



INVESTMENT SALE | 14,000 SF

**898 FEATHERSTONE ROAD
ROCKFORD, ILLINOIS**



**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES

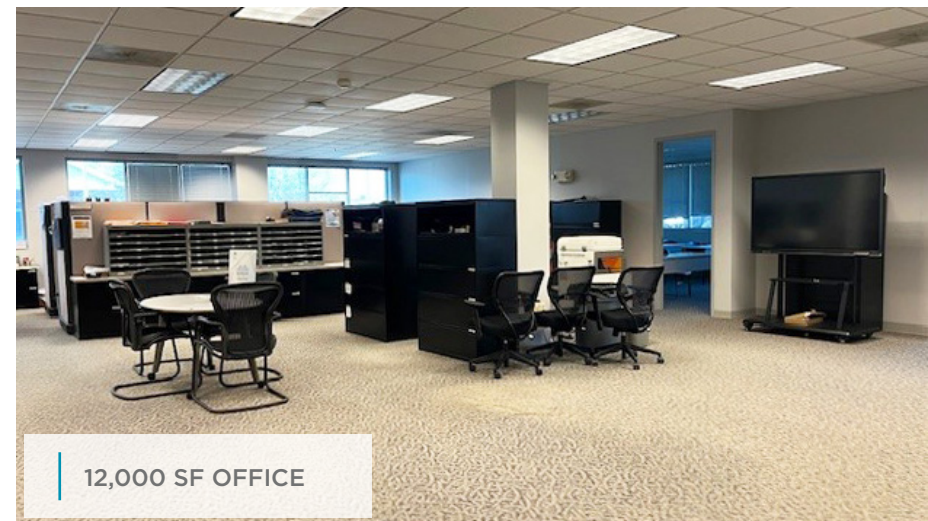
Available for Sale/Leaseback, 898 Featherstone Road is located within the prestigious, Class A Guilford Square Office Park. The property's excellent location is close to major arterial roads and highways and it is near numerous retail amenities.

Building Size:	14,000 SF
Office Area:	12,000 SF
Warehouse Area:	2,000 SF
Site Area:	1.28 AC
Clear Height:	12'0"
Loading:	1 Exterior Dock & 1 Drive-In Door
Parking:	30 Car Stalls
Year Built:	1999
Power:	200 Amps, 3 Phase
Zoning:	C-1

