

AVAILABLE FOR SALE OR LEASE
LOCATED IN ENTERPRISE ZONE &
BERNICE ROAD TIF DISTRICT
POTENTIAL CLASS 8 TAX INCENTIVE

313,982 SF | AVAILABLE
455,858 SF | TOTAL BUILDING

16801
EXCHANGE AVE
LANSING, IL

VIEW DRONE VIDEO

CBRE

BUILDING SPECIFICATIONS

AVAILABLE

AVAILABLE SF	313,982 SF Available (North Unit)
BUILDING SIZE	455,858 SF
YEAR BUILT	1987
CLEAR HEIGHT	25'
COLUMN SPACING	48' X 36'
POWER	5000 amps, 277/480v, 3 phase, 4 wire
DOCKS	27 – 35,000 lb. dock levelers
DRIVE IN DOORS	1
CAR PARKING	276 full building (0.60/1,000 SF)
POTENTIAL TRAILER PARKING	83
CONSTRUCTION	Steel & Masonry

LIGHTING	LED, T5, T8 & T12
FIRE SUPPRESSION	Wet
ROOF	45 mil TPO, installed 2008
TRUCK COURT	125'
CRANES	2 ton & 2.5 ton available
FENCING	Fully fenced in site with guard shack
AMENITY	Exhaust fans through-out
ZONING	Limited manufacturing district (M-1)
LEASE RATE	\$8.25 psf gross
ASKING PRICE	\$55.00 psf
REAL ESTATE TAXES	Potential Class 8 Tax Incentive

HIGHLIGHTS

Close proximity
to I-80 and I-94 Expressways

Excellent
manufacturing labor pool

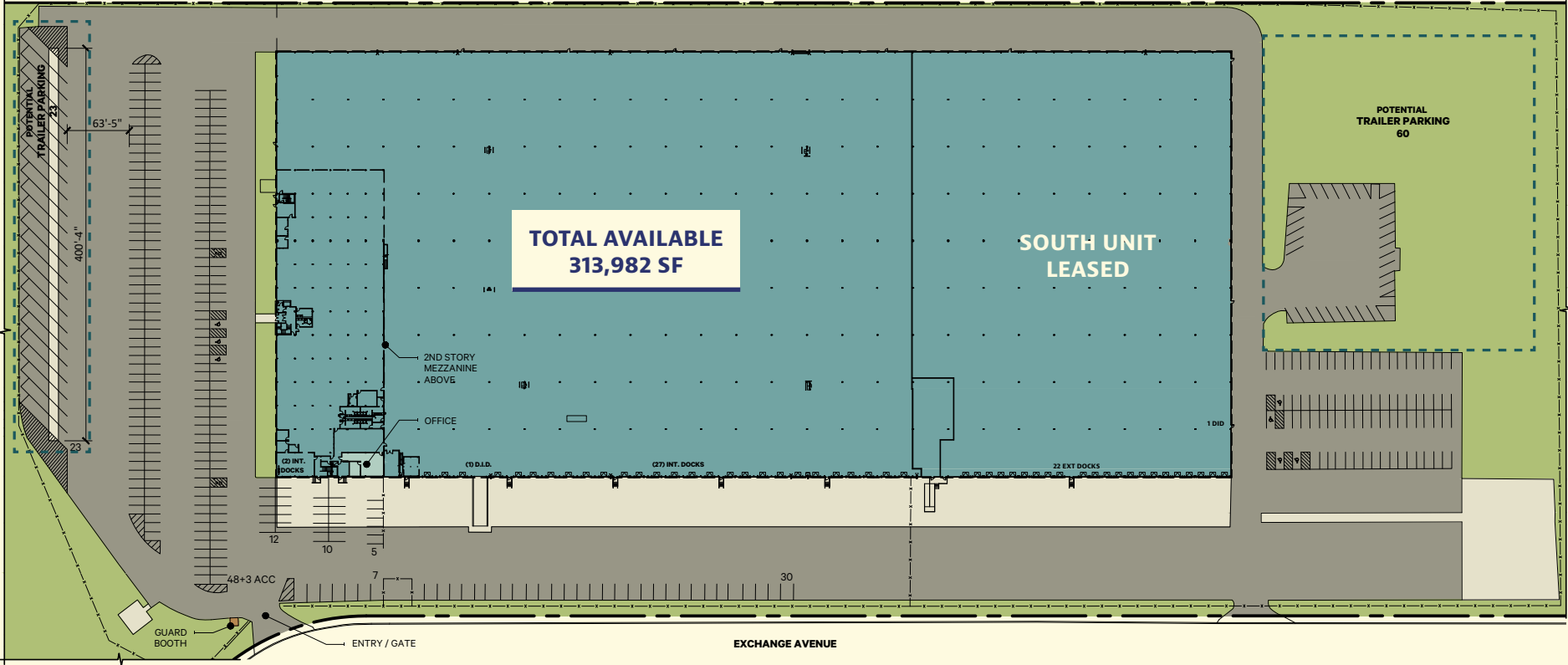
Ideal manufacturing
space with 5000 amps
of power

