATE

Subject to Offer

COMMENTS

- Building expansion
- Less than 2 miles from I-90 via Riverside Road, Minutes from Chicago-Rockford International Airport
- Northern Illinois Premier Business Park
- 3PL services available through WOW Logistics
- Potential freezer/cooler



4907 INTERSTATE BLVD

LOVES PARK, IL

148,697 SF FOR LEASE



MSI GENERAL CORPORATION
2210 EAST WISCONSIN AVE.
NASHOTAH, WI 53068
PHONE: 262-367-3661
FAX: 262-367-7799

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:
Owner Review: 01/20/2022
Budget Set: 12/10/2021

REVISIONS:

SEAL:

PROJECT ADDRESS:

LOVES PARK ONE, LLC,
PHASE II - WAREHOUSE ADDITION
4907 Interstate Boulevard
LOVES PARK, IL 61111

ALL WORK TO BE COMPLETED BY 03/31/2022, WHEN IN
ACCORDANCE WITH THE LATEST EDITION OF THE
MSI GENERAL MANAGED SPECIFICATION

BOOK AGM ANK

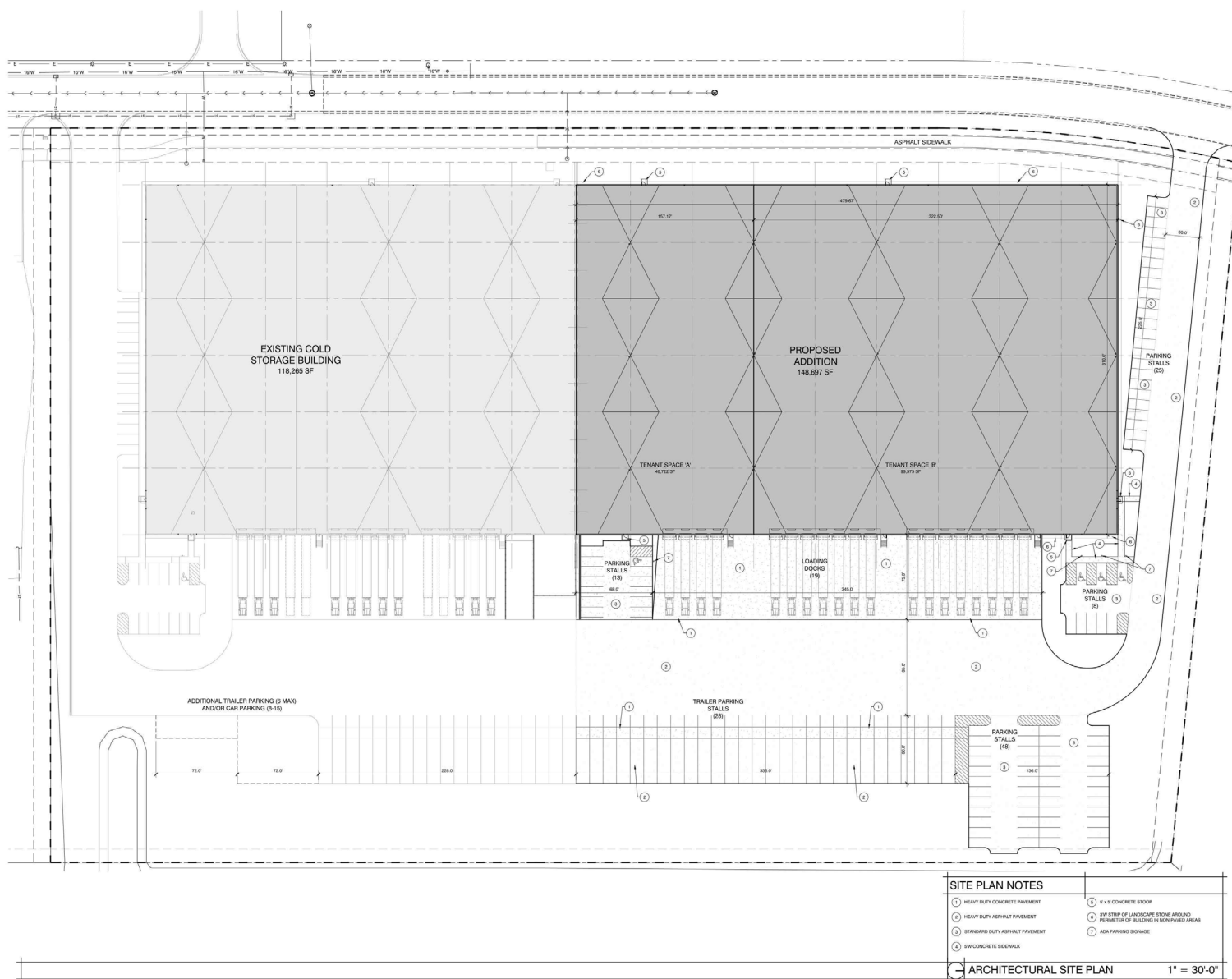
ARCHITECTURAL

SITE PLAN - ALTERNATE

Project Number:

