



## PROPERTY HIGHLIGHTS

LandMark Real Estate Group is proud to offer the 336,204 SF warehouse/manufacturing center at 775 Logistics Drive in Belvidere, Illinois. Just built in 2017 with several amenities, the facility is bright, clean, features excellent clear heights, column spacing, cranes and heavy power.

- > **Land Site.** 26.66 acres, including detention
- > **Total Building.** 336,204 SF—Expandable; **Main Office.** 20,736 SF
- > **Receiving Office/Restrooms/Driver Room.** 1,257 SF
- > **Clear Heights.** 27'-35'
- > **Column Spacing.** 51'-6 x 54'
- > **Loading.** (24) fully equipped raised docks; (3) 14'Wx16'H Grade-Level doors
- > **Power.** 12,000a/480v/3 ph (three 4,000a services)
- > **Cranes.** 35-T and 50-T. Bridges/Motors may go with current tenant
- > **Rail.** Union Pacific rail adjacent, no existing spur
- > **Lighting.** LED
- > **HVAC.** Office—heat &A/C; Warehouse—heat only with make-up air up to 6 exchanges per hour
- > **Car Parking.** 366, including ADA
- > **Trailer Parking.** Approx. 16 between docks; Expandable
- > **Water/Sewer.** City
- > **Fire Protection.** ESFR wet sprinkler system

## *For SALE*

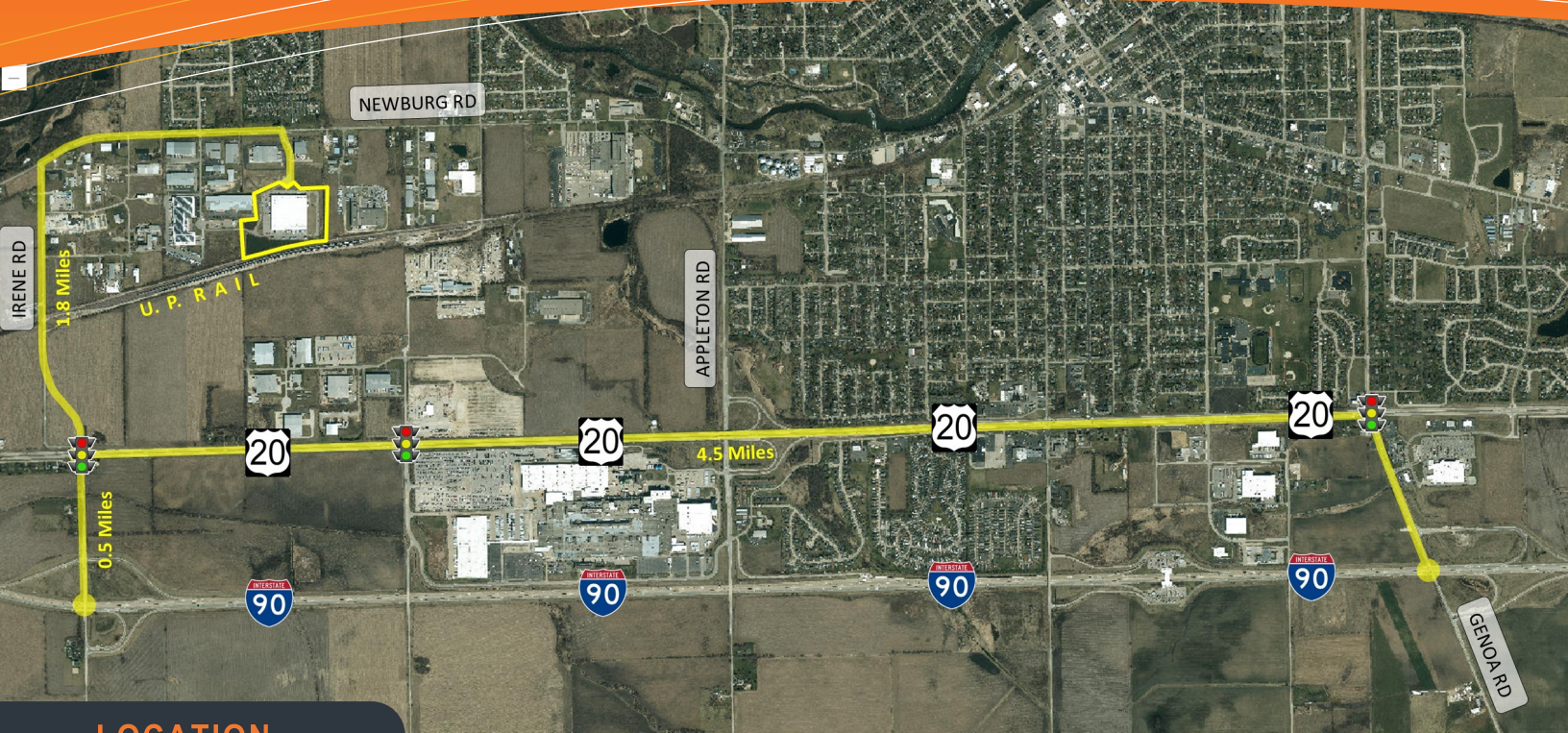
**336,204 SF Industrial  
Warehouse/Manufacturing Center  
Built 2017**