M-1
Zoning

AERIALS

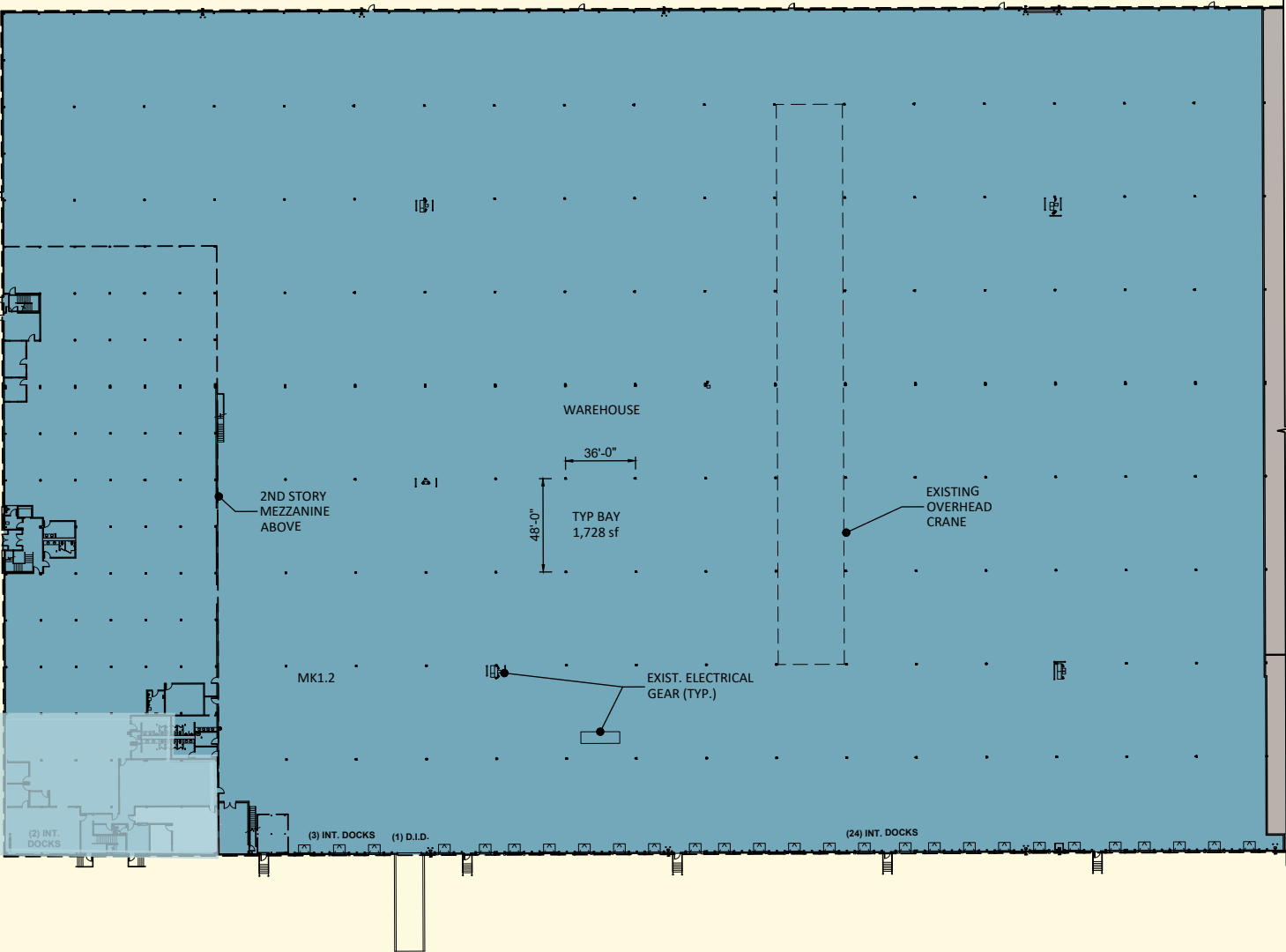


SITE
PLAN



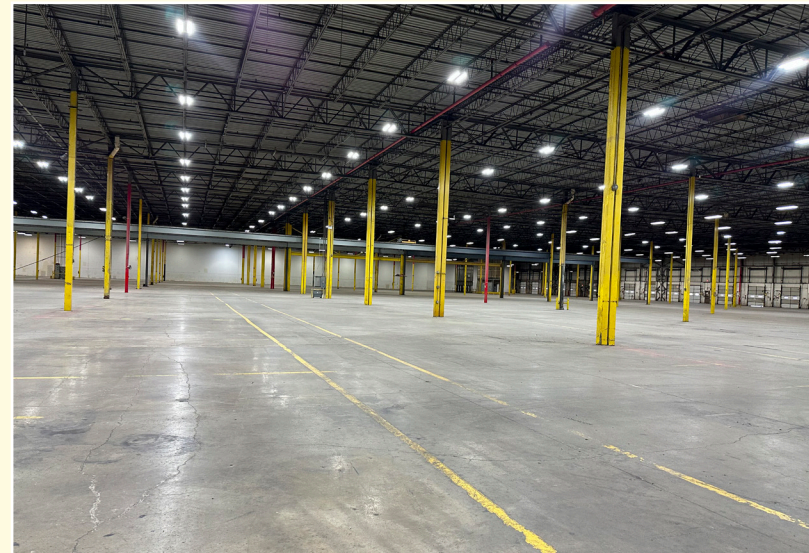
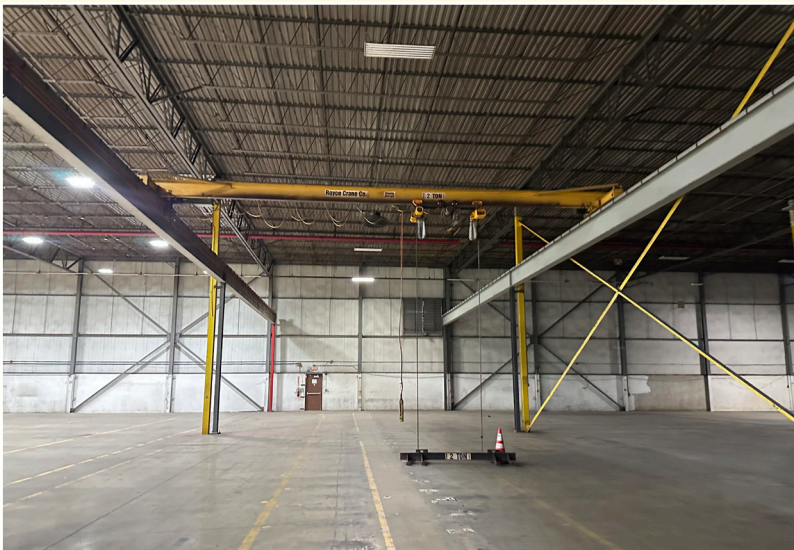
SF BREAKDOWN	
Office Ground Floor	7,343
Warehouse	273,989
Mezzanine Office	19,038
Mezzanine Storage	13,612
Total	313,982

