



PROPERTY HIGHLIGHTS

Overview: Concrete crane building with heavy power, 100% A/C, good clear heights and remodeled office. Separate shop restrooms, maintenance/tool room, break room and offices/locker room.

- Total Building Size:** 41,457 SF
- Office Space:** 6,380 SF, remodeled 2016
- Land Size:** 2.72 Acres (additional 2.33 ac available)
- Year Built:** 1979
- Ceilings:** 20'4"-22'6" shop clear heights
- Loading:** (2) 12'x14' OH doors
- Cranes:** (2) 10-T cranes in a 45' x 385' bay with approximately 14' under hook
- Power:** 3,000 amp/480v/3-phase
- Water/Sewer:** Municipal
- Car Parking:** 28 total
- Sprinkled:** Yes, wet
- Taxes:** \$36,570 (2017)
- Zoned:** Light Industrial
- Price:** \$1,100,000

Additional Acreage: Additional 2.33 acres adjacent/north available at \$1.25 /sf (\$126,868). See aerial next page.

FOR SALE

Concrete Crane Building

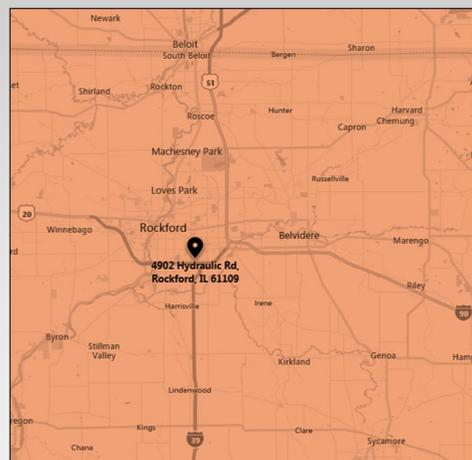
C. Shane Van Sickle | shane@lmcoss.com

W: 815.639.0034, ext. 16

M: 815.979.0242

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

www.lmcoss.com





PROPERTY LOCATION

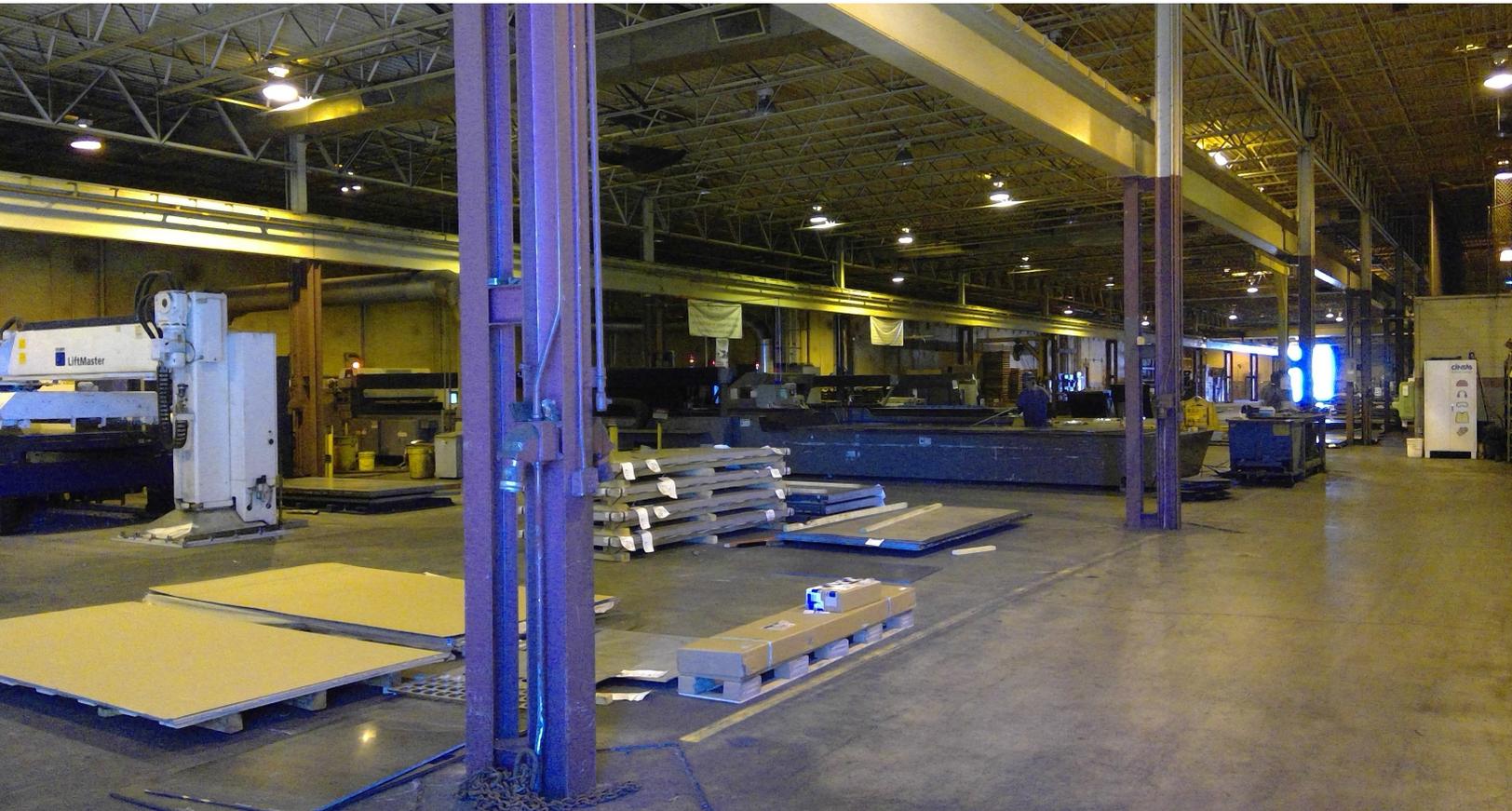
The subject property is 1 mile from U.S. Route 20, 2 miles from I-39 and 5.5 miles from I-90.

