



PROPERTY HIGHLIGHTS

Space Available:	30,000-60,000 SF
Loading:	(9) 10'x10' docks; (2) 14'x14' drive-in doors
Office SF:	Approx. 2,000 SF
Clear Height:	28'-32'
Sprinkler:	ESFR
Lighting:	T/5 florescent warehouse lighting
Column Spacing:	50'x 50'
Power:	800a/480v/3-phase (expandable)
Car Parking:	38
Lease Type/Rate:	NNN. Please contact broker for pricing.
Property Taxes:	\$1.06/ sf/yr
CAM, I	\$0.42 / sf/yr

FOR LEASE

**NEWER WAREHOUSE/DISTRIBUTION/
MANUFACTURING BUILDING**

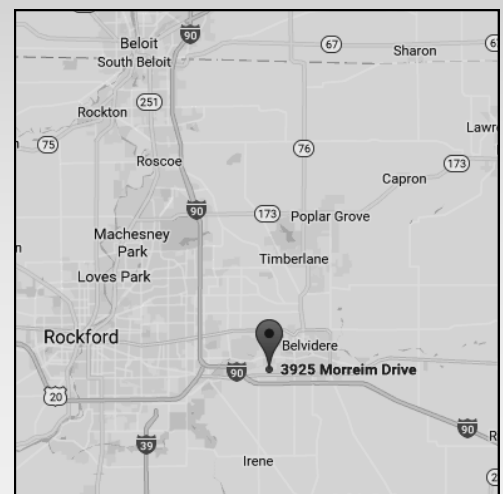
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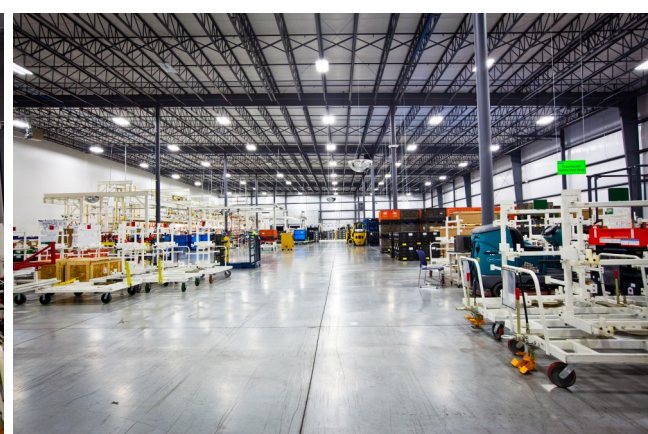
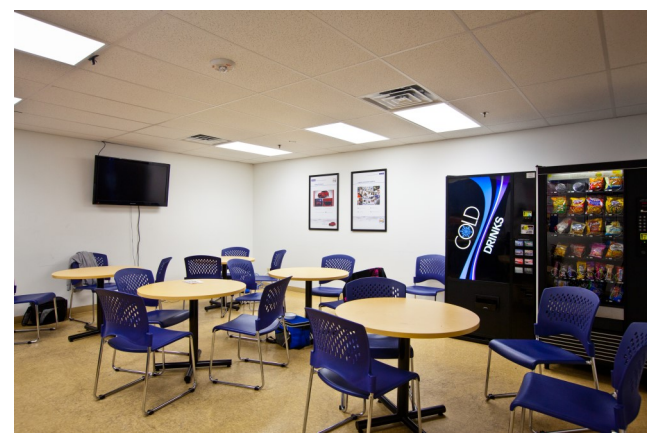