GROUND FLOOR
281,332 SF AVAILABLE

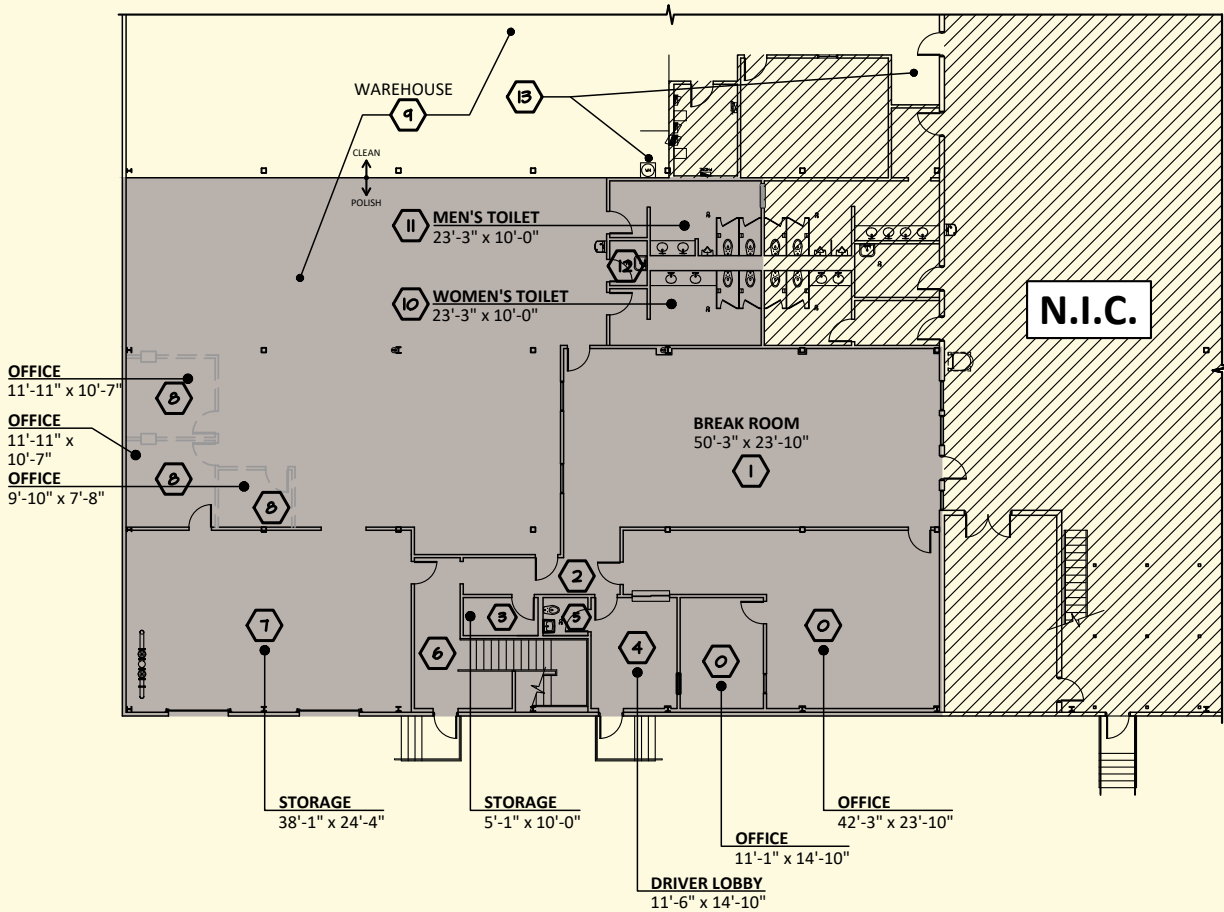


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Office Ground Floor	7,343
