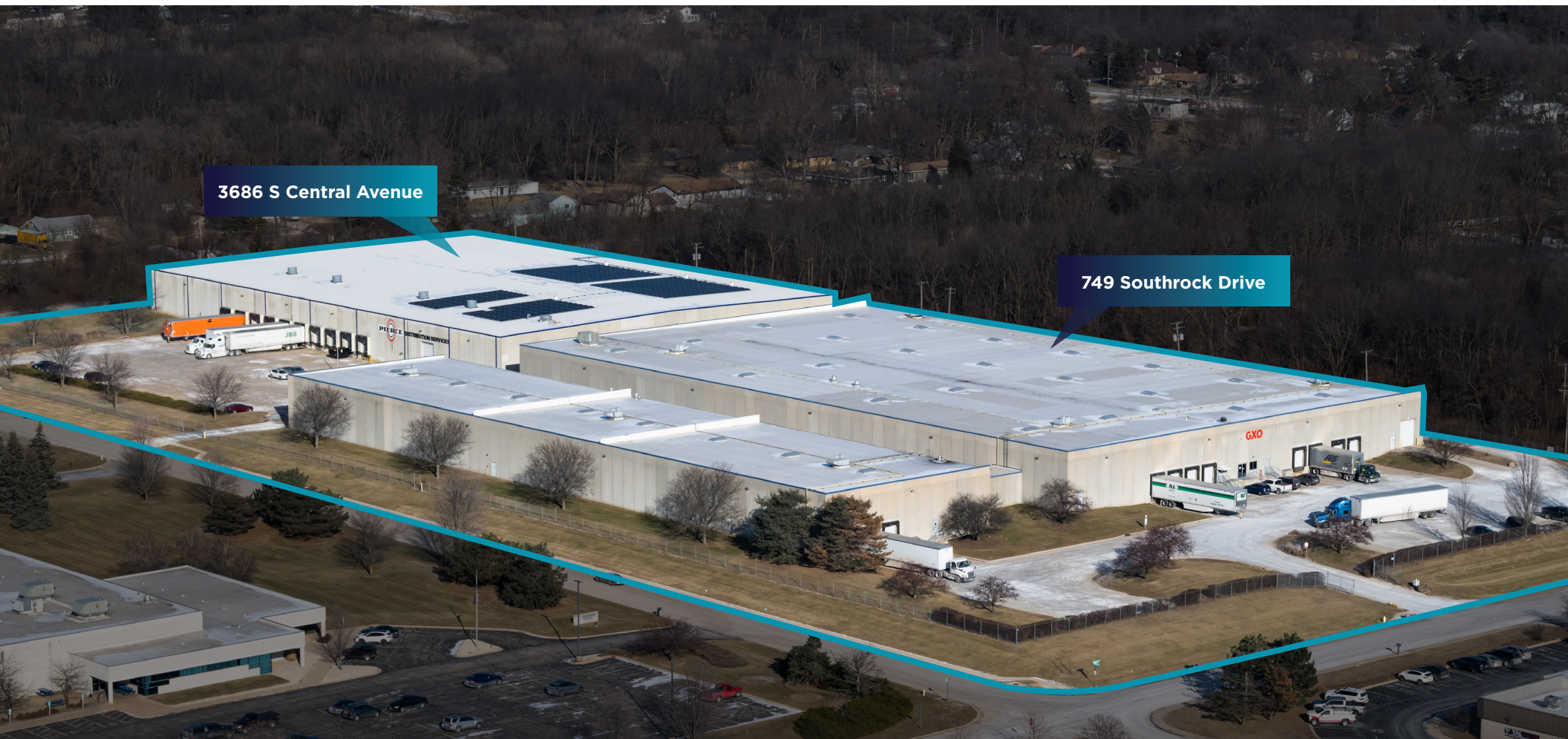


A CUSHMAN & WAKEFIELD **NATIONAL INDUSTRIAL ADVISORY GROUP** INVESTMENT OPPORTUNITY

ROCKFORD 2-PACK

3686 S CENTRAL AVENUE & 749 SOUTHROCK DRIVE
ROCKFORD, IL



100% LEASED | HIGHLY COMMITTED TENANCY | STRATEGIC LOCATION

THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group has been retained as the exclusive advisor for the sale of 749 Southrock Drive and 3686 S Central Avenue in Rockford, Illinois (the "Portfolio").

Totaling 243,000 SF, the Portfolio is 100% leased to two tenants, GXO Warehousing and Pierce Packaging, with a weighted average lease term of 2.7 years. Occupying the subject buildings for a weighted average of 22 years, these tenants are highly committed to the space.

Located near Interstates 39, 90, and 88, the Portfolio provides excellent transportation connectivity, and benefits from access to a skilled and diverse workforce with a pro-growth business environment.

Investors are provided with the opportunity to acquire two strategically located facilities, with highly committed tenants, benefitting from its proximity to major transportation routes and a skilled workforce.

3686 S CENTRAL AVENUE, ROCKFORD, IL



749 SOUTHRock DRIVE, ROCKFORD, IL

PORTFOLIO OVERVIEW



243,000 SF
Portfolio Size



100%
% Leased



2
of Buildings



**GXO &
Pierce Packaging**
Tenants



2.7 Years
WALT



1992 & 1998
Year Built



32' & 28'
Clear Height

PORTFOLIO SUMMARY

The map displays the Rockford, Illinois region, highlighting the location of a large industrial facility. The facility is situated near the Chicago Rockford International Airport (RFD) and is connected to major transportation routes, including Interstate 39 and Interstate 94. The inset image provides a detailed view of the facility, showing a large, modern industrial building with a flat roof and extensive parking areas. The surrounding area includes residential neighborhoods like Hoffman Estates and Skokie, as well as natural features like Crystal Lake and the Hackmatack National Wildlife Refuge.

ADDRESS	MARKET / SUBMARKET	TOTAL SF	YEAR BUILT	CLEAR HEIGHT	OFFICE %	% LEASED	TENANTS	WALT	WTD. AVG. MARKET RENT \$/SF/YR	MARK-TO-MARKET
749 Southrock Drive Rockford, IL	Rockford / Winnebago	150,000	1992	32'	2.0%	100%	GXO Warehouse Company, Inc.	2.7 Yrs	\$6.25 Net	8%
3686 S Central Avenue Rockford, IL	Rockford / Winnebago	93,000	1998	28'	2.0%	100%	Pierce Packaging	2.7 Yrs	\$6.50 Net	18%



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