

**FOR LEASE | 313,982 SF
LANSING , IL**



16801
EXCHANGE AVE

CBRE

BUILDING SPECIFICATIONS

AVAILABLE



AVAILABLE SF	313,982 SF Available
NORTH UNIT	Available Immediately
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
REAL ESTATE TAXES	Potential Class 8 Tax Incentive

HIGHLIGHTS

Close proximity
to I-80 and I-94 Expressways

Excellent
manufacturing labor pool

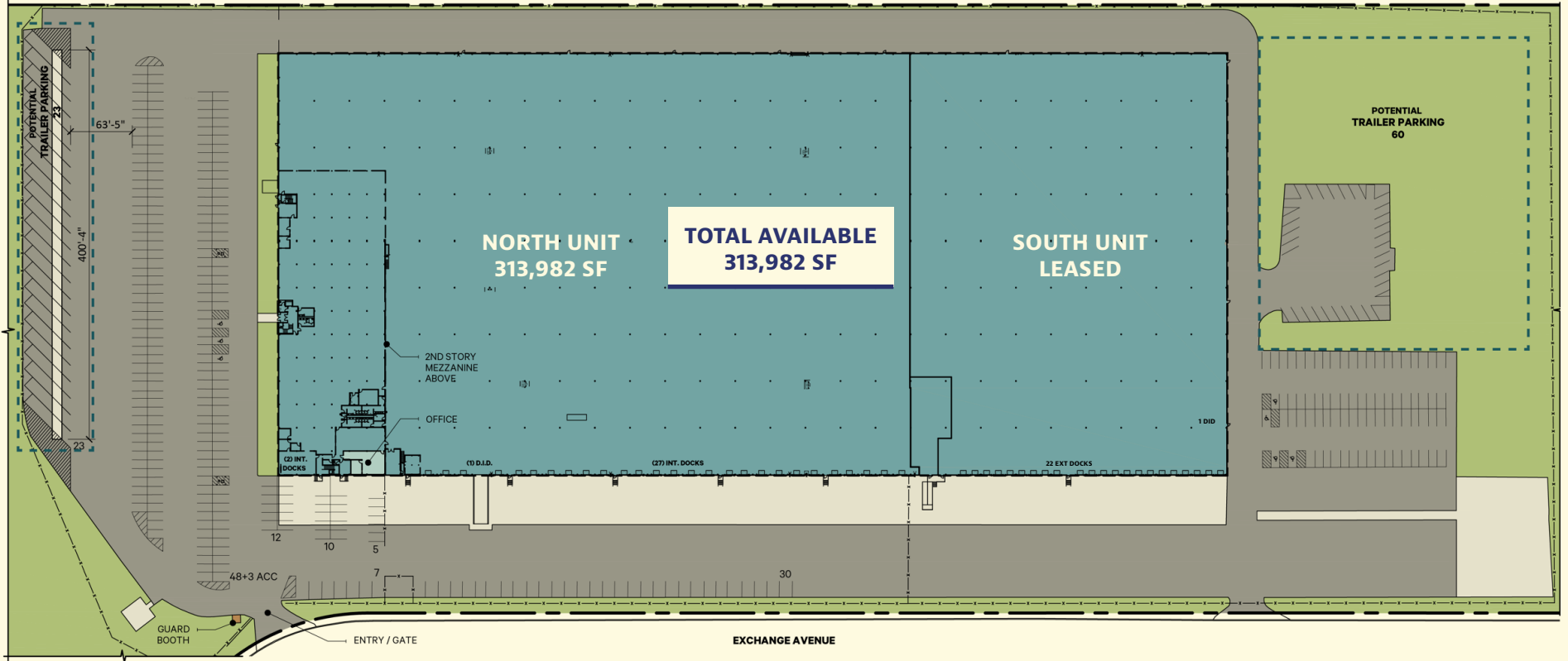
Ideal manufacturing
space with 5000 amps
of power