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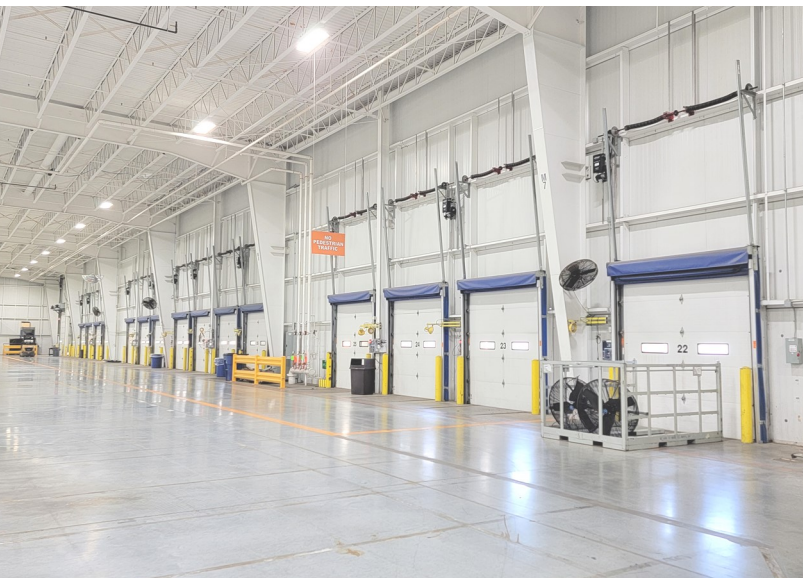
## LOCATION

Located just off Newburg Rd. in an established industrial park, the property is just 1.8 miles from US Bypass 20 and 2.3 miles from I-90 @Irene Rd.