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GROUND FLOOR
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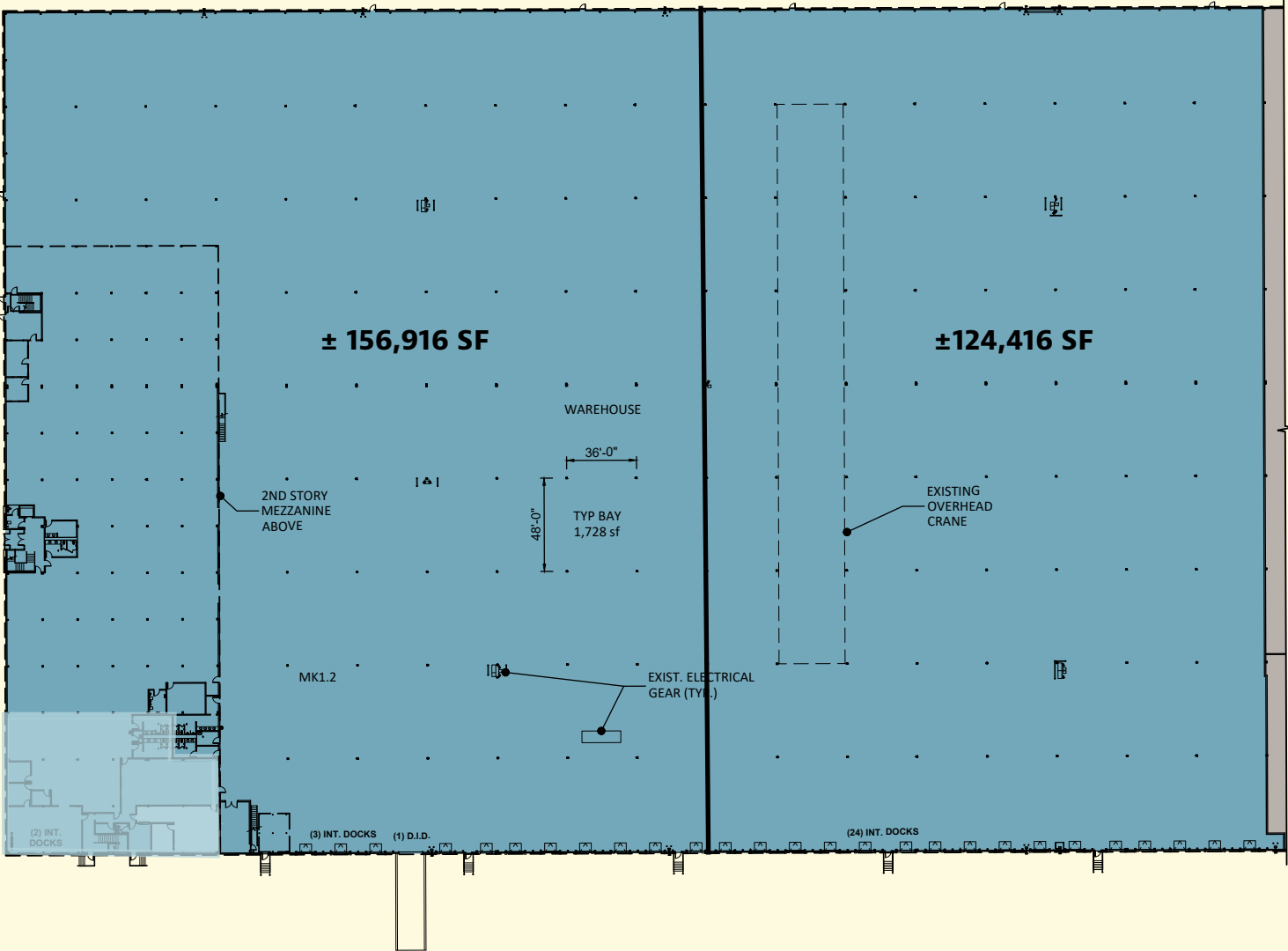


