



# FOR LEASE

1,500 sq. ft. Warehouse

198 Northland Dr. NE

## Features:

- ◆ Modified Gross Lease
- ◆ 2 12 Foot Overheads
- ◆ Cold/Dry Electric Only
- ◆ Outside Storage Available



For complete information  
Contact:

**Dave Kwekel, CCIM**

**(616) 583-1200**

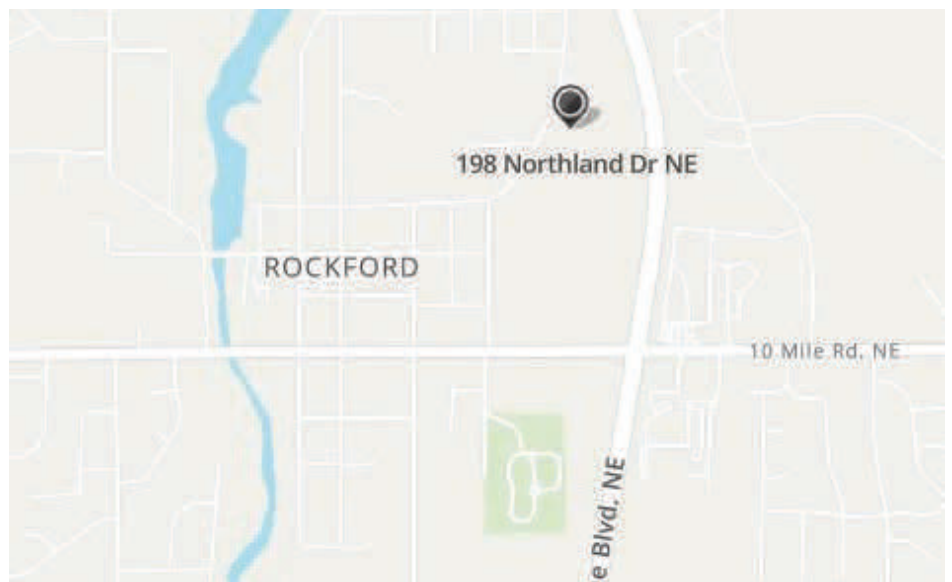
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## Why locate here?

- ◆ Central Rockford
- ◆ Close to All Amenities



## FOR LEASE

### 198 Northland Dr. NE

**SIZE:** • 1,500 sq. ft. \$625.00 per month

**LOCATION:** City of Rockford

**GENERAL BUILDING FEATURES:**

<b>Construction:</b>	Block and Glass / Steel
<b>Heat:</b>	Forced Air / Gas
<b>Ceiling Height:</b>	9' to 12'
<b>Lighting:</b>	Fluorescent
<b>Roof:</b>	
<b>Sprinklered:</b>	No
<b>Parking:</b>	Ample Off-street
<b>Year Built:</b>	999

**GENERAL INTERIOR FEATURES:**

<b>Air Conditioning:</b>	100%
<b>Ceiling:</b>	9' to 12'
<b>Construction:</b>	Drywall
<b>Windows:</b>	Thermal
<b>Heat:</b>	Forced Air / Gas
<b>Restrooms:</b>	Yes

**UTILITIES:** All municipal utilities available.

**PERMANENT PARCEL #:** 41-07-31-301-023

**MUNICIPALITY:** City of Rockford

**ZONING:** 201 Commercial-Improved

**PRICE & TERMS:** \$5.00 per square foot per year with tenant paying all costs of utilities, janitorial service, and refuse removal along with annual cost of living adjustment in the rental.  
Term: 36 months. Lessor to approve use & credit.

**POSSESSION:** At Closing

**For More Information  
Contact:**

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**SEE OUR WEBSITE AT:** <http://www.dkwekel.com>

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