

Loves Park

TECHNOLOGY
CENTER

Owned & Managed by:

SomeraRoad

**Offering Up to 30,000 SF
of Flexible Office Space
For Lease**

Immediately Available &
Under New Ownership

Additional Land Available
For Sale or Build-to-Suit



AL CARUANA

Executive Managing Director

+1 847 720 1326

al.caruana@cushwake.com

MICHAEL MAGLIANO

Executive Managing Director

+1 847 518 3259

michael.magliano@cushwake.com



1354 Clifford Ave
Loves Park, IL

Property Features

Ideal location for manufacturing, aerospace, and service-related industrial users.

Building Size:	534,642 SF
Site Size:	47.47 Acres
Space Available:	30,000 SF
Existing Office:	Up to 10,000 SF Available
Clear Height:	14' to 20' (main warehouse)
Loading Docks:	3 Exterior (expandable)
Sprinkler System:	Wet
Power:	Two 13,000-volt switch feeds at 1,300 amps and five 480/277 volt 3-phase substations
Rail:	Potential rail service
Zoning:	IG (General Industrial)
Car Parking:	490 interior spaces 950 exterior spaces
CAM & Taxes:	\$1.58 to \$1.72 psf NNN (estimated)
Lease Rate:	Subject to Offer



Potential TIF Incentives



Up to 30,000 SF Available For Lease

Existing Floor Plan



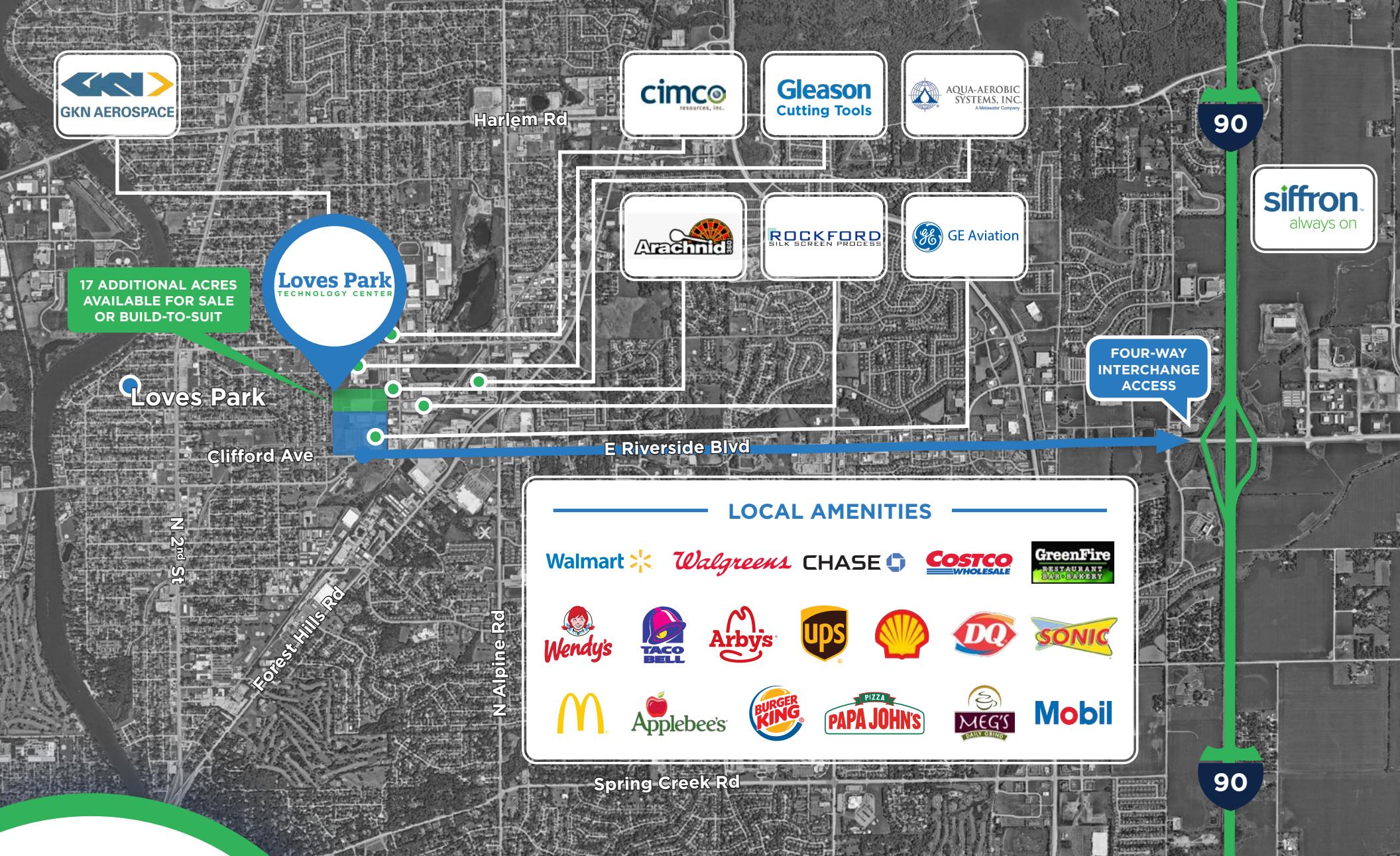
Flexible and divisible floor plans with immediate availabilities starting at 30,000 SF



Massive power with two 13,000-volt switch feeds at 1,300 amps and five 480/277 volt 3-phase substations



Ample car parking with 490 covered spaces and 950 exterior spaces located onsite



Location Map



**3.9 Miles to Interstate 90
Four-way Interchange Access**



**5.5 Miles to the city of
Rockford, Illinois' third-
largest city**



**10 Miles to Chicago
Rockford International
Airport (RFD)**



Aerial View

Where flexibility meets unlimited potential in one prime location.

Loves Park TECHNOLOGY CENTER

Leasing by:



AL CARUANA
Executive Managing Director
+1 847 720 1326
al.caruana@cushwake.com

MICHAEL MAGLIANO
Executive Managing Director
+1 847 518 3259
michael.magliano@cushwake.com



For more information or to schedule a tour, please contact a member of the leasing team.



©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS 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). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.