

# 24051 S. NORTHERN ILLINOIS DR. Channahon, IL

trucking property | **FOR SALE OR LEASE**

**JOSHUA HEARNE, SIOR**  
(630) 729-7933  
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**REINIER PRANGER**  
(630) 735-8737  
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## building specifications

Office Building Size: ± 6,000 Sq. Ft.

Land: ± 3.42 Acres

Year Built: 2005

Parking: 50 Cars  
40 Trailers/Containers  
25 Tractors with Plug-Ins

Zoning: M-1 Limited Industrial

Heat: Gas

Real Estate Taxes: \$19,124/Year

Lease Asking Rate: Subject to Offer

Sale Price: \$2,795,000



paved with dolly pads



within 5 miles of UP Joliet Intermodal & 4 miles of BNSF Logistics



fenced & secured with electronic gate



drivers lounge/check-in room

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## site plan

