



PROPERTY HIGHLIGHTS

***CLEAN! Currently food-grade dry warehouse.
Available for 1/1/2024 occupancy.***

- > **Land.** 6.47 acres
- > **Total Building.** 96,000 SF (200' x 480')
- > **Office.** 5,000 SF
- > **Built.** Original 70k built in 2001; 26k expansion in 2017
- > **Zoned.** Light Industrial
- > **Loading.** (11) docks; (2) grade-level doors
- > **Interior Ceiling Heights.** 28'-32' clear
- > **Column Spacing.** 50' x 50'
- > **Power.** 800 amp/480v/3-phase
- > **Storage Yard.** +/- 11,000 SF paved/fenced outdoor yard
- > **Car Parking.** 43
- > **PIN.** 05-33-126-001
- > **Property Taxes.** \$110,563 (\$1.15 /sf)

For LEASE

CLEAN, HIGH-BAY INDUSTRIAL BUILDING

C. Shane Van Sickle | shane@LMCOS.com

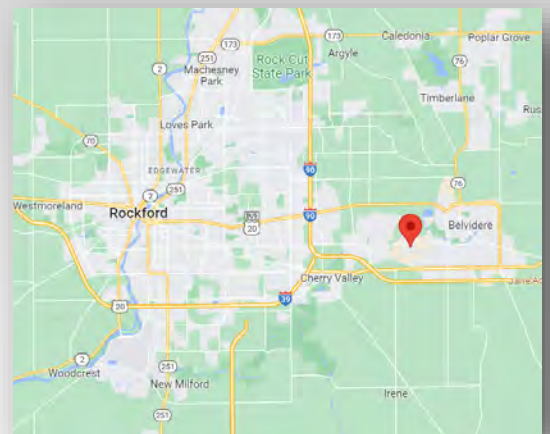
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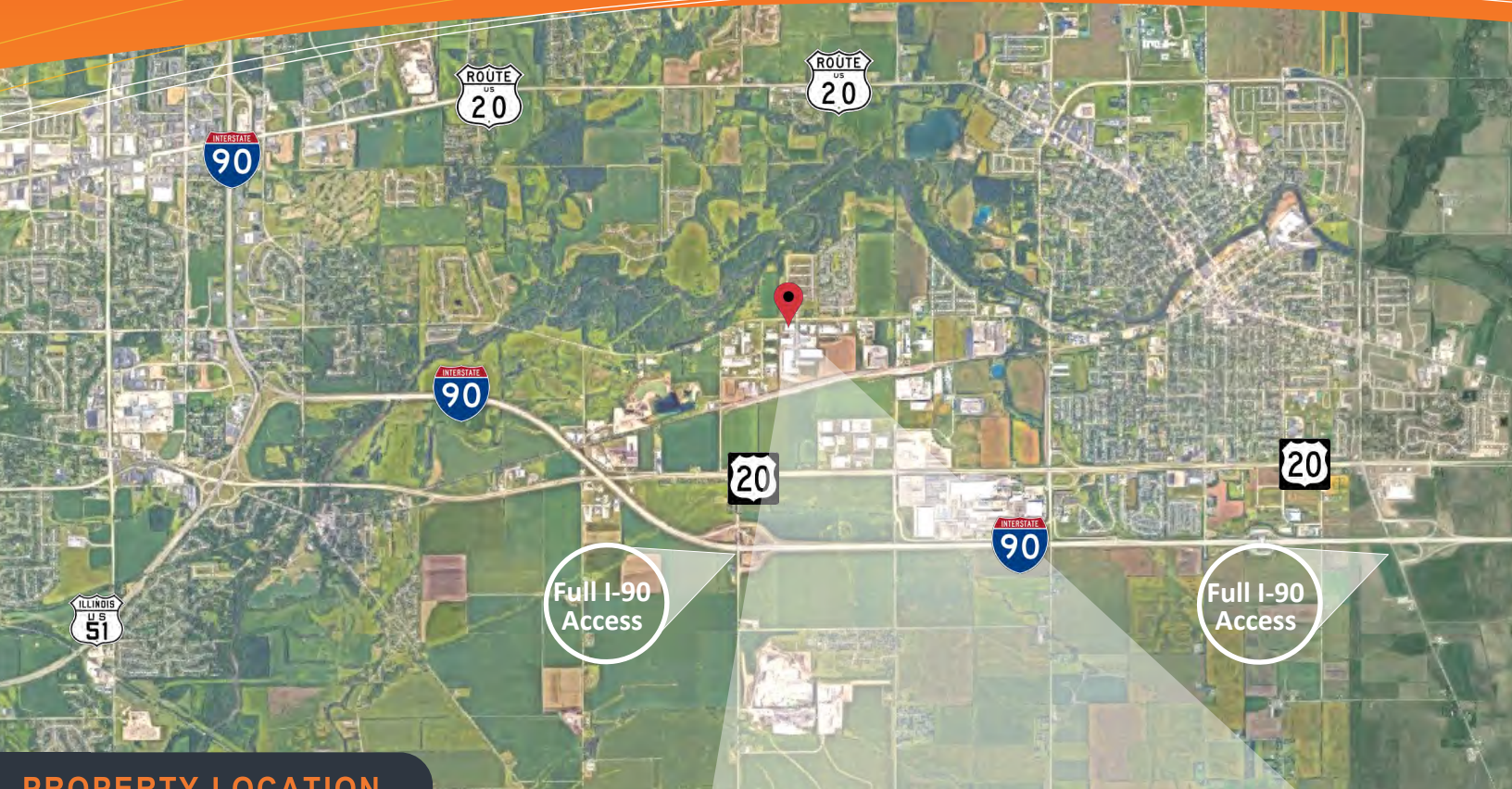
W: 815.639.0034, ext. 16

