

Rockford, IL



456,614 SF Industrial Space | Divisible

AVAILABLE

AUBURN & CENTRAL

CORPORATE CENTER

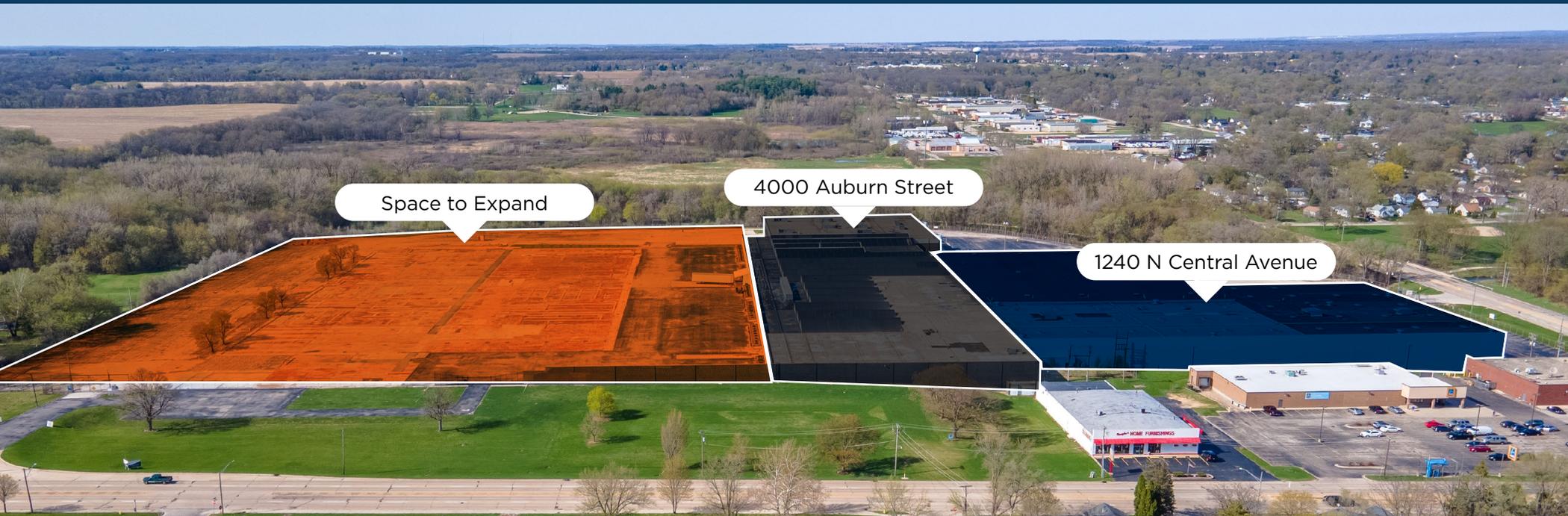


PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.



**CUSHMAN &
WAKEFIELD**

PROJECT OVERVIEW



±456,614 SF



13 Exterior/5 Interior
DOCK DOORS
(Expandable)



444+ Cars
PARKING



Trailer Parking
Available



Heavy Power
POWER



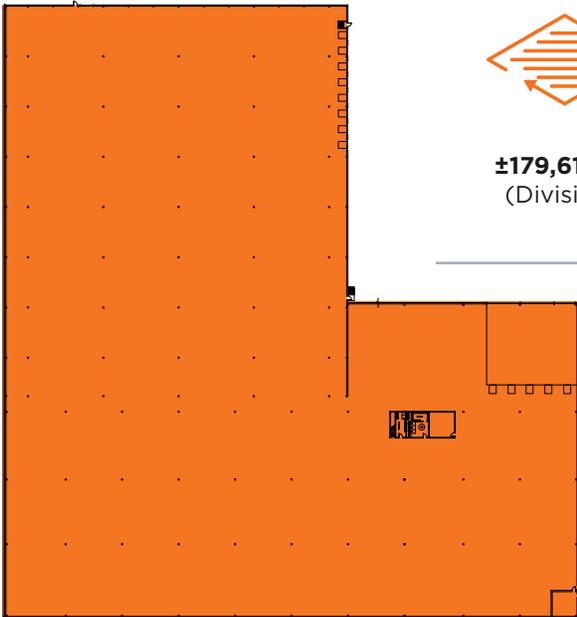
100% Fenced
SECURITY

**Available separate or together.*

PRICING: Subject to Offer | **OPEX:** Only \$0.85 psf



1240 N CENTRAL AVE



±179,618 SF
(Divisible)



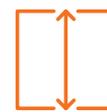
Office Space
TO-SUIT



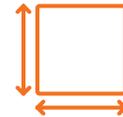
100% ESFR
FIRE
SUPPRESSION



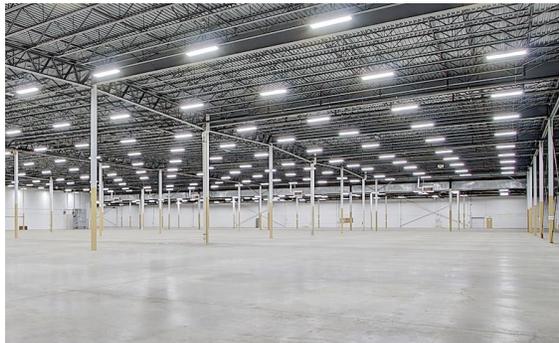
8 Ext./5 Int.
DOCK DOORS
(Expandable)



45'x50'
COLUMNS



25-26'
CLEAR HEIGHT





4000 AUBURN STREET



±276,996 SF
(Divisible)



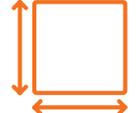
16,139 SF
OFFICE



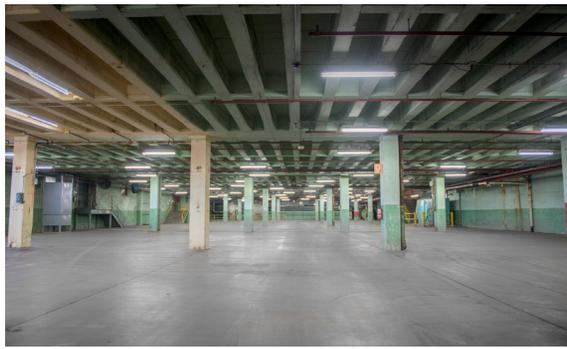
5 DOCK DOORS
(Expandable)



5 Drive-In Doors
(Expandable)



11-22'
CLEAR HEIGHT





SPACE TO EXPAND



±14 Acres



Level Topography



Light Industrial
ZONING: I-1



Industrial/Commercial, Trailer
Parking, Outdoor Storage
PROPOSED USE



450' frontage on
N. Central Avenue



AUBURN & CENTRAL CORPORATE CENTER

ROCKFORD:	2.3 MILES
HWY-20:	4.56 MILES
INTERSTATE 90:	9.63 MILES
MADISON:	73.1 MILES
INTERSTATE 39:	84.5 MILES
CHICAGO:	92.4 MILES
MILWAUKEE:	94.2 MILES



IDEAL FOR MANUFACTURING & DISTRIBUTION

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