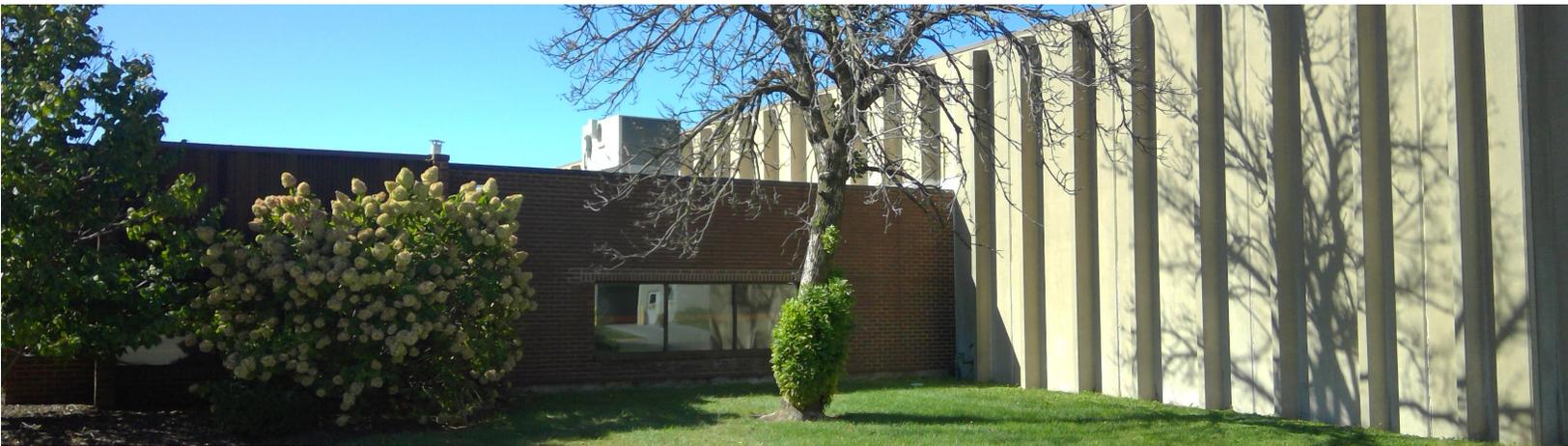
Regionally, it is centrally located along the I-90 Corridor, 60 mi NW of Chicago O'Hare International Airport and 90 mi SW of Milwaukee's General Mitchell Int'l Airport.

The Greater Rockford Area boasts a competitive labor pool, favorable cost of living and a wide variety of cultural, dining, arts/entertainment and higher education opportunities.



PROPERTY PHOTOS





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FLOOR PLAN