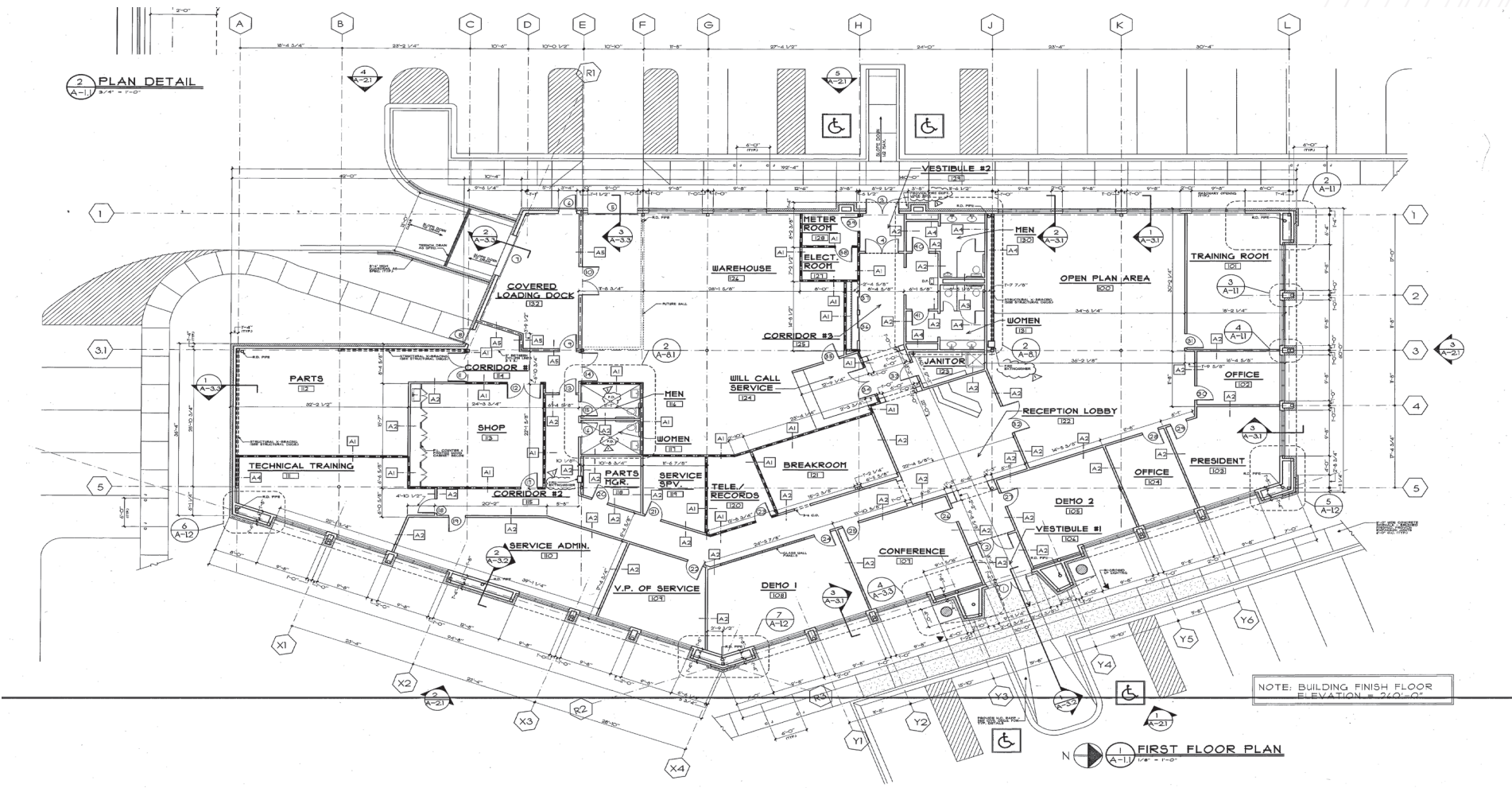
FINANCIAL TERMS

Sale Price:	Subject to Offer
Lease Expiration:	February 28, 2029
Lease Rate:	\$12.21 PSF Net
Annual Escalations:	3.0%
Tenancy:	Good Credit Tenant

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SITE PLAN

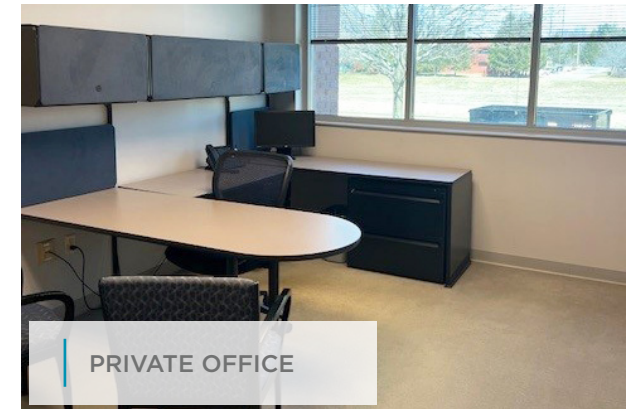


EXISTING TENANT OVERVIEW

Marco Technologies, LLC (<https://www.marconet.com/locations/il/rockford>) provides voice, data, video, and print technology solutions to healthcare, education, government, business, and financial industries in the United States.

It provides managed print services, such as print assessment, monitoring and reporting, support and upgrades, and leases and rentals; managed voice services, including communications equipment sale, installation, and support; and managed information technology services, such as desktop/server management, support desk, network management, and client business review. The company also offers managed cloud services, such as Desktop-as-a-Service, hosted VoIP phone and PBX systems, and hosted unified communications; and business information technology services that include planning and design, implementation and project management, and client care and support. In addition, it provides digital printing press machines, software applications, copy center outsourcing, wide format printers, document management solutions, used machines, and copier/printer hard drive security.

