

3491 Merchandise Drive - Rockford

**For Sale =  
\$549,000**

**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



- ◆ 10,706 Sq. Ft. (9600 Sq. Ft. on Main Level + 1,106 Sq. Ft. Mezzanine)
- ◆ 0.99 Acres
- ◆ Built in 1985
- ◆ Zoned I1
- ◆ 1,480 Sq. Ft. Office Space
- ◆ Contains 2 Service Shops and a Wash Bay
- ◆ 200 Amp Electrical
- ◆ 8 14'x16' Overhead Doors & 12'x16' Overhead Doors
- ◆ Fenced in Yard with 2 Gates



**RVG** COMMERCIAL  
REAL ESTATE SERVICES

[rvgcommercial.com](http://rvgcommercial.com)

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

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