

INDUSTRIAL SPACE AVAILABLE

2020 HARRISON AVENUE
ROCKFORD, IL 61104

WAREHOUSE FOR LEASE: 12,680–38,586 SF
OUTSIDE STORAGE & TRUCK PARKING: 3.21 AC



Property Information

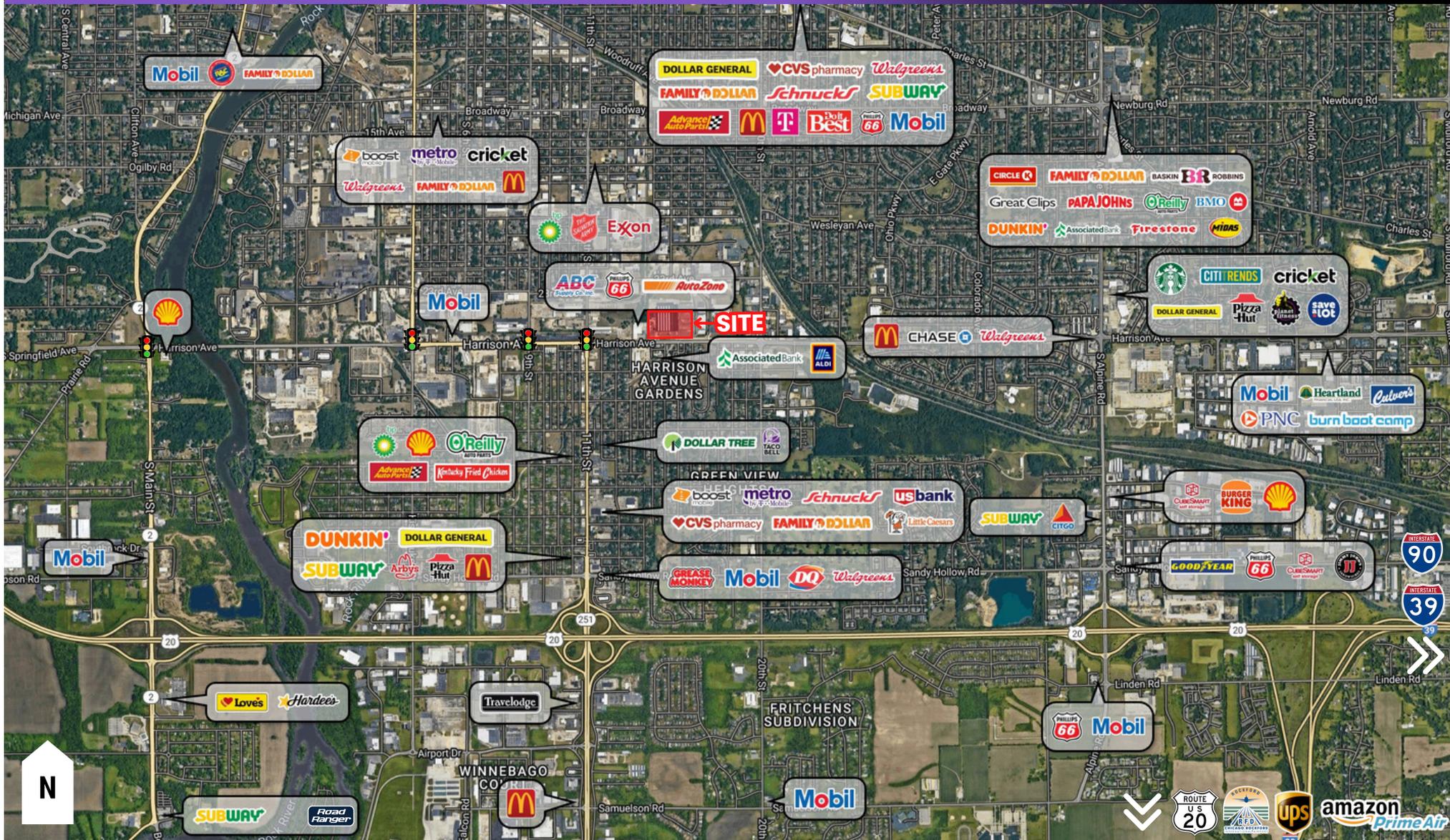
- Located in the Heart of Rockford's Industrial & Manufacturing Corridor
- Easy Accessibility to Harrison Avenue & ample parking.
- Multiple truck docks
- 1.5 miles from Route I-39 / I-90
- 5 miles from Chicago Rockford International Airport
- 4 miles from District Post Office
- 1 mile from Chicago Rockford International Airport