LandMark Real Estate Group
6735 Vistagreen Way, Suite 100
Rockford, Illinois 61107

www.LMCOS.com

ENTERPRISE ZONE BENEFITS

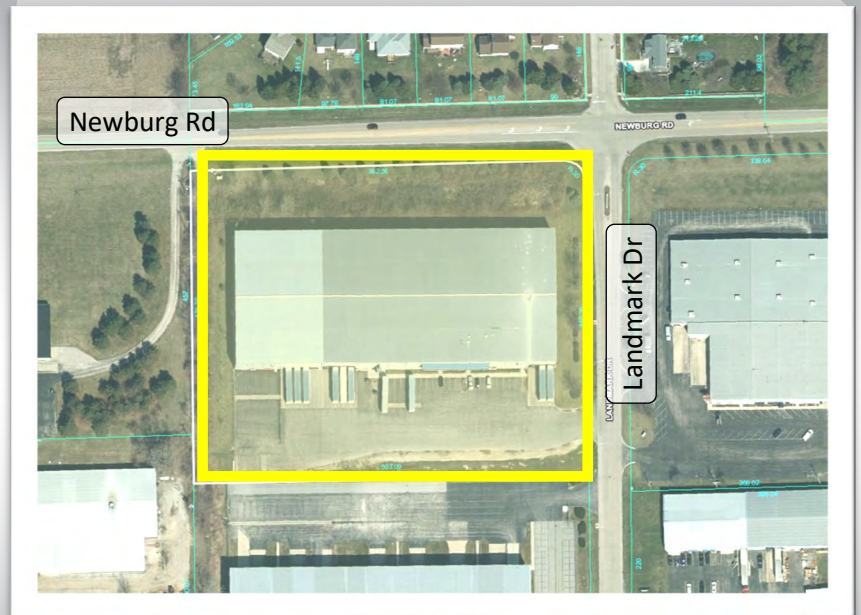


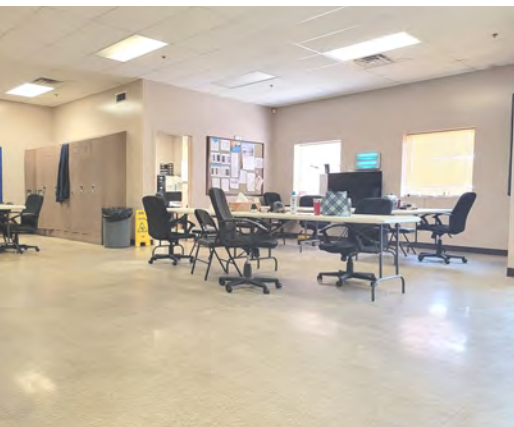


PROPERTY LOCATION

725 Landmark fronts Newburg Rd and is in close proximity to two I-90 interchanges (Irene Rd and Genoa Rd) in Belvidere, IL.

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



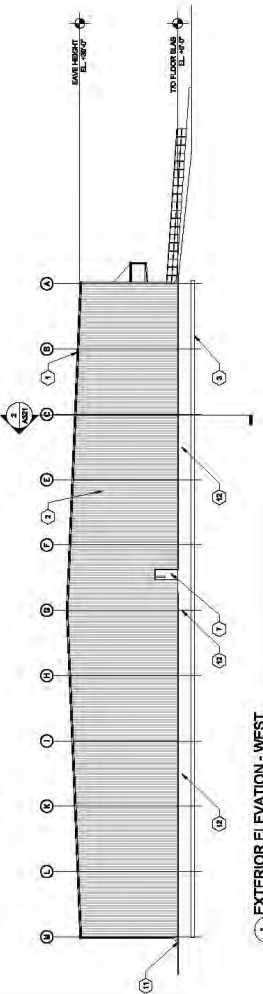


GENERAL NOTES - ELEVATIONS:

