



FOR SALE OR LEASE | **486,130 SF**
801 UNION ST | **DWIGHT, IL**

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PROPERTY HIGHLIGHTS



**ADDITIONAL LAND
FOR OVER 200
SURFACE SPOTS**



**CLOSE PROXIMITY
TO I-55 FOUR-WAY
INTERCHANGE**



**LOCATED BETWEEN:
CHICAGO (76 MI)
DAVENPORT (140 MI)
INDIANAPOLIS (177 MI)
SPRINGFIELD (126 MI)**



**BTS OPTIONS
AVAILABLE**



**RECENTLY
UPGRADED LED
LIGHTING**



PROPERTY DETAILS

801 N UNION ST | DWIGHT, IL

AVAILABLE SPACE	486,130 SF
MINIMUM DIVISIBLE	80,000 SF
WAREHOUSE SPACE	393,367 SF
OFFICE SPACE	82,752 SF
EXTERIOR STORAGE	2,450 SF
DOCK DOORS	14
DRIVE INS	5
CLEAR HEIGHT	22' - 28'
WALLS	Concrete & Metal
FLOORS	6" Reinforced Concrete
YEAR BUILT	1969-1987
POWER	480V-3 Phase
PARKING	328 Spaces 12 Paved Trailer Spaces
LIGHTING	LED
LAND AREA	97.85 Acres
ZONING	Industrial
PARCEL ID	05-05-03-100-013
RAIL ACCESS	Rail-Served: NFS RR
OPEX ESTIMATE	\$0.67/SF

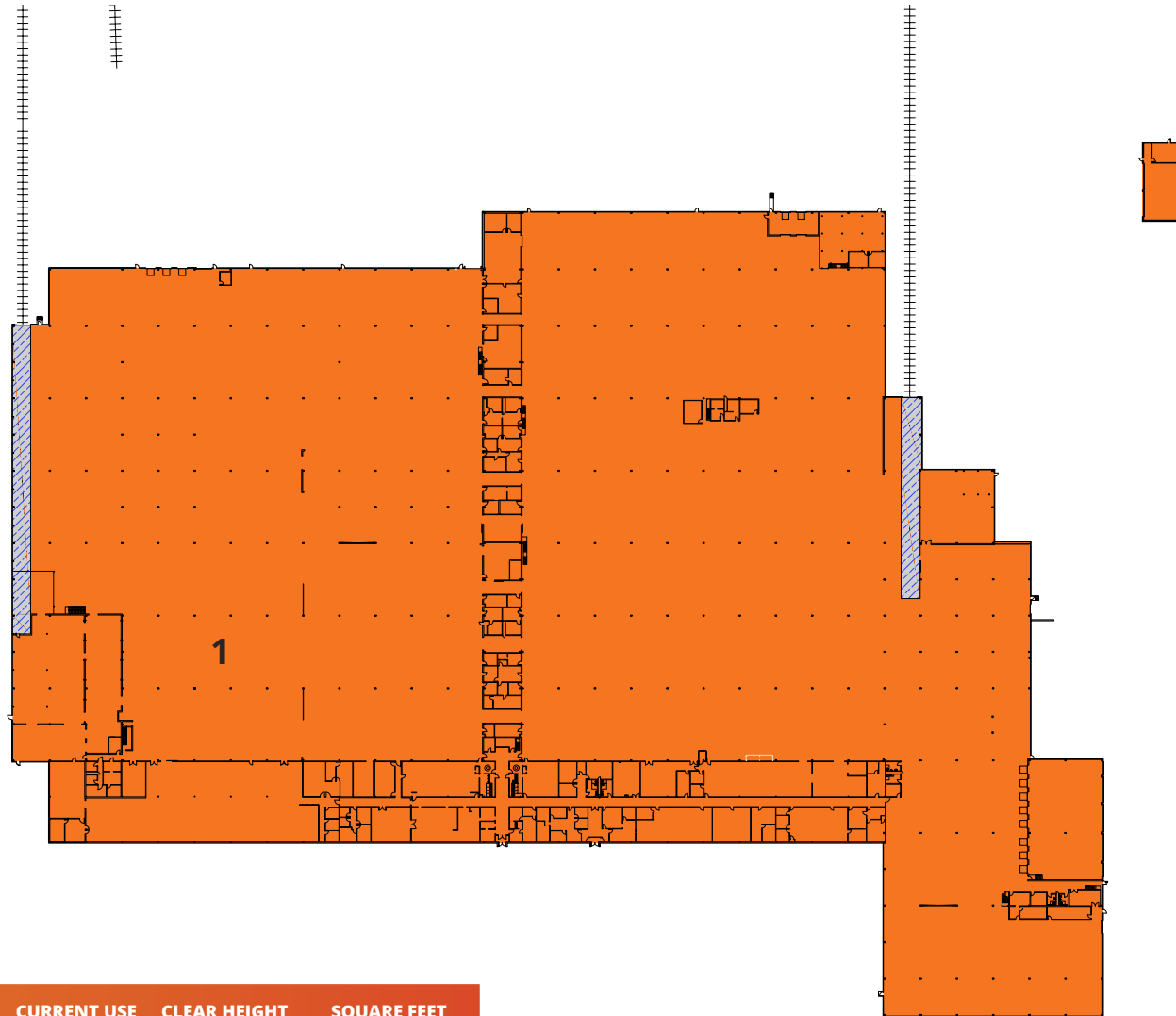
[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