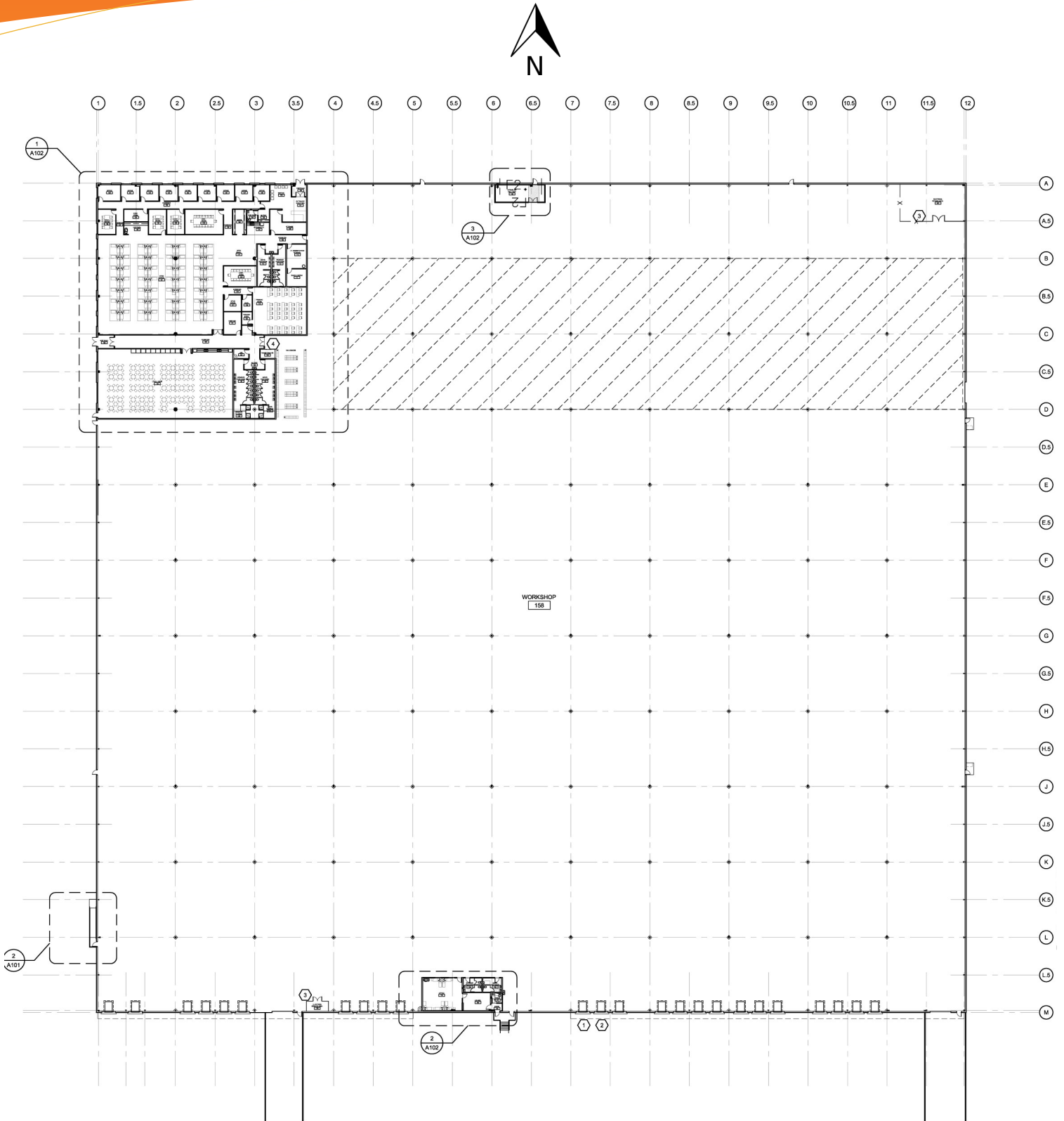
Belvidere is a well-established and growing community with quality schools, regional work force, and great proximity to interstate, regional highways and transportation centers such as The Chicago/Rockford Int'l Airport and O'Hare International Airport.

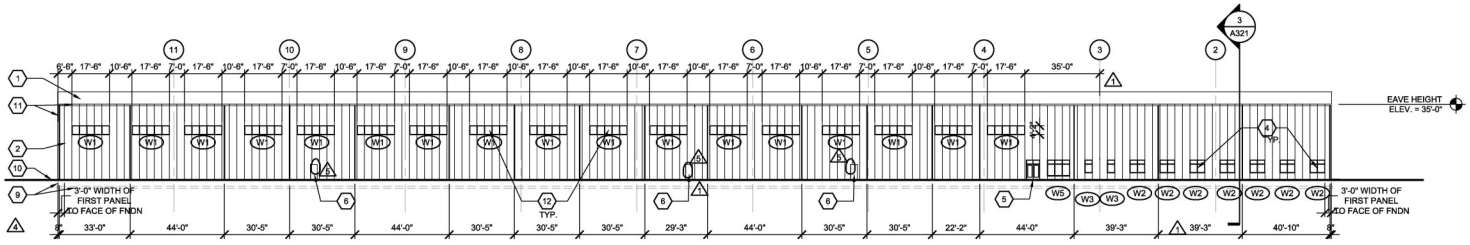
Adjacent west is Rockford, Illinois' third largest city (MSA population +/- 340,000); Chicago and O'Hare are 70 miles to the east—all 6-lane interstate. Full I-90 access at Irene Rd (2.3 mi) and Genoa Rd (5 mi).