NORTH END
GROUND FLOOR OFFICE RENOVATIONS
7,343 SF



GROUND FLOOR

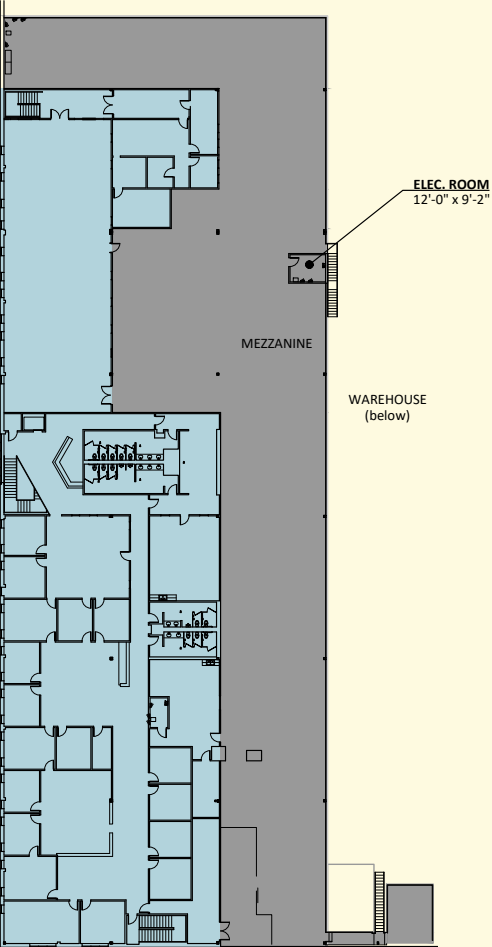
281,332 SF AVAILABLE
DIVISIBLE



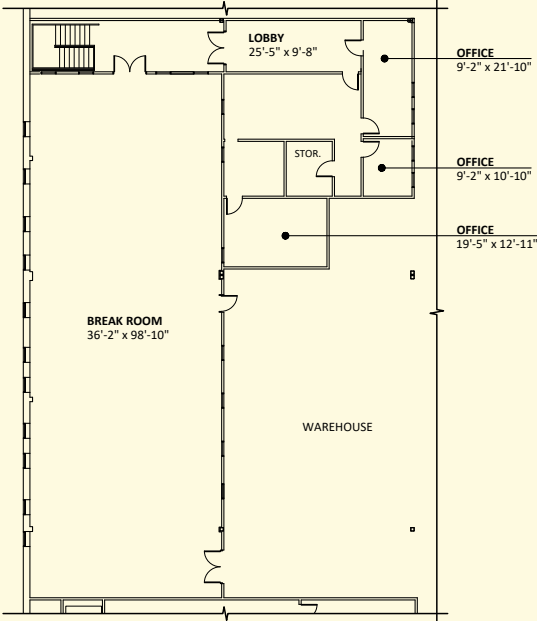
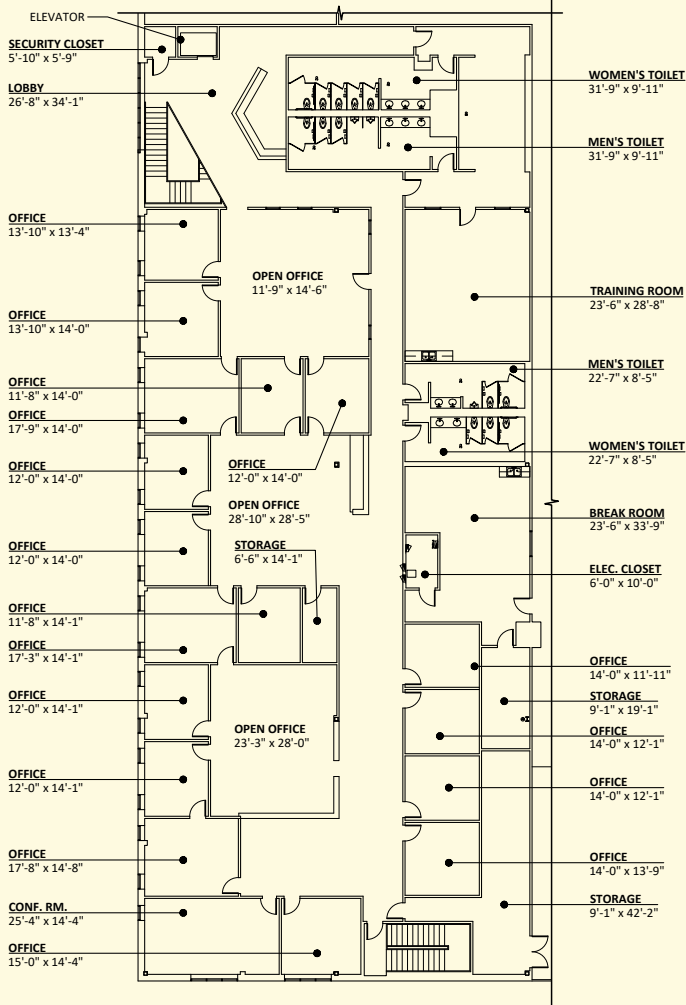
SF BREAKDOWN	
Office Ground Floor	7,343
Warehouse	273,989
Total	281,332

