

3473 Merchandise Drive - Rockford

**For Sale =
\$249,900**

**For Lease
= \$4.65
PSF NNN**

**For More
Information,
Please Contact:**

**Mike Carpenter,
CCIM**

Managing Broker

**mcarpenter
@rvgcommercial.com**

815.540.5101

Shop / Industrial Space for Sale or Lease



- ◆ 6,772 Square Feet
- ◆ 0.99 Acres
- ◆ Built in 1975
- ◆ Zoned I1
- ◆ 400 Amp Electrical Service
- ◆ Heat—Forced Air Gas
- ◆ Central Air Conditioning
- ◆ 3 Overhead Doors
- ◆ Yard with Six Foot Chained Link Fence
- ◆ 2 Private Offices
- ◆ Part Area
- ◆ 3 Bathrooms

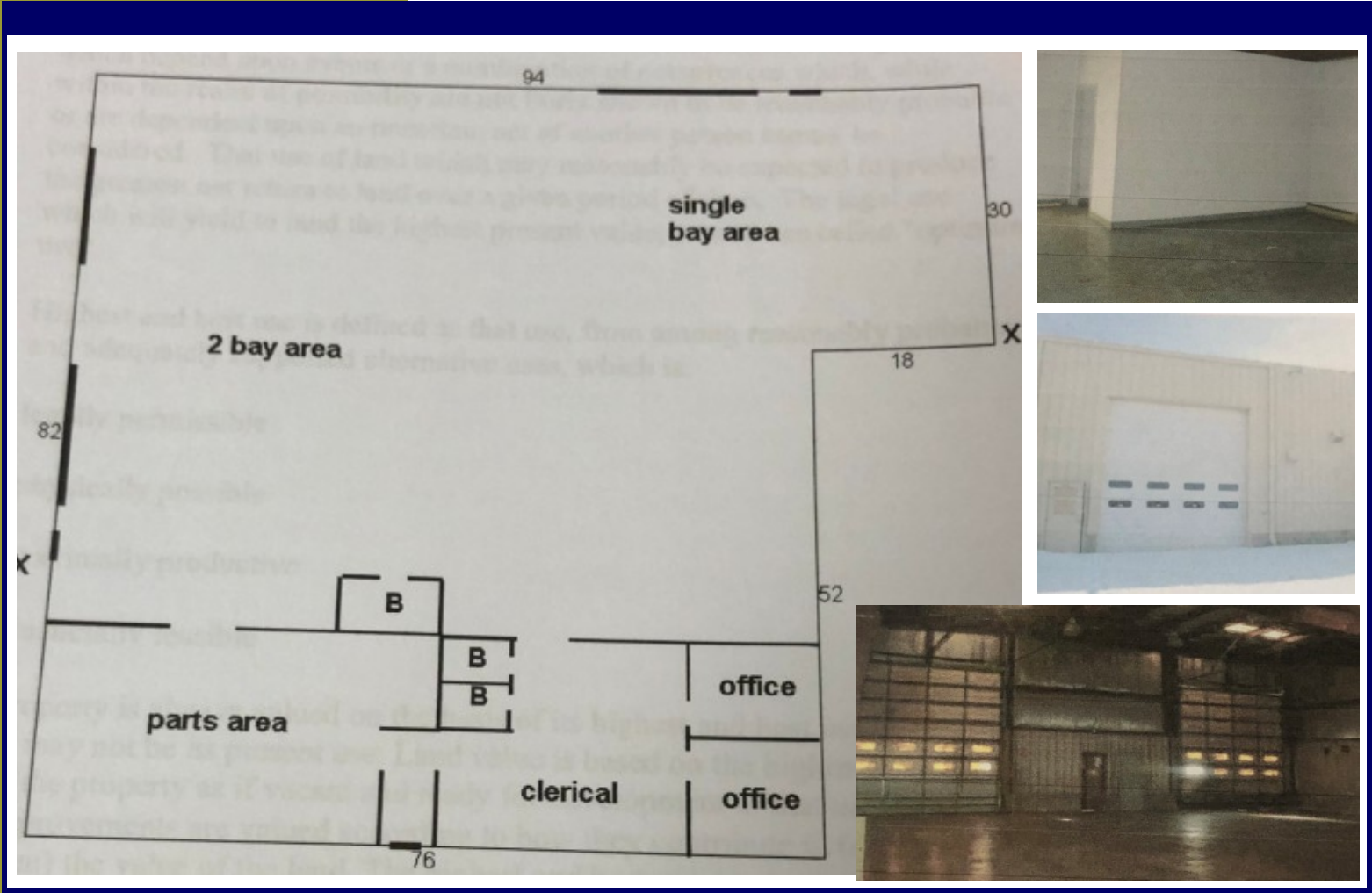


RVG COMMERCIAL
REAL ESTATE SERVICES

rvgcommercial.com

**1731 DeKalb Avenue
Sycamore, IL 60178
815.754.4000**

Shop / Industrial Space for Sale or Lease



The floor plan shows a large industrial building with the following layout:

- single bay area**: Located at the top right, measuring 94 units wide and 30 units high.
- 2 bay area**: Located to the left of the single bay area, measuring 82 units wide.
- parts area**: Located at the bottom left, measuring 76 units wide.
- office**: Two office spaces located on the right side of the building.
- clerical**: A clerical area located between the parts area and the offices.
- B**: Three small rectangular areas labeled 'B' are situated between the parts area and the clerical area.

Dimensions for other sections include 18 units wide and 52 units high for a section on the right, and 82 units wide for the 2 bay area. The letters 'K' and 'X' are marked on the left and right sides of the plan respectively.

Three interior photos are included: a top-right photo showing a clean, empty corner with a concrete floor; a middle-right photo showing a large white roll-up door; and a bottom-right photo showing the interior of a large bay with high ceilings and multiple roll-up doors.

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