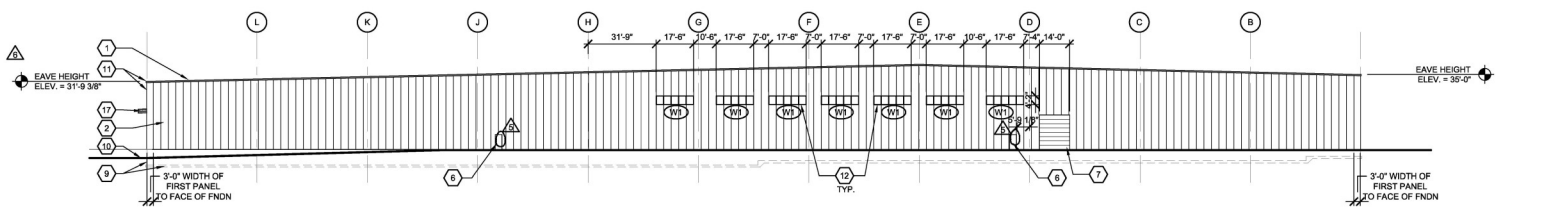




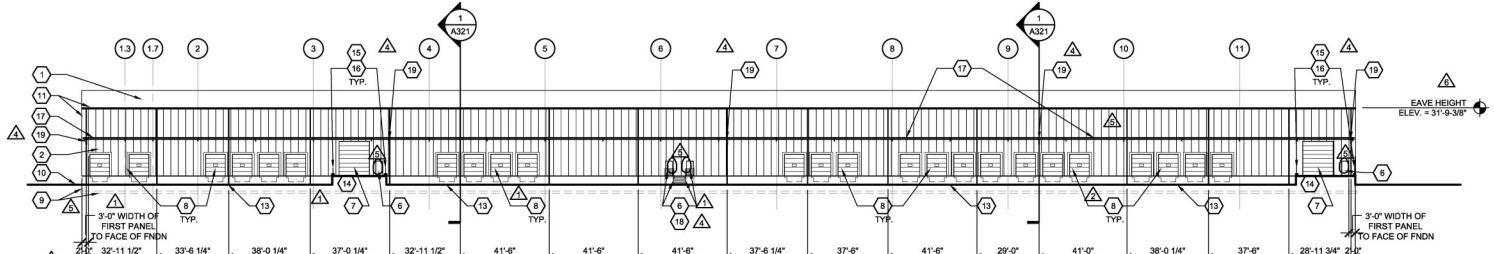




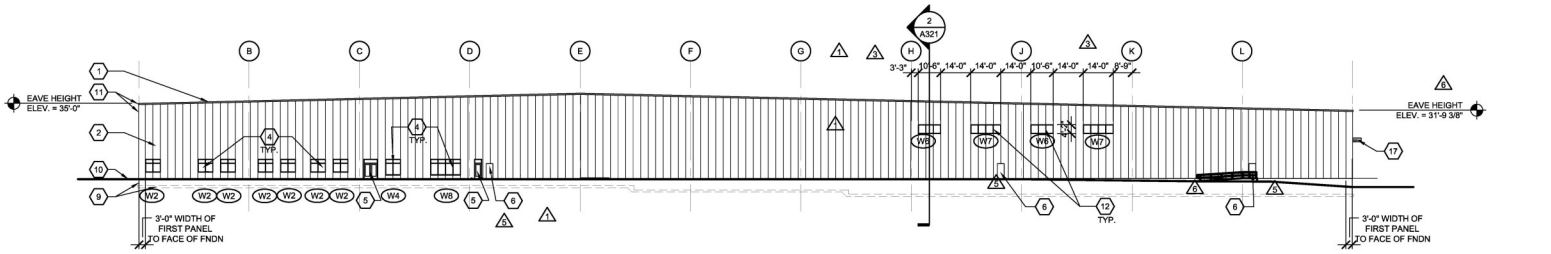
**1 NORTH ELEVATION**  
A301 SCALE: 1" = 30'-0"