801 N UNION ST | DWIGHT, IL

[VIEW A MATTERPORT WALK-THROUGH](#)



NUMBER	SPACE DESIGNATION	CURRENT USE	CLEAR HEIGHT	SQUARE FEET
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1	AVAILABLE	WAREHOUSE/ OFFICE	22' - 27'	486,130 SF
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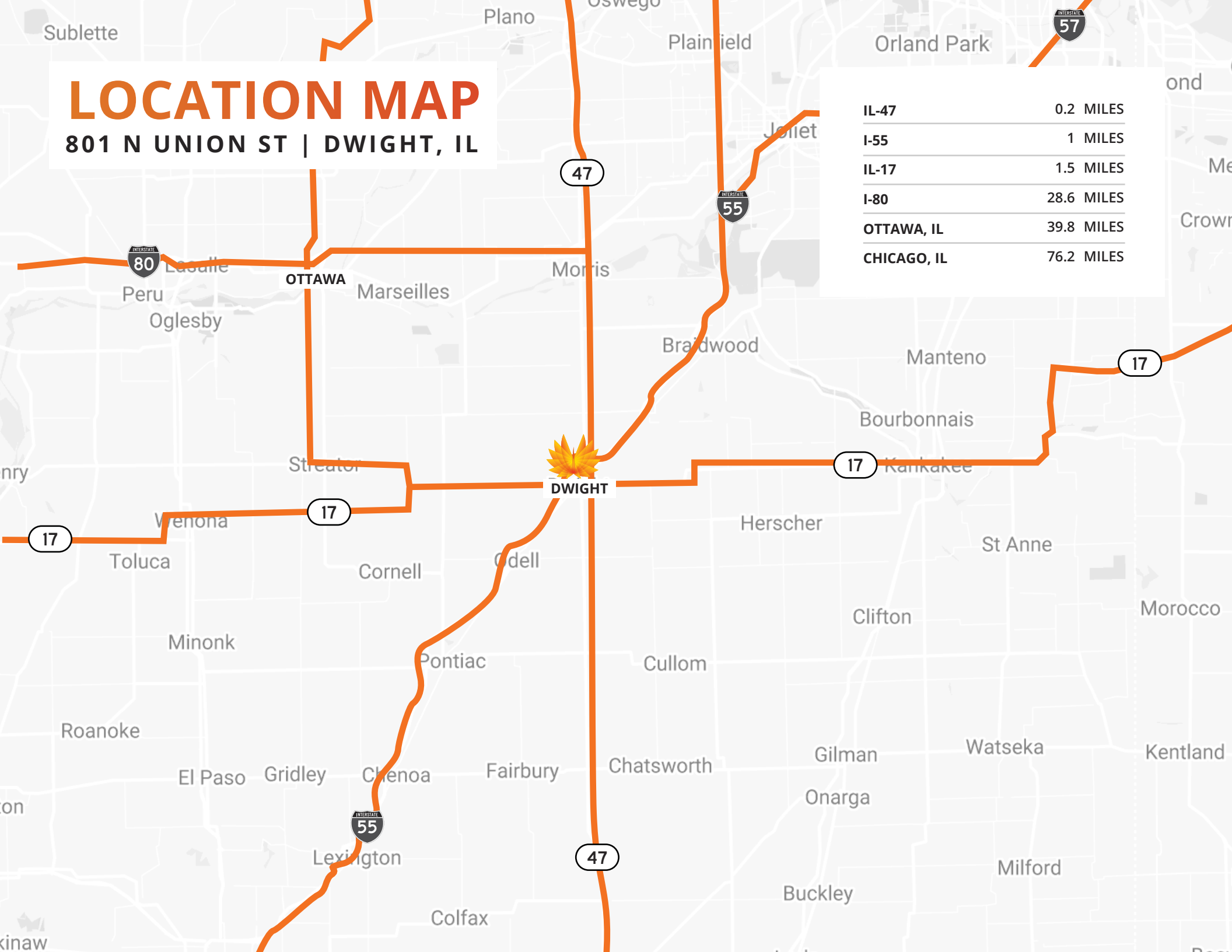
TOTAL				486,130 SF
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LOCATION MAP

801 N UNION ST | DWIGHT, IL

IL-47	0.2 MILES
I-55	1 MILES
IL-17	1.5 MILES
I-80	28.6 MILES
OTTAWA, IL	39.8 MILES
CHICAGO, IL	76.2 MILES





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