

FOR LEASE

Owned and Operated by  **LINK**

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

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

NAIHiffman

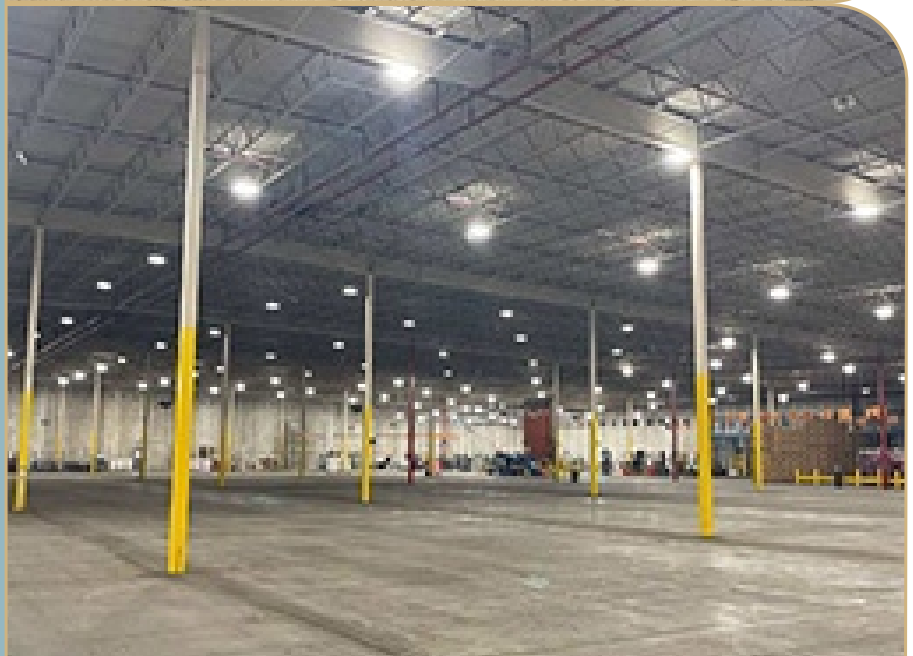
This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

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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