

# FOR SALE OR LEASE

## WAREHOUSE / DISTRIBUTION

795 LANDMARK DR. BELVIDERE, IL 61008



**BRYANT**  
COMMERCIAL GROUP



### OFFERING SUMMARY

SALE PRICE:	\$4,950,000
BUILDING SF:	90,000SF
LOT SIZE:	6.53AC
AVAILABLE SF:	90,000SF
LEASE RATE:	\$5.45/SF
LEASE TYPE:	NNN
ZONING:	LIGHT INDUSTRIAL

### PROPERTY OVERVIEW

Cross-Docked Industrial building with truck access via I-90/39 and US RTE 20.

- + 600amp/480v/3-phase
- + 26' - 30' Ceiling Heights
- + 30' X 50' Column Spacing
- + 24 Dock Doors
- + 3 - 14' x 14' Drive In Doors
- + LED Lighting Throughout
- + 15 miles NE of Chicago/Rockford Airport
- + 65 miles NW of O'Hare Airport

**NATHAN BRYANT, CCIM**

*Licensed Real Estate Broker & CEO*

**Mobile:** (815)-218-1371 • **Office:** (815)-200-6004

**Email:** nathan@bryantcg.com

**KELLER WILLIAMS REALTY SIGNATURE**

4201 Galleria Dr. Loves Park, IL 61111



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*Each Office is Individually Owned & Operated*