P13264

P13264



SITE PLAN NOTES

- ① HEAVY DUTY CONCRETE PAVEMENT
- ② HEAVY DUTY ASPHALT PAVEMENT
- ③ STANDARD DUTY ASPHALT PAVEMENT
- ④ SW CONCRETE SIDEWALK
- ⑤ 4" X 8" CONCRETE STYLOP
- ⑥ SW STRIP OF LANDSCAPE STONE AROUND PERIMETER OF BUILDING IN NON-PAVED AREAS
- ⑦ ADA PARKING SPACE

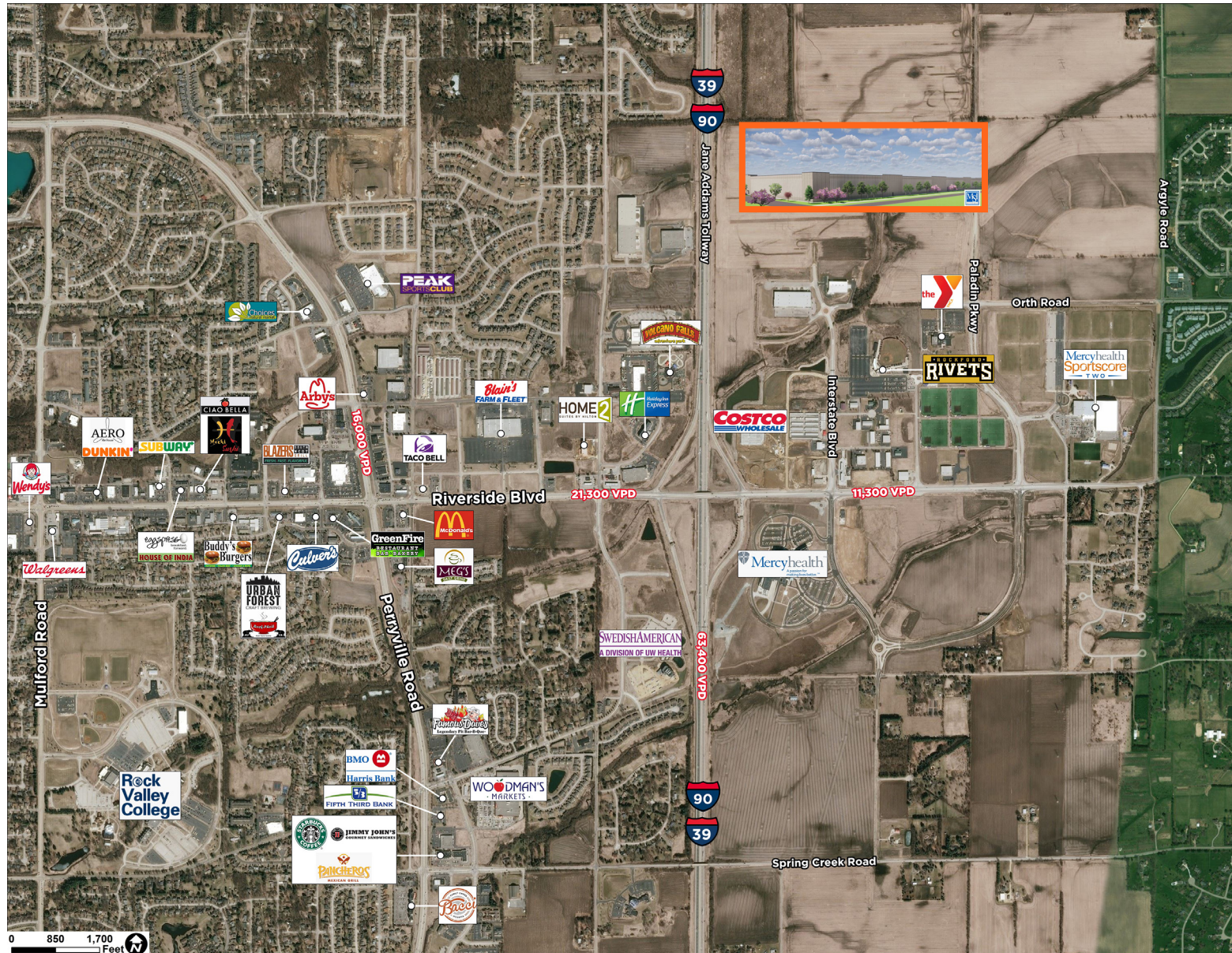
ARCHITECTURAL SITE PLAN

1" = 30'-0"

4907 INTERSTATE BLVD

LOVES PARK, IL

148,697 SF FOR LEASE



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.

4907 INTERSTATE BLVD

LOVES PARK, IL

148,697 SF FOR LEASE





CONTACT

AL CARUANA

Managing Director
847 720 1326 (direct)
847 456 8417 (cell)
al.caruana@cushwake.com

JEFF MATELLA

Senior Associate
847 720 1349 (direct)
847 997 2878 (cell)
jeff.matella@cushwake.com

BRITT CASEY

Vice Chairman
847 518 3280 (direct)
847 456 7545 (cell)
britt.casey@@cushwake.com

9500 W. Bryn Mawr Avenue
Suite 600
Rosemont, IL 60018