M-1
Zoning

AERIALS



SITE PLAN



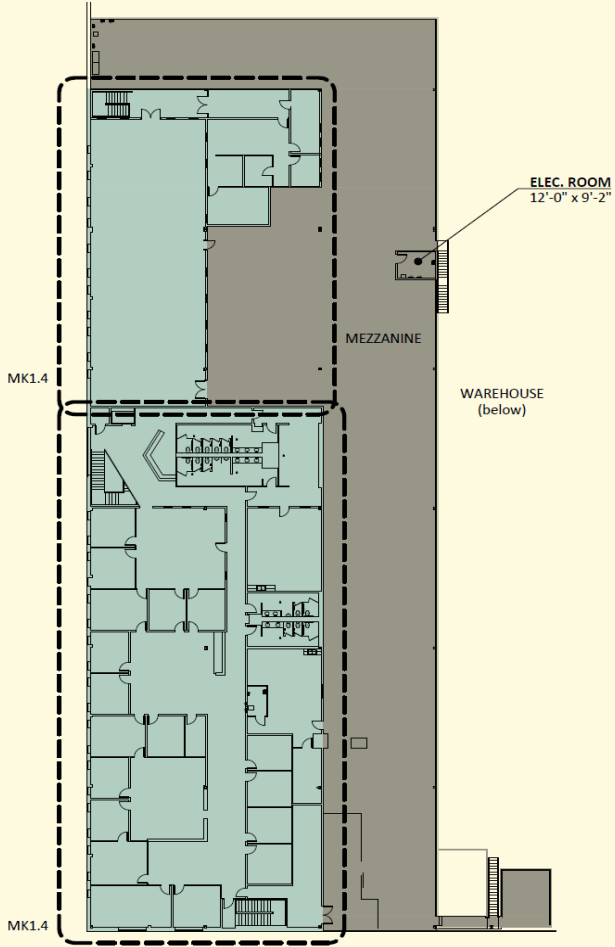
SF BREAKDOWN

NORTH END

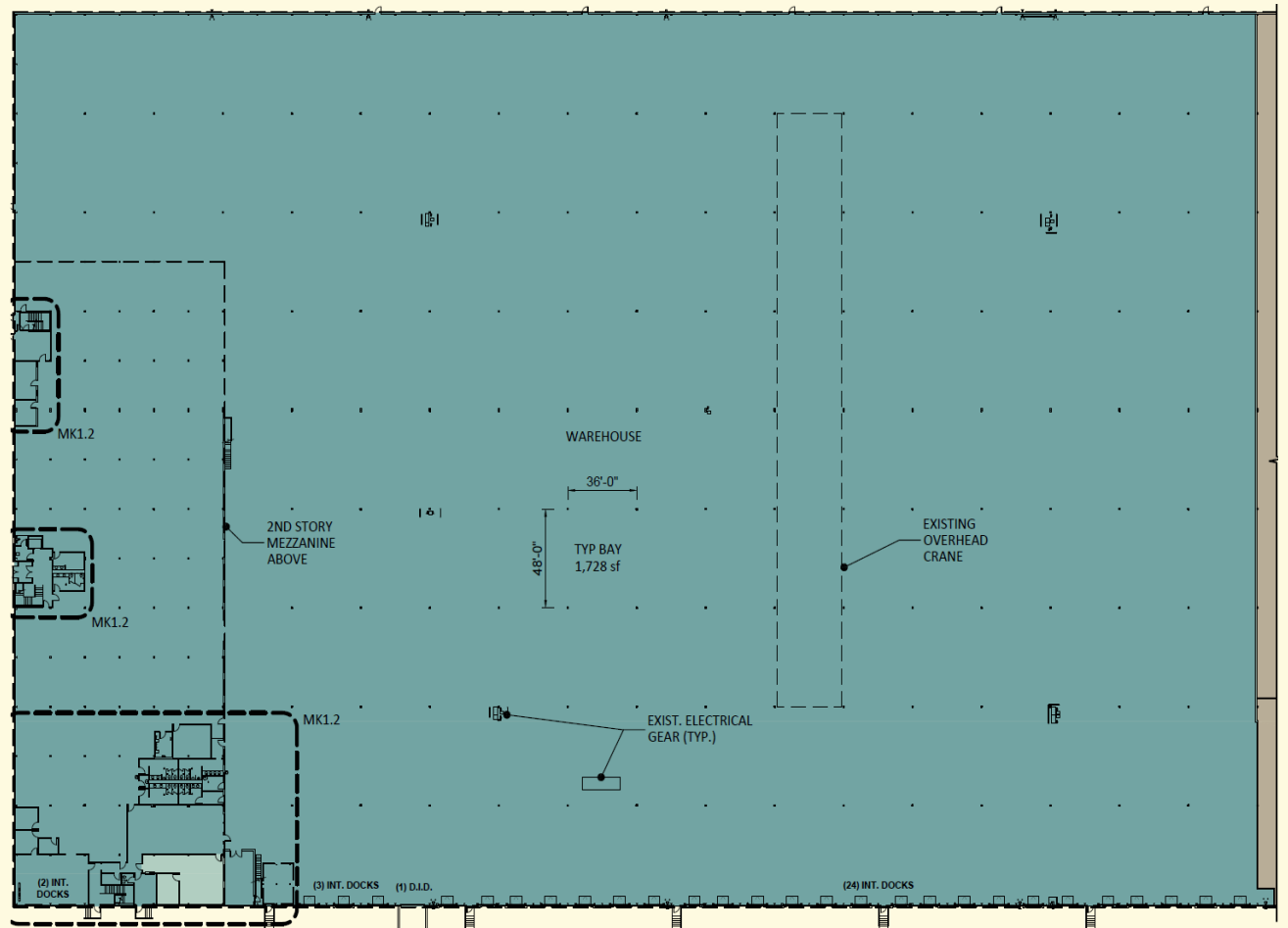
Office Ground Floor	974
Warehouse	280,358
Mezzanine Office	19,038
Mezzanine Storage	13,612
Total	313,982