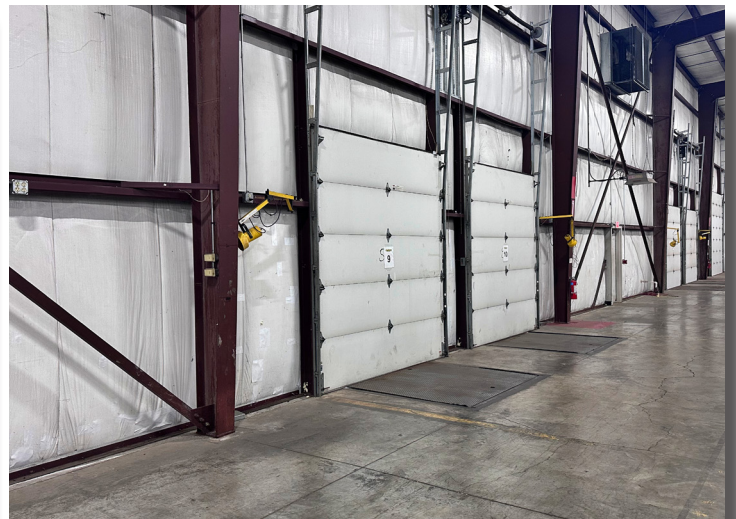
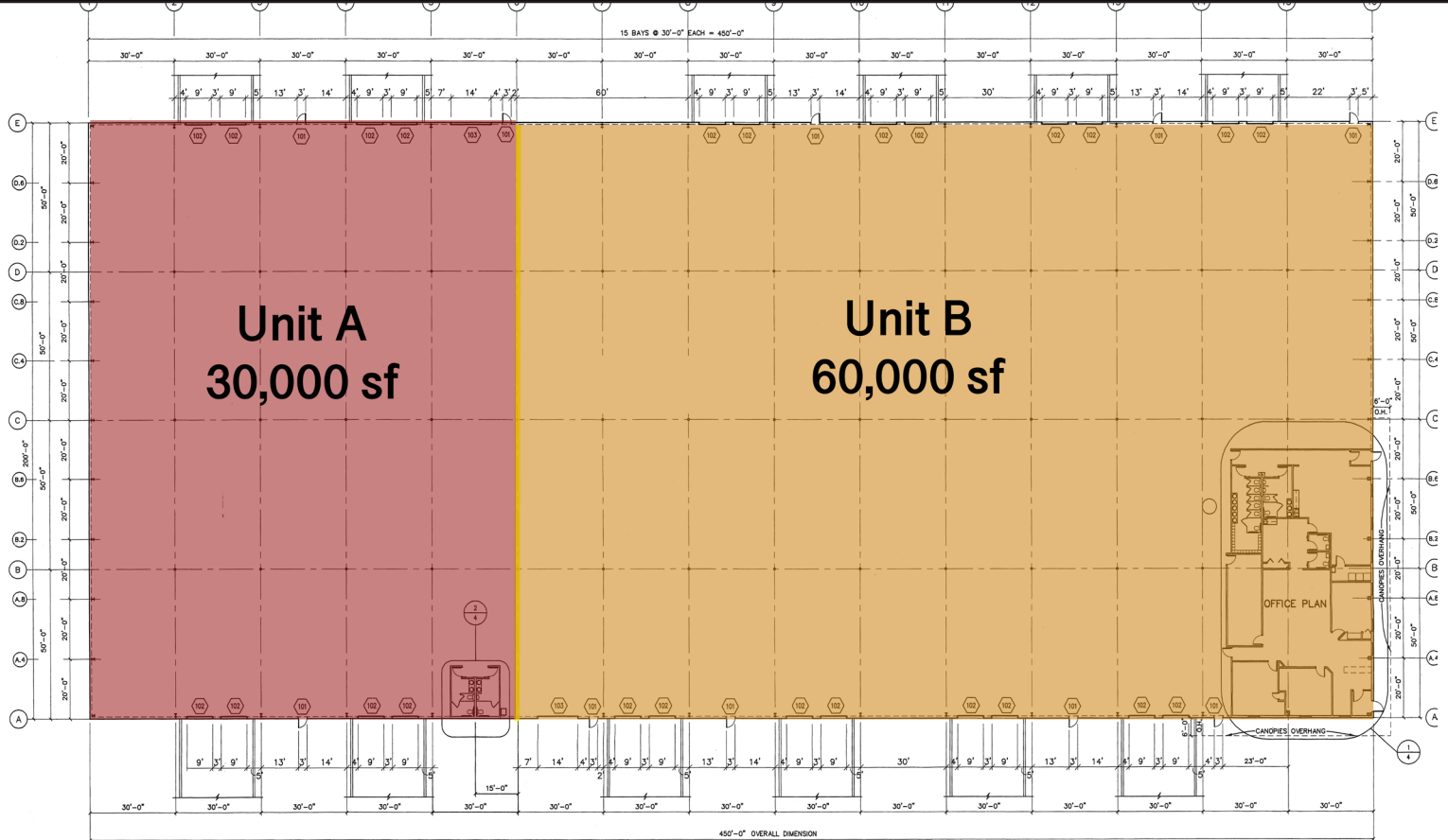
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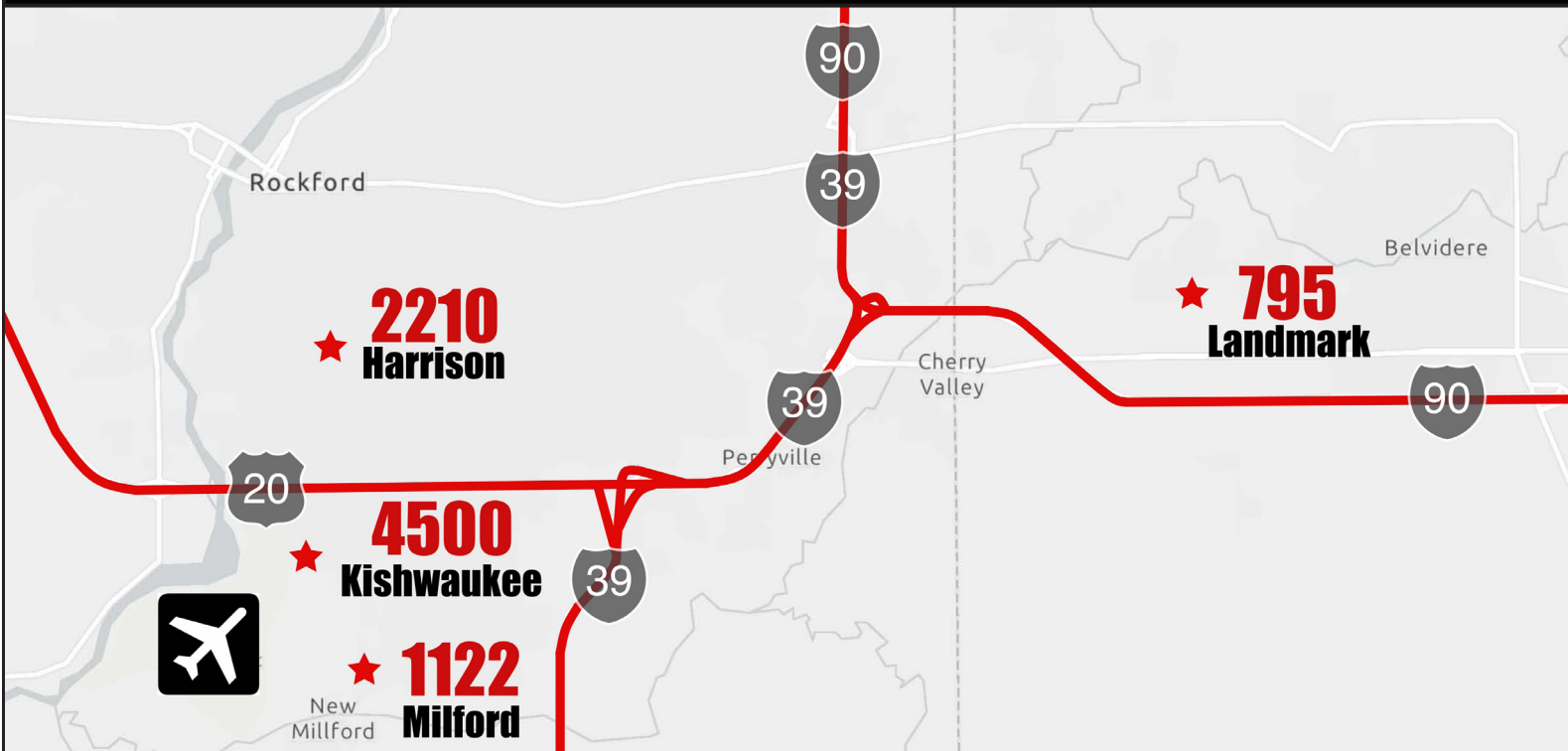