Demographics

| | Population | Average Household Income | Businesses |
|----------|------------|--------------------------|------------|
| 1 Mile: | 3,742 | \$106,140 | 305 |
| 3 Miles: | 35,467 | \$94,448 | 969 |
| 5 Miles: | 81,026 | \$104,666 | 2,604 |

AERIAL | 2020 HARRISON AVENUE, ROCKFORD, IL 61104

EXCELLENT INDUSTRIAL LOCATION



The inclusion of names or logos on this exhibit which depict any occupant other than tenants are for artistic purpose only. May not be to scale. They do not constitute a representation or warranty as to any existing or on-going tenancies. FMG and the FMG Logo are service marks of FMG, Inc., and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

SITE PLAN | 2020 HARRISON AVENUE, ROCKFORD, IL 61104

EASY ACCESSIBILITY & AMPLE PARKING



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815-229-3000



leasing@firstmidwestgroup.com



6801 Spring Creek Road, Rockford, IL 61114



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FLOOR PLAN | 2020 HARRISON AVENUE, ROCKFORD, IL 61104

DOCKS & OVERHEAD DOORS AVAILABLE

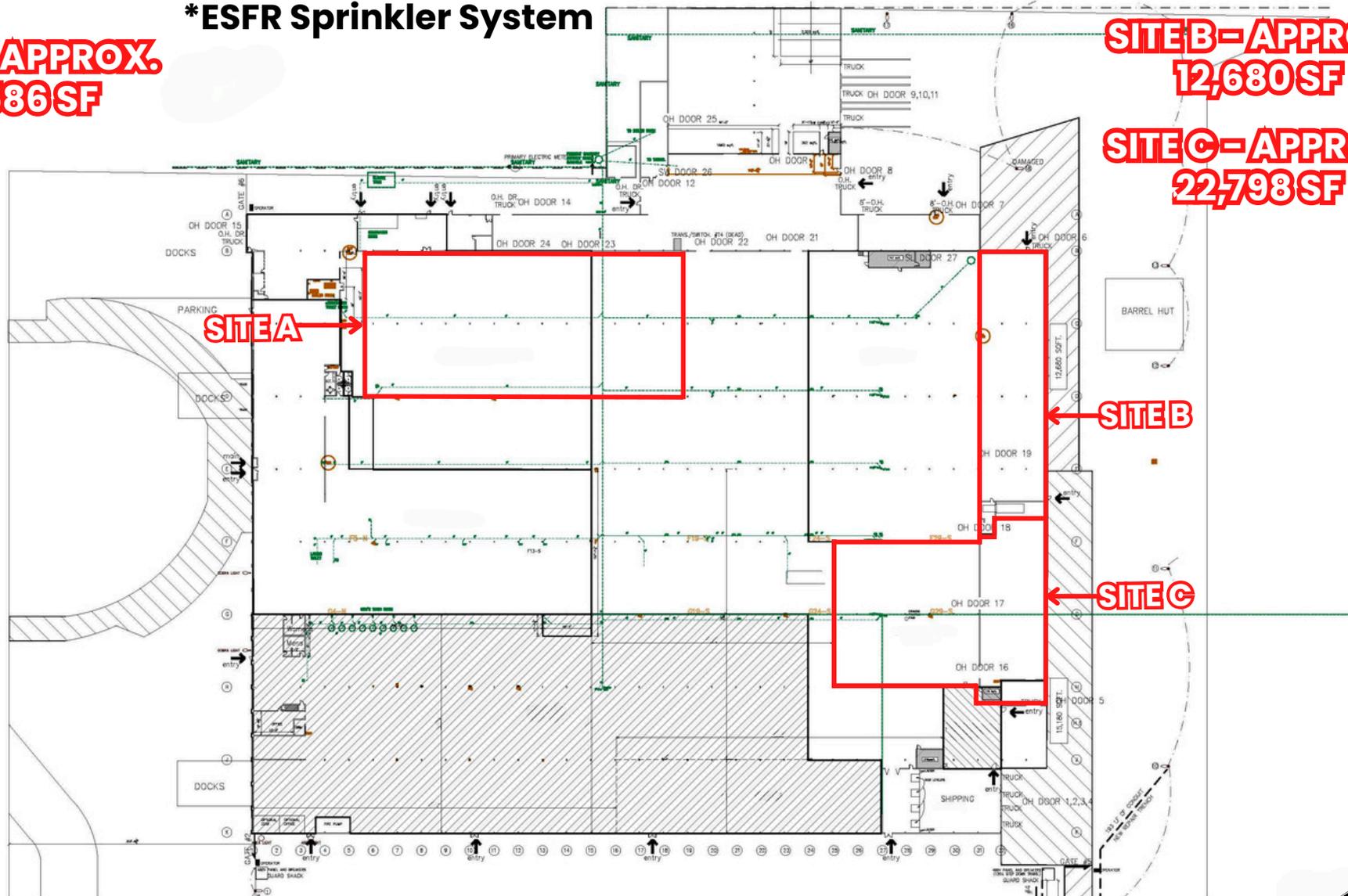
***ESFR Sprinkler System**

**SITE A - APPROX.
38,586 SF**

**SITE B - APPROX.
12,680 SF**

**SITE C - APPROX.
22,798 SF**

HARRISON AVENUE



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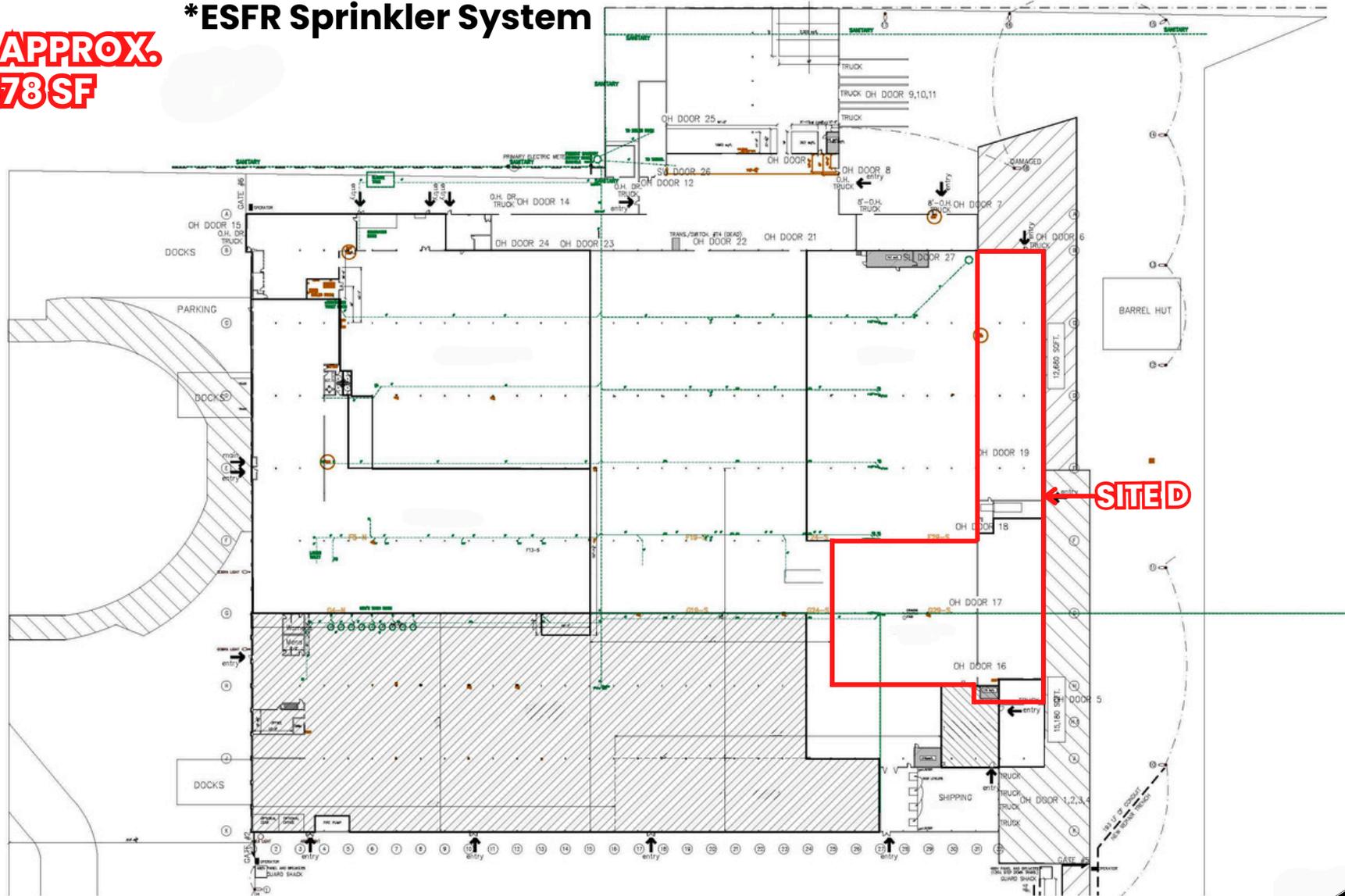
FLOOR PLAN | 2020 HARRISON AVENUE, ROCKFORD, IL 61104

SITE B & C CAN COMBINE: SITE D

***ESFR Sprinkler System**

**SITE D - APPROX.
35,478 SF**

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