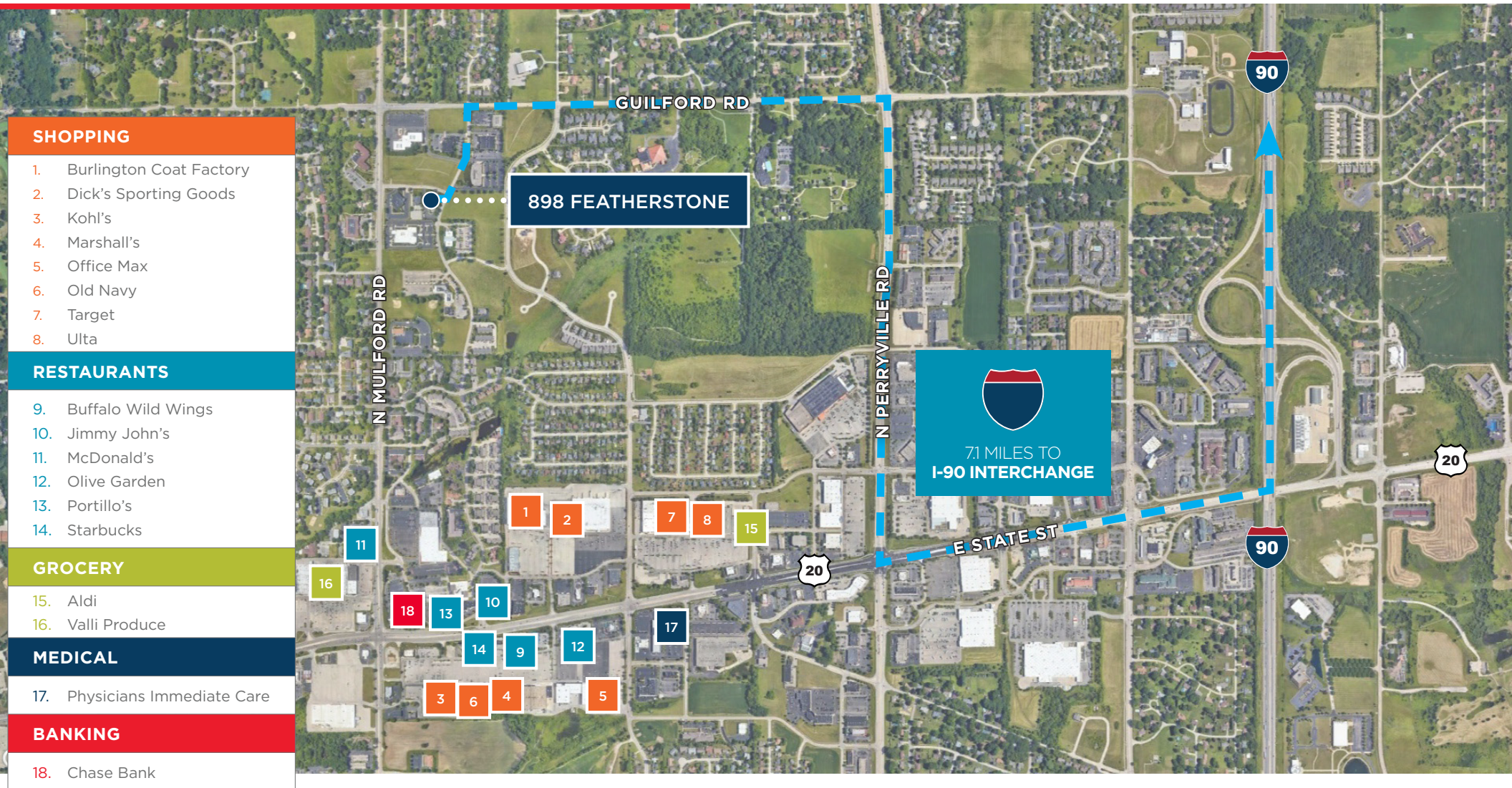
The company was founded in 1973 and is based in St. Cloud, Minnesota. It has additional offices in Minnesota, Wisconsin, North Dakota, South Dakota, Iowa, Illinois, and Nebraska.



