



**FOR LEASE**  
**1551 E WILLOW ST**

**611,879 SF**  
**KANKAKEE, IL**

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*Opportunity. Execution. Value Creation.*

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## **PROPERTY HIGHLIGHTS**



**FULLY FENCED WITH  
GUARD SHACK**



**RAIL SPUR ON SITE**



**APPROXIMATELY 43  
MW AVAILABLE**



**EXTENSIVE CAR &  
TRAILER PARKING**





# PROPERTY DETAILS

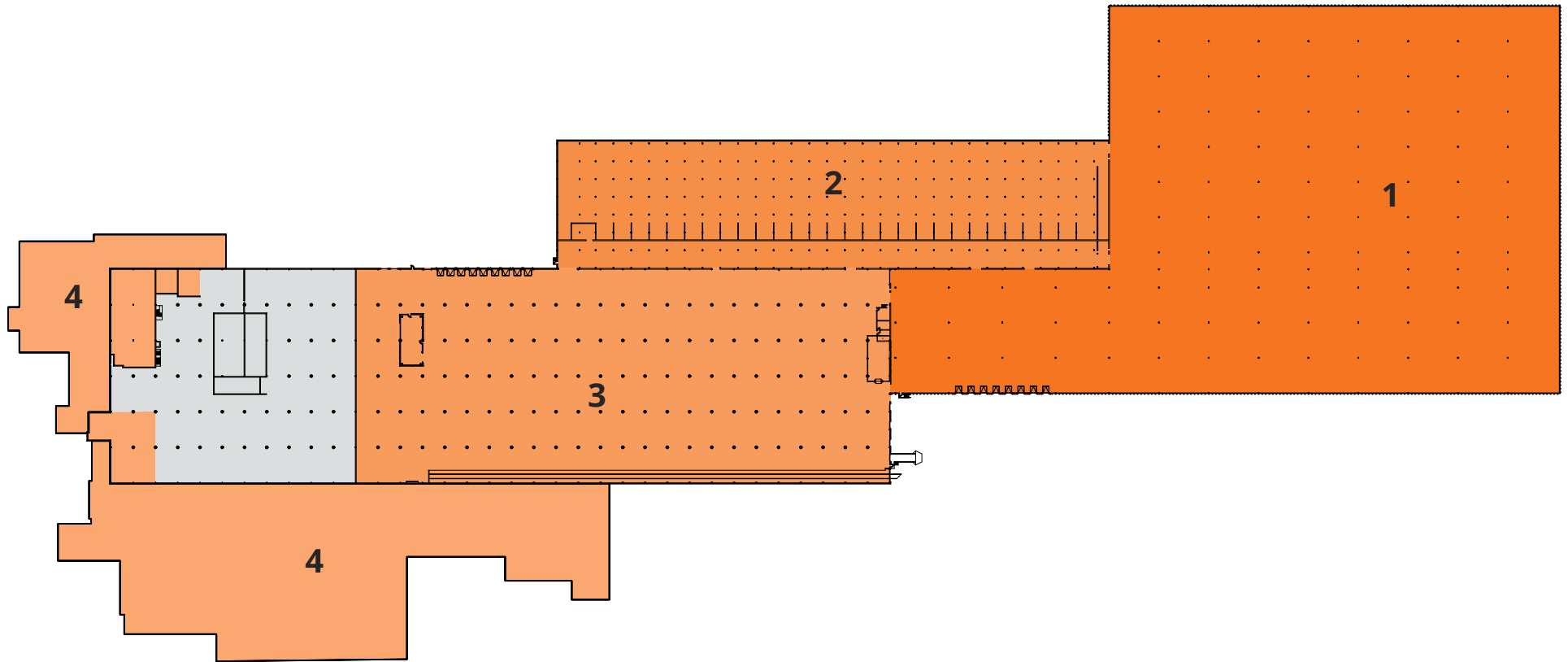
## 1551 E WILLOW ST | KANKAKEE, IL

AVAILABLE SPACE	611,879 SF
DOCK DOORS	41
DRIVE-IN DOORS	7
CLEAR HEIGHT	11' 11" - 87' 1"
YEAR BUILT	1964, 1980
FIRE SUPPRESSION	Wet System
LIGHTING	T8 & LED
PARKING	200 Auto   100 Trailer
POWER	Approx. 17,000 amps   43 MW
RAIL ACCESS	Active Spur via Norfolk Southern
ZONING	I-1

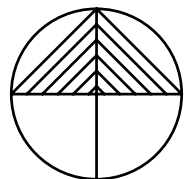


# FLOOR PLAN

1551 E WILLOW ST | KANKAKEE, IL



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCK DOORS	SQUARE FEET
1	AVAILABLE	24' 11"	22	254,902 SF
2	AVAILABLE	18' 8" - 87' 1"	10	89,662 SF
3	AVAILABLE	21' 6"	9	145,185 SF
4	AVAILABLE	11' 11" - 23' 4"	N/A	122,130 SF
TOTAL				611,879 SF



**1551 E WILLOW ST | KANKAKEE, IL**

I-57	1 MILE
CHICAGO, IL	60 MILES
NAPERVILLE, IL	68 MILES
INDIANAPOLIS, IN	147 MILES
MILWAUKEE, WI	149 MILES