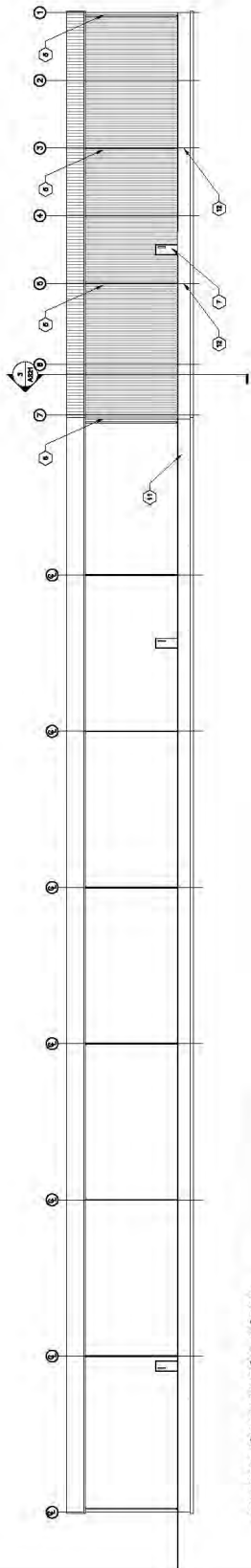
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES, LAWS, AND REGULATIONS.
2. THE DRAWINGS SHALL BE USED TO OBTAIN ALL NECESSARY PERMITS, APPROVALS, AND DOCUMENTS FOR ALL CITY, STATE, AND FEDERAL REQUIREMENTS.
3. THE DRAWINGS GENERALLY INDICATE THE EXTENT AND CHARACTERISTICS OF THE WORK TO BE DONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND DOCUMENTS FOR ALL CITY, STATE, AND FEDERAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND DOCUMENTS FOR ALL CITY, STATE, AND FEDERAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND DOCUMENTS FOR ALL CITY, STATE, AND FEDERAL REQUIREMENTS.
4. REFER TO THE WALL SECTIONS FOR ADDITIONAL INFORMATION.
5. EACH CONTRACTOR SHALL FOLLOW THE PROGRESS OF THE GENERAL WORK TO ASSURE THE ACCURACY AND QUALITY OF ALL WORK AND SYSTEMS TO REMAIN IN ACCORDANCE WITH THE DESIGN AND ALL APPLICABLE CODES AND REGULATIONS.
6. CONTRACTOR TO COORDINATE WITH THE OWNER ON THE INSTALLATION OF ALL EQUIPMENT SUPPLIED UNDER SEPARATE CONTRACTS.

KEYED NOTES - ELEVATIONS:

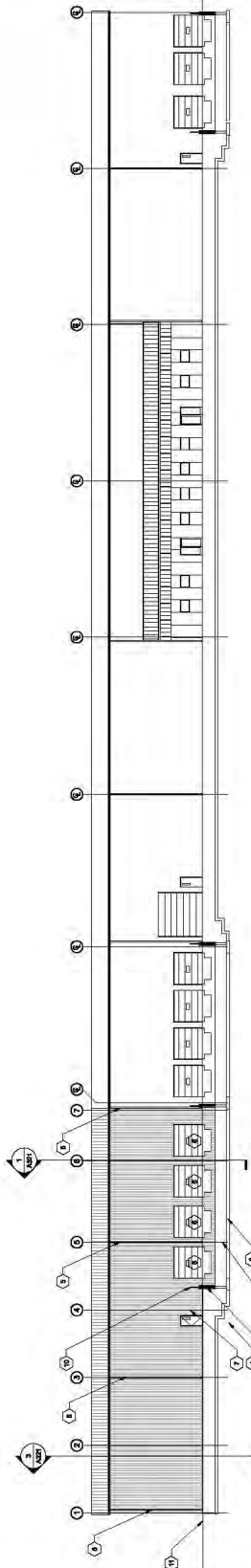
- 1) STANDING SEAM METAL ROOF PANEL.
- 2) WALL PANEL.
- 3) FOUNDATION WALL & FOOTING. REFER TO STRUCTURAL DRAWINGS.
- 4) STEP FOOTING - SEE DETAILS ON SHEET S-14. DOORWAYS BOTTOM OF FOOTING CUTTER & COMPACT. REFER TO METAL BUILDING FRAMEWORK.
- 5) 1/2" x 4" x 4" C-CH. DOOR FRAME IN WOOD SILLING.
- 6) 1/2" x 4" x 4" SILLING FOLLOWING METAL DOOR.
- 7) CONCRETE LANDING DOOR FRAME.
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1. EXTERIOR ELEVATION - WEST
SCALE: 1/8"=1'-0"



2. EXTERIOR ELEVATION - NORTH
SCALE: 1/8"=1'-0"



3. EXTERIOR ELEVATION - SOUTH
SCALE: 1/8"=1'-0"

