

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
ROCKFORD • ILLINOIS

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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**CUSHMAN &
WAKEFIELD**

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SHEPHERD TRAIL

ROCKFORD • ILLINOIS



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

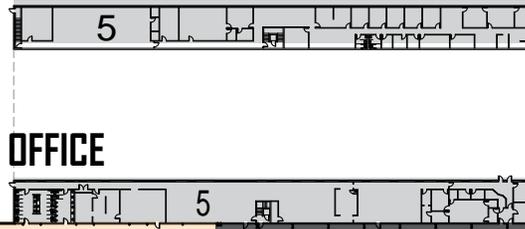
LIGHTING
HIGH-EFFICIENCY T8

SPRINKLERS
100% WET

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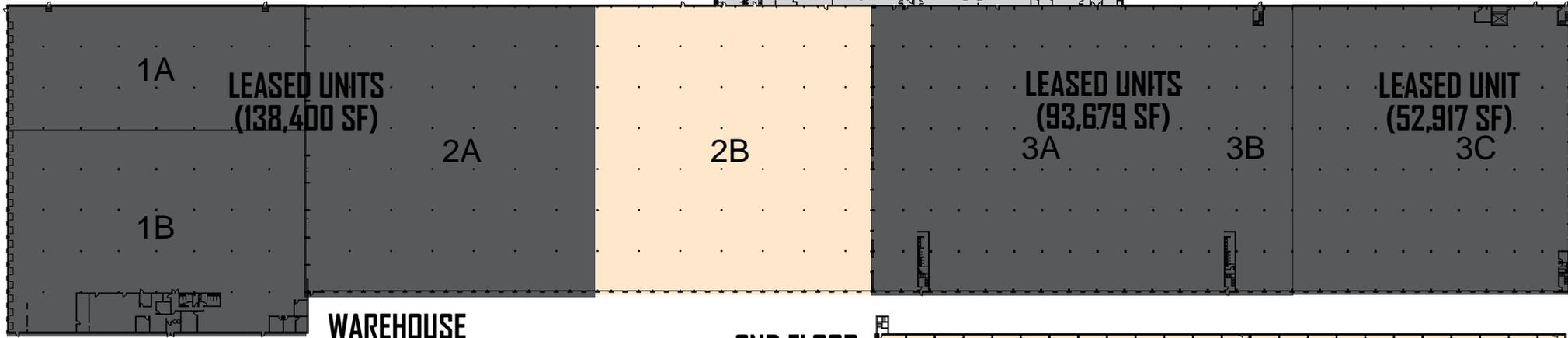
SHEPHERD TRAIL
ROCKFORD • ILLINOIS

2ND FLOOR OFFICE



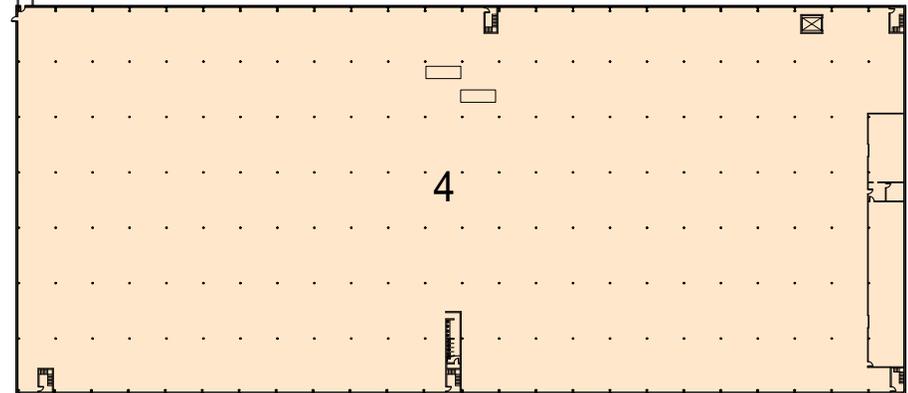
FLEXIBLE AVAILABILITIES FROM
50,000 SF TO 232,581 SF

OFFICE



WAREHOUSE

2ND FLOOR WAREHOUSE



FLOOR PLANS

NUMBER	CURRENT USE	CLEAR HEIGHT	DOCKS	SQUARE FEET
1A	LEASED	24'-9"	8	28,144 SF
1B	LEASED	24'-9"	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



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SHEPHERD TRAIL ROCKFORD ■ ILLINOIS



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 ROCKFORD • ILLINOIS

ROCKFORD OVERVIEW

RAIL SERVICE

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

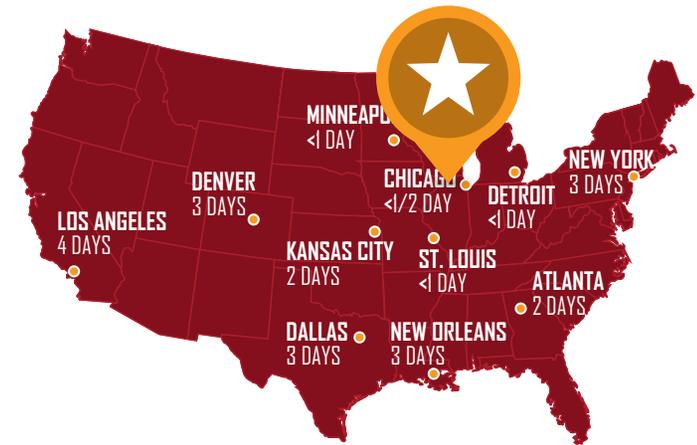
- Continuous switching service
- Intermodal service available
- Transload service available
- UP Global 3 intermodal facility 25 miles south of MSA

MOTOR FREIGHT CARRIERS

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

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TRANSIT TIME BY TRUCK MAP



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.

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.

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