

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



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1354 Clifford Ave
Loves Park, IL



Property Features

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



Enterprise Zone Benefits



Potential TIF Incentives

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



-  Available
-  Building Common
-  Vertical Penetration
-  Tenant #1
-  Tenant #2
-  Tenant #3
-  AVAILABLE
-  Tenant #5
-  Tenant #6
-  Tenant #7
-  DOCK HIGH TRUCK DOCK
-  GRADE LEVEL TRUCK DOOR



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**



Harlem Rd

cimco
resources, inc.

Gleason
Cutting Tools

AQUA-AEROBIC
SYSTEMS, INC.
A Metwater Company

90

siffron
always on

17 ADDITIONAL ACRES
AVAILABLE FOR SALE
OR BUILD-TO-SUIT

Loves Park
TECHNOLOGY CENTER

Arachnid

ROCKFORD
SILK SCREEN PROCESS

GE Aviation

FOUR-WAY
INTERCHANGE
ACCESS

Loves Park

Clifford Ave

E Riverside Blvd

N 2nd St

Forest Hills Rd

N Alpine Rd

LOCAL AMENITIES

Walmart



Walgreens

CHASE

COSTCO
WHOLESALE

GreenFire
RESTAURANT
Bakery

Wendy's

TACO
BELL

Arby's

ups

Shell

DQ

SONIC

McDonald's

Applebee's

BURGER
KING

PIZZA
PAPA JOHN'S

MEG'S
STEAK GRILL

Mobil

Spring Creek Rd

90

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.

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

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