## WAREHOUSE / DISTRIBUTION FOR LEASE



## WAREHOUSE REGIONAL SUMMARY

### GREATER ROCKFORD REGION



The warehouse is part of a collection of locations offering a full logistics service including pallet racking, shelving, 3PL, Pick/Pack, bulk storage options, and food grade storage capabilities. The locations also offer light manufacturing and flex spaces to meet your specific needs. If you are in need of short term inventory storage or a long term partner, this Landlord has flexible lease terms. The warehouse owner provides reliable, cost-effective, high-quality inventory management services, and are committed to providing exceptional service.

#### 2210 Harrison Ave. Rockford, IL

185,094sf Warehouse/Distribution Building  
16' - 24' Clear Heights  
24' X 32' Column Spacing  
4 Dock High Doors, 1 Crane

#### 4500 Kishwaukee St. Rockford, IL

619,170sf Warehouse/Distribution Building  
18' - 30' Clear Heights  
40' X 40' Column Spacing  
12 Grade Level Doors and 2 Dock High Doors

#### 1122 Milford Ave. Rockford, IL

310,205sf Warehouse/Distribution Building  
26' Clear Heights  
Varying Column Spacing  
9 Grade Level Doors, 14 Dock High Doors

#### 795 Landmark Dr. Belvidere, IL

90,000sf Warehouse/Distribution Building  
26' - 30' Clear Heights  
30' X 50' Column Spacing  
24 Dock Doors with Cross-Docked Capabili-

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