SECOND FLOOR
32,650 SF AVAILABLE

MEZZANINE
32,650 SF

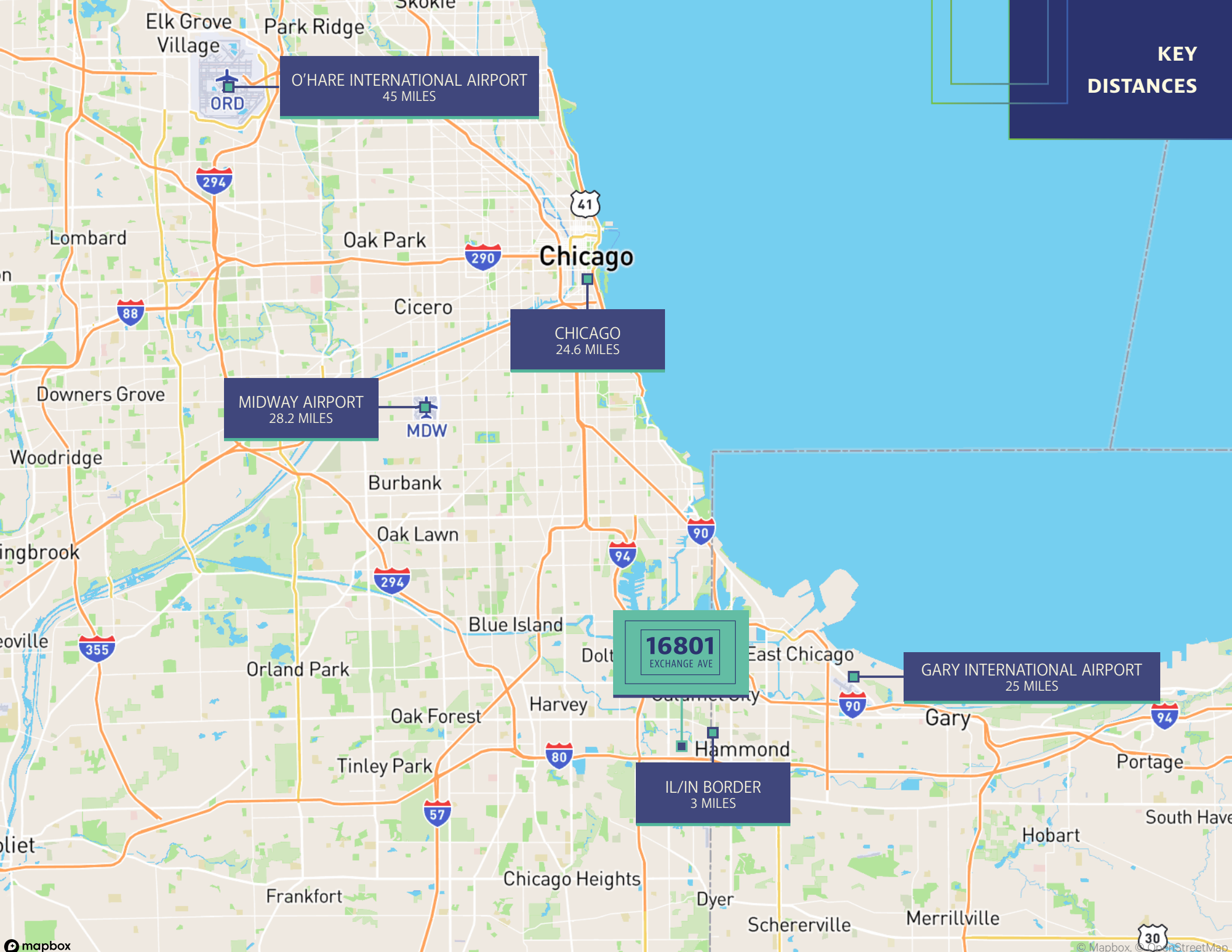


MEZZANINE PLAN



SF BREAKDOWN	
Mezzanine Office	19,038
Mezzanine Storage	13,612
Total	32,650

KEY
DISTANCES



O'HARE INTERNATIONAL AIRPORT
45 MILES

CHICAGO
24.6 MILES

MIDWAY AIRPORT
28.2 MILES

GARY INTERNATIONAL AIRPORT
25 MILES

16801
EXCHANGE AVE

IL/IN BORDER
3 MILES

ACCESSIBILITY



PROPERTY PHOTOS





16801
EXCHANGE AVE
LANSING, IL

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