

FOR LEASE

Owned and Operated by



# 1551 EAST WILLOW STREET

Kankakee, IL

50,000 to 150,000 +/- SF Available

**Combined Contiguous Space: 419,488 SF**



## LEASING INFO & CONTACT

David Haigh Executive Vice President (630) 525 0649 / [dhaigh@hiffman.com](mailto:dhaigh@hiffman.com)

Nick Feczko Senior Associate Broker (815) 751 2710 / [nfeczko@hiffman.com](mailto:nfeczko@hiffman.com)



# SPECIFICATIONS

**Building Size:** 545,594 SF

**Unit Size:** 50,000 to 150,000 +/- SF with 2,226 SF office

**Land Size:** 75.82 Acres

**Clear Height:** 20' – 24'

**Loading:** 11 Docks

**Drive In Doors:** 1

**Power:** 17,000 amps

**Trailer Parking:** 100 (expandable)

**Car Parking:** 1200

**Sprinkler System:** Class IV

**Zoning:** I-1

**OPEX:** \$1.04 PSF

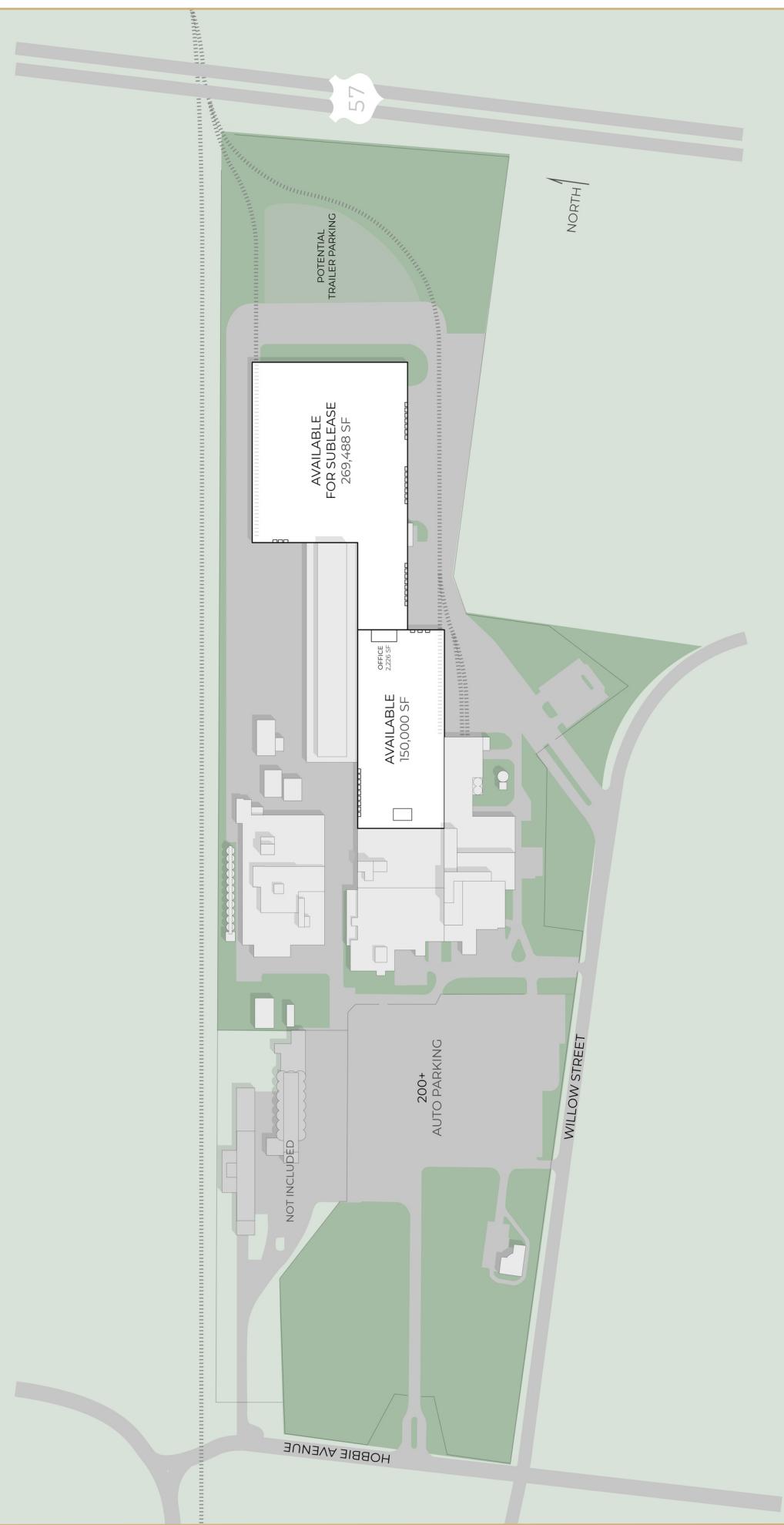
**Lease Rate:** \$3.50 Net

## Comments:

- CHEAPEST INDUSTRIAL SPACE IN NORTHERN ILLINOIS
- Institutionally owned & managed
- Flexible on lease term and size
- Plenty of Outdoor storage / trailer parking
- Rail Spur to site
- Frontage on I-57
- OPEX (Operating Expenses) includes Taxes, CAM, Mgt, Building Insurance



## SITE PLAN





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