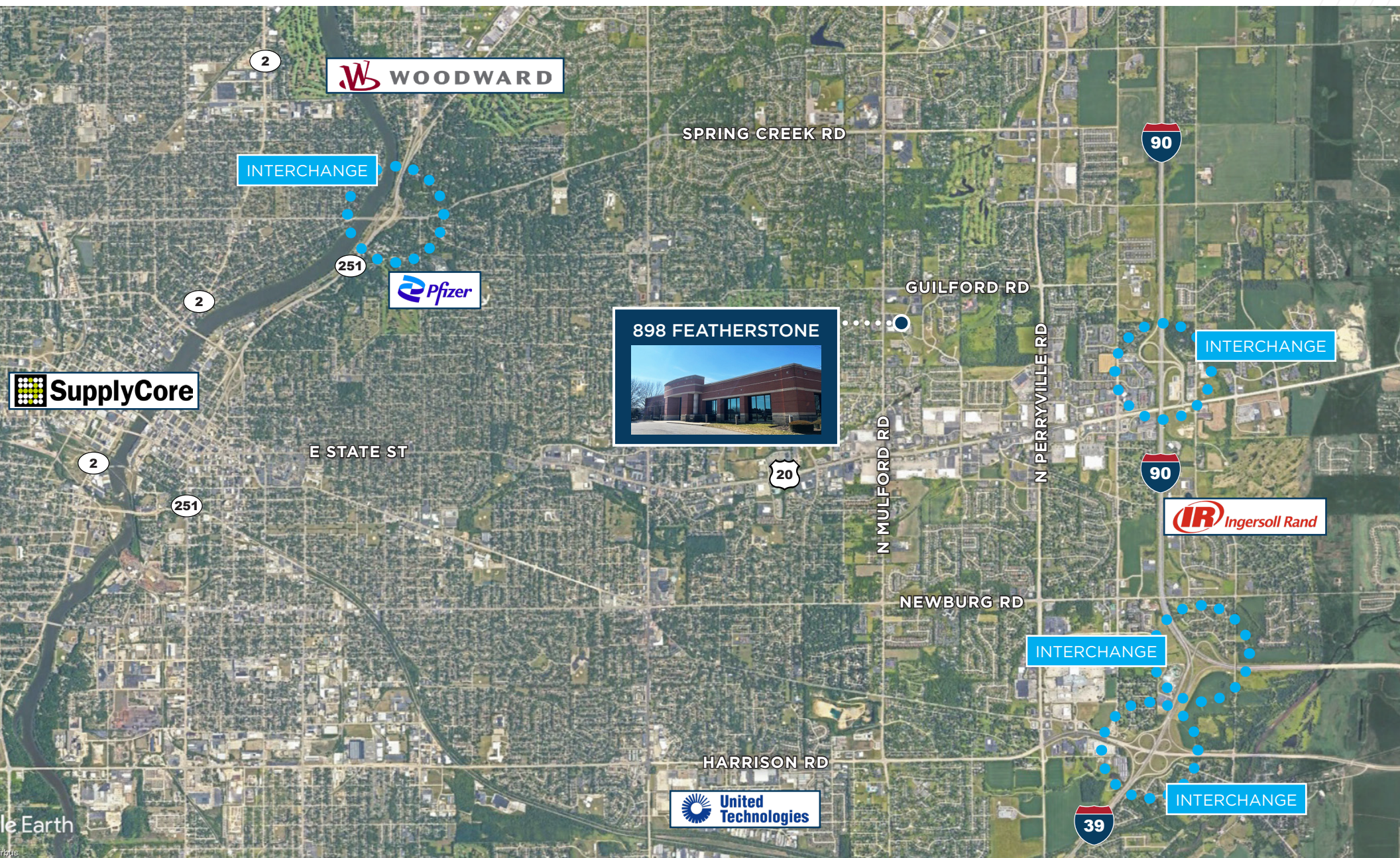
INGRESS-EGRESS MAP



AREA ACCESS MAP & AMENITIES



AERIAL OVERVIEW & SURROUNDING NOTABLE TENANTS





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