



FOR LEASE **WAREHOUSE / DISTRIBUTION**

1122 Milford Ave. Rockford, IL



OFFERING SUMMARY

AVAILABLE SF:	100,000 SF
MINIMUM DIV SF:	25,000 SF
LEASE RATE:	<i>Call For Details</i>
LEASE TYPE:	NNN
BUILDING SIZE:	304,765 sf
ZONING:	I3

PROPERTY OVERVIEW

Exceptional building with 100,000 SF available for lease.

- + Clear heights up to 26'
- + Fully sprinklered
- + Potential rail spur
- + Exterior storage options
- + 230 parking spaces with expansion area
- + Enterprise Zone & Global Trade Park TIF
- + Foreign Trade Zone Area
- + LED Lighting
- + WIFI throughout

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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FOR LEASE WAREHOUSE / DISTRIBUTION

1122 Milford Ave. Rockford, IL

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Milford Ave
Rockford, IL



5 Min wheels down to engine off



7 Min to warehouse from airport



5 Min warehouse to US20

7 Min warehouse to I39

11 Min warehouse to I90



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AIRPORT OVERVIEW

- + Cost effective air cargo warehouse/distribution
- + 10,000 ft runway can accommodate any size aircraft
- + Quick freight transfer from plane to nearby warehouse
- + I39 & I90 Interstate access within minutes
- + Over 2 Billion pounds of 2020 air cargo
- + Efficient Air Cargo Hub
- + 5 minute airplane wheels down to engine off
- + UPS 2nd largest domestic hub
- + Home to Amazon Prime Air

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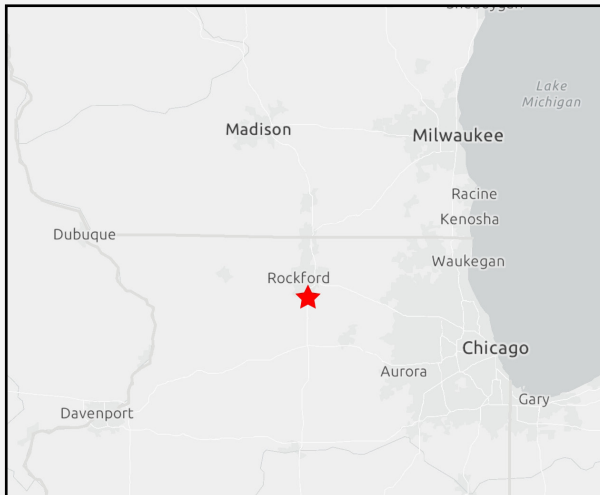


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WAREHOUSE & LOGISTICS SUMMARY

ROCKFORD, IL - HOUSTON, TX



This warehouse is part of a strategically positioned portfolio of facilities designed to deliver comprehensive logistics solutions. Services include pallet racking, shelving systems, third-party logistics (3PL), pick-and-pack operations, bulk storage, and certified food-grade storage capabilities. Additionally, the properties accommodate light manufacturing and flex space configurations, allowing for customized operational setups.

Whether your requirement is **short-term** overflow storage or a **long-term** logistics partner, the landlord offers highly **flexible lease** arrangements. The property ownership is committed to delivering reliable, cost-efficient, and high-quality inventory management solutions, underpinned by a strong emphasis on service excellence.

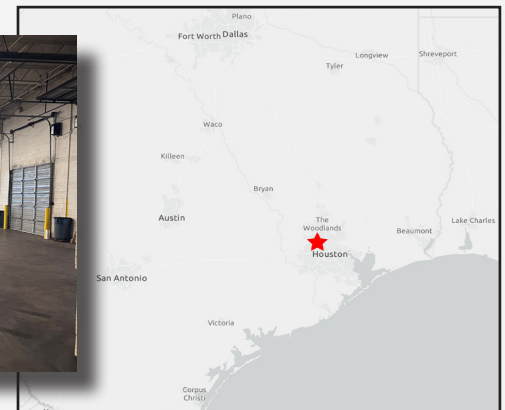
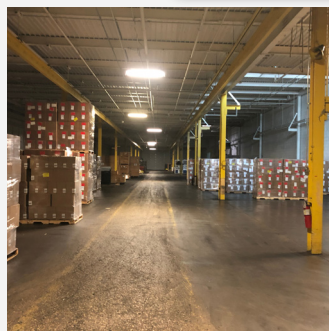


WAREHOUSING

1.6 MILLION SQFT - Rockford, IL
700,000 SQFT - Houston, TX
ADVANCED RACKING SYSTEM
160+ DOCK DOORS
800+ PARKING SPACES

SERVICES

INTERMODAL
PALLETIZING
LUMPING SERVICES
TRANSLOADING
CFS STATION
AMAZON FBA PREP
FOOD GRADE
DROP AND HOOK
CONTAINER DRAYAGE
53' TRAILERS
FLATBEDS
CUSTOM BONDED STORAGE
CUSTOM BONDED DRAYAGE



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