NORTH UNIT
313,982 SF AVAILABLE

MEZZANINE
32,650 SF



GROUND FLOOR
281,332 SF



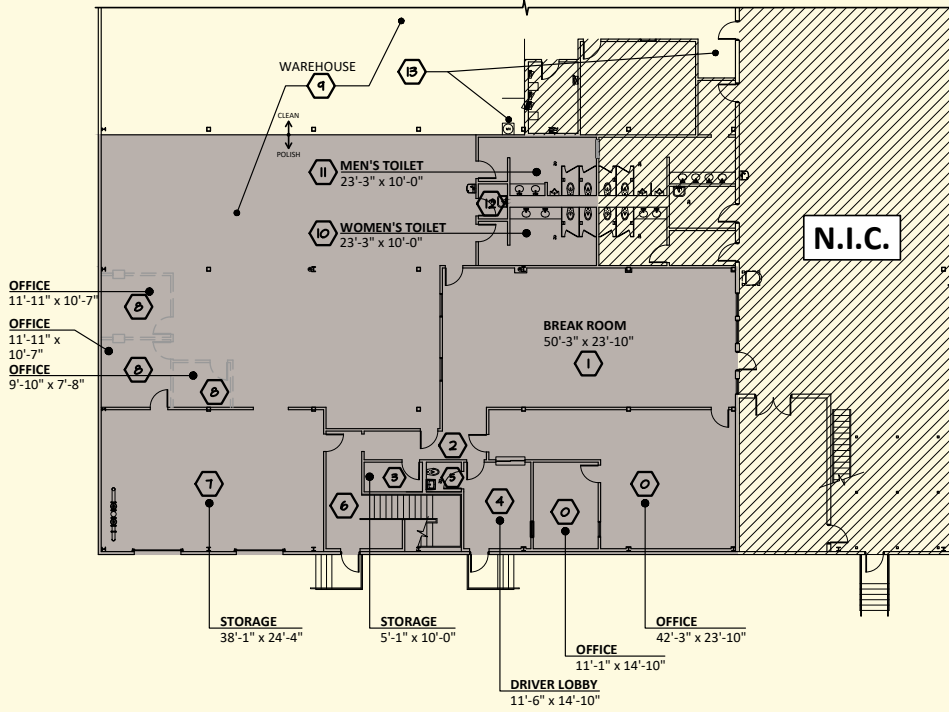
**NORTH END
RENOVATION
RENDERINGS**



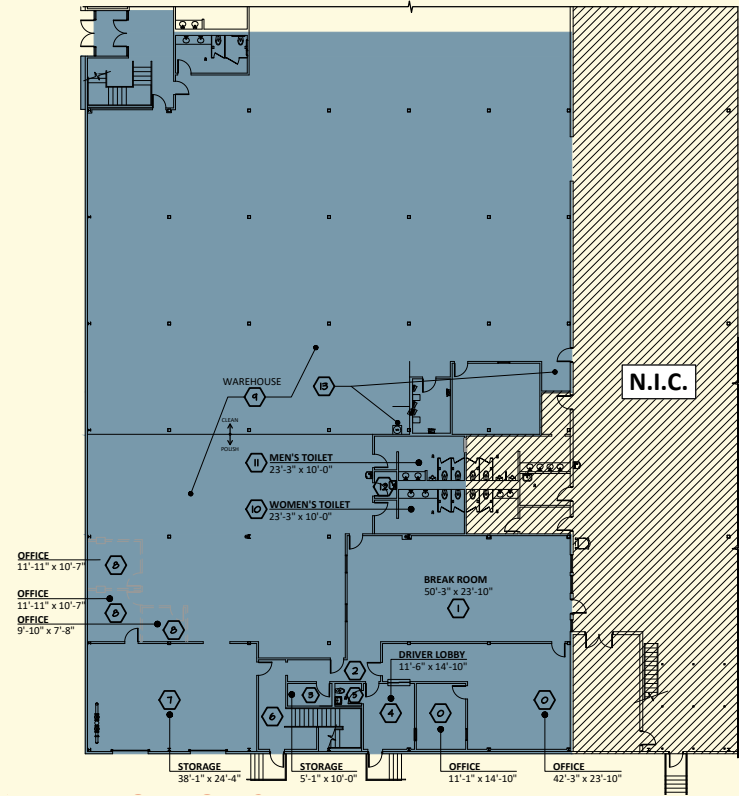
NORTH END

GROUND FLOOR OFFICE RENOVATIONS

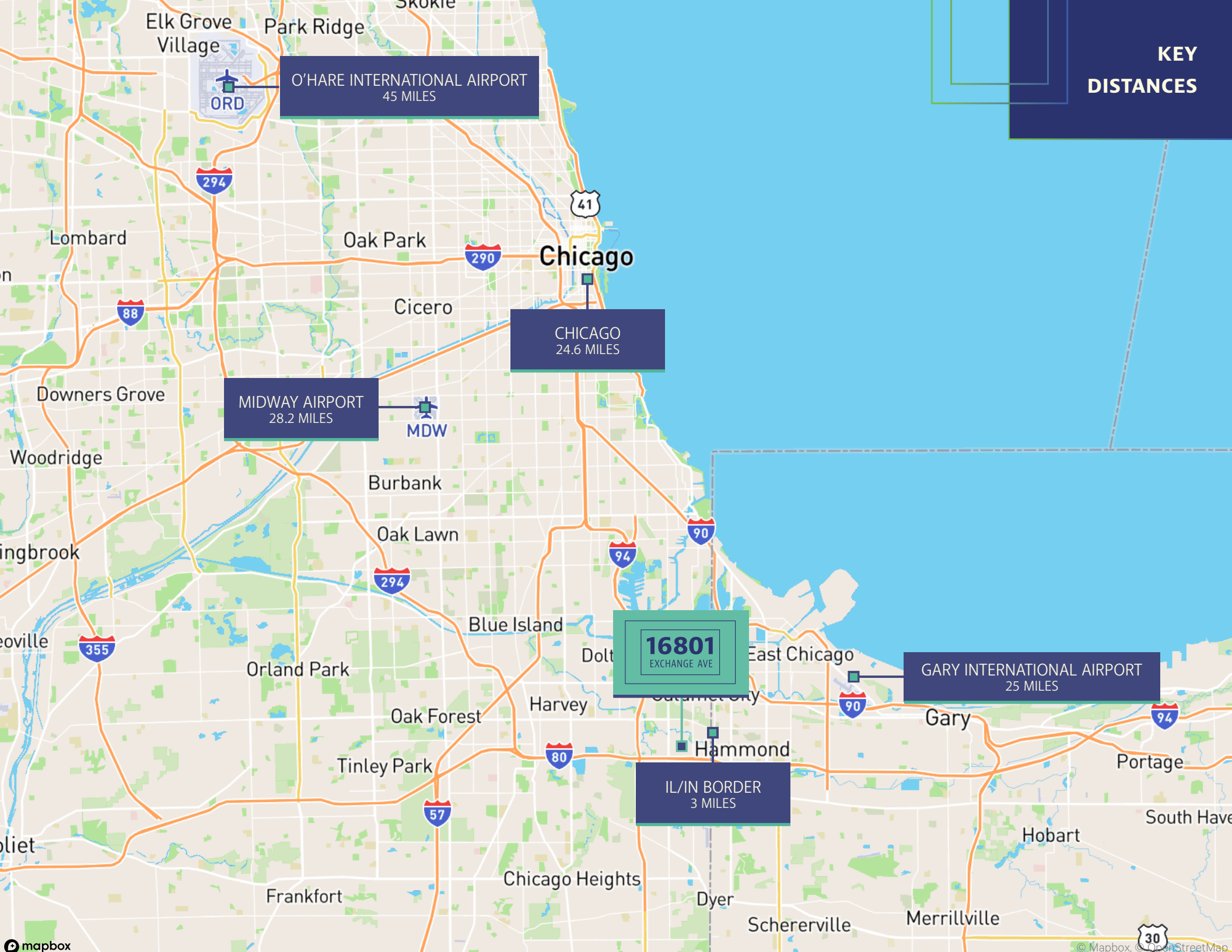
RENOVATION OPTION 1



RENOVATION OPTION 2



**KEY
DISTANCES**



O'HARE INTERNATIONAL AIRPORT
45 MILES

CHICAGO
24.6 MILES

MIDWAY AIRPORT
28.2 MILES

16801
EXCHANGE AVE

GARY INTERNATIONAL AIRPORT
25 MILES

IL/IN BORDER
3 MILES

ACCESSIBILITY

2.1 MILES TO I-94

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EXCHANGE AVE

1.4 MILES TO I-80



PROPERTY
PHOTOS





16801
EXCHANGE AVE

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