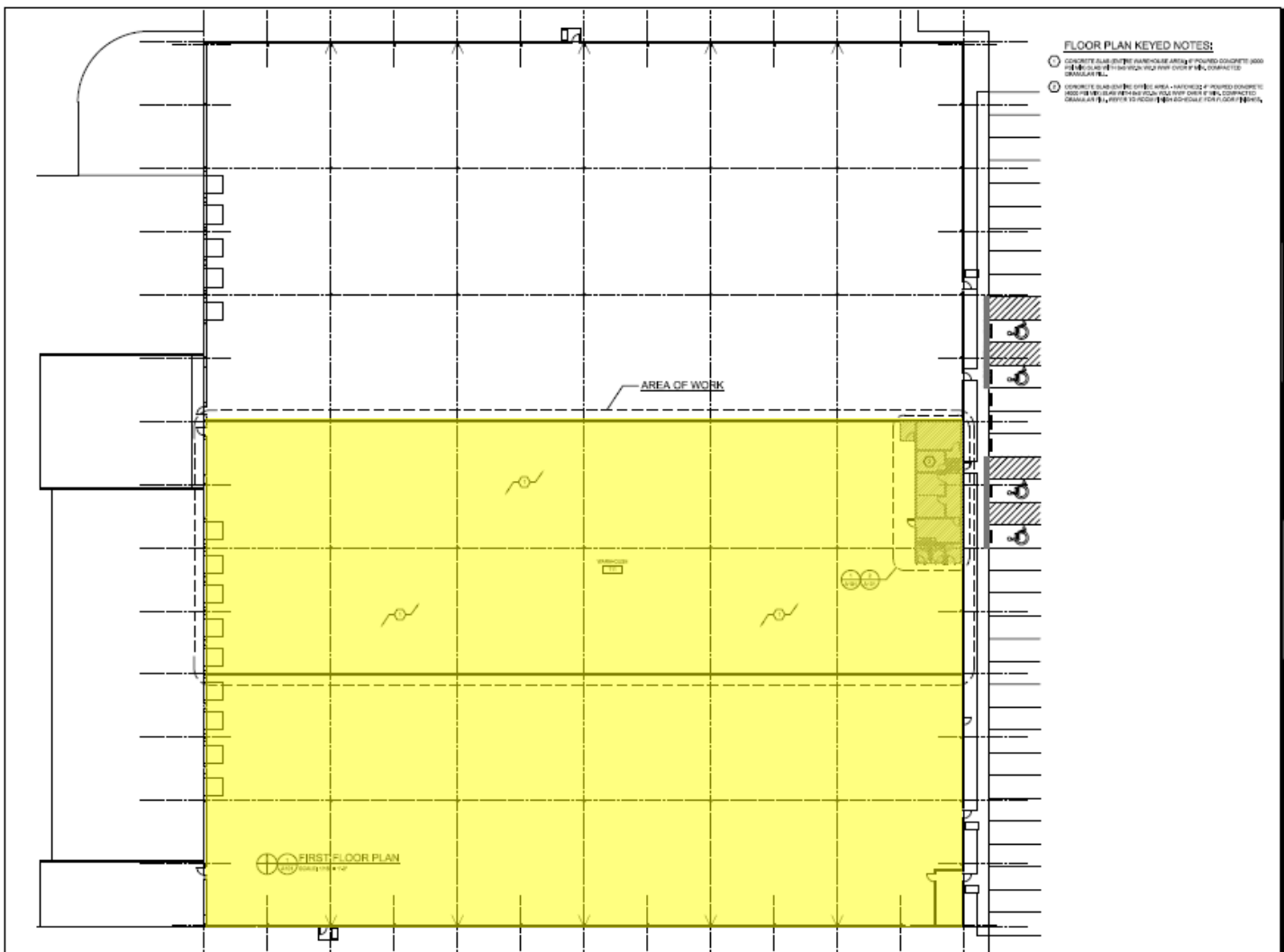
PROPERTY LOCATION

Belvidere is centrally located along the I-90 Corridor 75 miles from Chicago and 70 miles from Milwaukee. The market features a quality industrial labor pool, great logistics infrastructure and has its own passenger and commercial/cargo airport at Chicago/Rockford Int'l—home to the nation's 2nd largest UPS air hub.





FLOOR PLAN



All information furnished regarding offerings of real estate is verified, however subject to errors, omissions, prior sale, rental, change in price, other conditions, and withdrawal without notice. Accuracy as to representation is not guaranteed and should be independently verified.