**2 EAST ELEVATION**  
A301 SCALE: 1" = 30'-0"



**3 SOUTH ELEVATION**  
A301 SCALE: 1" = 30'-0"

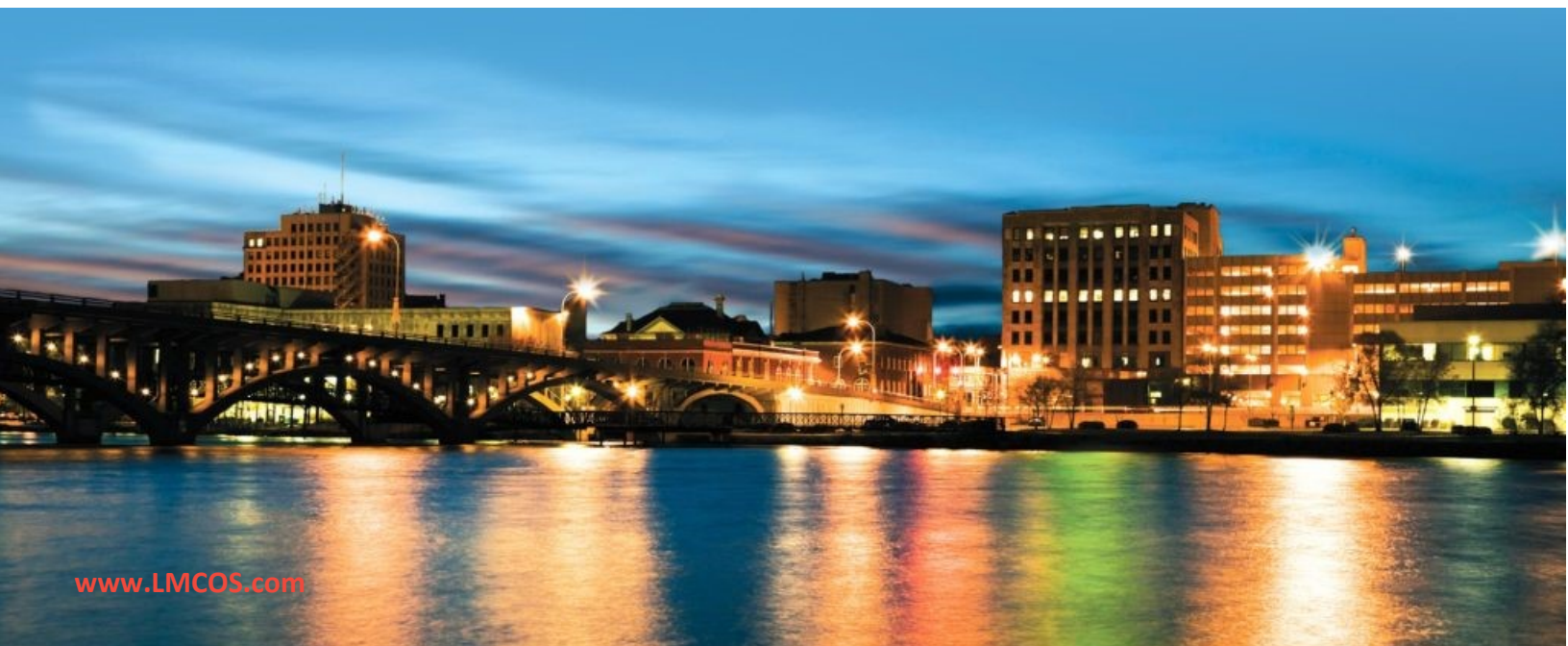


**4 WEST ELEVATION**  
A301 SCALE: 1" = 30'-0"

**LOCATION OVERVIEW**

**Rockford MSA (Winnebago and Boone Counties)**

Population	Median Household Income	Number of Employees
<b>336,928</b>	<b>56,899</b>	<b>157,305</b>
Median Age	Unemployment Rate	Housing Units
<b>39.7</b>	<b>5.9%</b>	<b>145,523</b>



## Regional Investment

The regional economic impact figures and industry specific capital investment includes data from January 2016 through December 2021  
Source: RAEDC Project Database



**New & Renovated Space**  
6,388,440 sq. ft.

**Capital Investment**  
\$1,333,641,056

**New & Retained Jobs**  
8,320



### Manufacturing

**Capital Investment**  
\$221,448,414

This includes but is not limited to aerospace, medical, automotive, and additive manufacturing.



### Education

**Capital Investment**  
\$144,625,000

Includes universities, private schools, RPS205, HSD 122, & HCSD 206.



### Logistics & Distribution

**Capital Investment**  
\$80,045,900

This includes but is not limited to warehouse, airport improvements, and distribution.



### Healthcare

**Capital Investment**  
\$649,833,160

This combines data from our region's four health systems, VA services, and other medical establishments.



## Awards & Recognition

IndustryWeek

**#4**

IndustryWeek  
Best Places  
to Work in  
Manufacturing in  
the Nation

smartasset™

**#4**

SmartAsset  
Healthcare  
access & home  
affordability  
(3<sup>rd</sup> straight year)



**#5**

Milken Institute  
Best-Performing  
Cities for Job  
Growth

Forbes

**#6**

Forbes  
Easiest Places to  
Make Your Mark

smartasset™

**#9**

SmartAsset  
Best Places to  
Work In  
Manufacturing

Reader's  
Digest

**Top 15**

Reader's Digest  
Best Places to  
Move to in the  
Nation

USA TODAY

**#6**

USA Today  
Fastest Growing  
Housing Market

**Rockford**  
ILLINOIS USA

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### Legal Disclaimer

Information contained herein has been compiled to the best of our knowledge.

Any inaccuracies can be reported to [information@RockfordIL.com](mailto:information@RockfordIL.com).