

16000+ SF INDUSTRIAL BUILDING NEAR AIRPORT

515 GRABLE ST, Rockford, IL 61109

Status: Active
Property Type: Industrial For Sale
Industrial Type: Light Industrial, Manufacturing
Size: 16,750 SF
Sale Terms: Cash to Seller



Overview/Comments

MAIN BUILDING USAGE -Facility used for designing, building, and testing of industrial refrigeration equipment. Water tank piped to the main building test lab for cooling water of refrigeration units. Water could be used for cooling of any water-cooled equipment. High bay has 22' high ceilings (floor to bottom of rafters) with 16'3" clearance under the hook of the crane. The low bay has 15' high ceilings with 15' clearance.

OUTBUILDING USAGE - 480-3-60 800-amp sub-pan supplied from Main building panel.1-1/2" City water supplied from main building supply.One electric unit heater supplies heat

WATER TANK DATA

Test Tank 72' diameter x 16' deep, water tank

Secondary Tank Approx. 42' x 27.7' x 7'6" deep

Water Makeup Supply to Tank 8" well with 25 HP submersible pump

Water Tank Connection to Test Lab

Supply 12" PVC underground pipe

Return 12" PVC underground pipe

More Information Online

<http://www.illinoiscommercialexchange.com/listing/30277522>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Winnebago County	Gross Building Area:	16,750 SF
Tax ID/APN:	15-11-128-001	Building/Unit Size (RSF):	16,750 SF
Industrial Type:	Manufacturing, Light Industrial	Usable Size (USF):	15,750 SF
Zoning:	I-1 LIGHT INDUSTRIAL	Land Area:	2.66 Acres
Property Use Type:	Vacant/Owner-User	Sale Terms:	Cash to Seller

Area & Location

Highway Access:	Bypass 20 via Route 251 leading to I-39 & I-90.	Site Description:	115,750+ SF property
Airports:	Chicago Rockford Airport & O'Hare Airport	Area Description:	Located off Kishwaukee St in an area of commercial and industrial businesses.

Building Related

Total Number of Buildings:	2	Parking Type:	Surface
Number of Stories:	1	Parking Description:	Employee and visitors parking.
Property Condition:	Average	Total Parking Spaces:	20
Year Built:	1975	Passenger Elevators:	0
Roof Type:	Flat	Freight Elevators:	0
Construction/Siding:	Concrete, Steel Frame	Overhead Cranes:	1
Exterior Description:	Fenced. 2 structures - main plant and 1080 SF outbuilding with the water tank.	Sprinklers:	Wet
		Heat Type:	Natural Gas