

# Executive Summary

245,500 SF INDUSTRIAL PROPERTY FOR SUB-LEASE 11360 E ROUTE 114, MOMENCE, IL



## OFFERING SUMMARY

Space Avail:	245,500 SF
Site Size:	29.01 Acres
Office Space:	5,400+ SF
Ceiling Height:	11' to 25'
Docks:	18 Total Docks
Drive-in Door:	8' x 10'
Column Spacing:	60' x 25' and 40' x 25'
Power:	480 Volt / 3000+ Amps
Sprinkler:	Wet System
Lighting:	T-8 and Fluorescent
	M-2 (General Manufacturing)
R.E. Taxes:	\$0.45 psf
Sub-Lease Rate:	\$3.50 psf (NNN)

## PROPERTY OVERVIEW

Rare large space opportunity located in North Central Illinois. Production & warehousing facility located in Kankakee County. Sublease with 8 years remaining on existing lease.

## PROPERTY HIGHLIGHTS

- Ceiling Heights: 22' - 25' (60,000 SF), 22' (50,000 SF), 18' (50,000 SF) 16' (50,000 SF), 11' (30,000 SF)
- Motion Activated Overhead Lighting
- 1,500+ SF Compressor Room and Air Lines
- 2,400 SF Maintenance Shop with 2nd Floor Storage Area
- 1,300 SF Breakroom
- Multiple Restroom @ Various Locations Throughout Complex, 5,000+
- AT&T Fiber with Comcast Internet Backup
- Off-Street Parking 110+
- Concrete Pad Trailer Staging Space
- Highway Access: Interstate 57 (11 mile West) & Interstate 65 (23 miles East)

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# Additional Photos

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# Additional Photos

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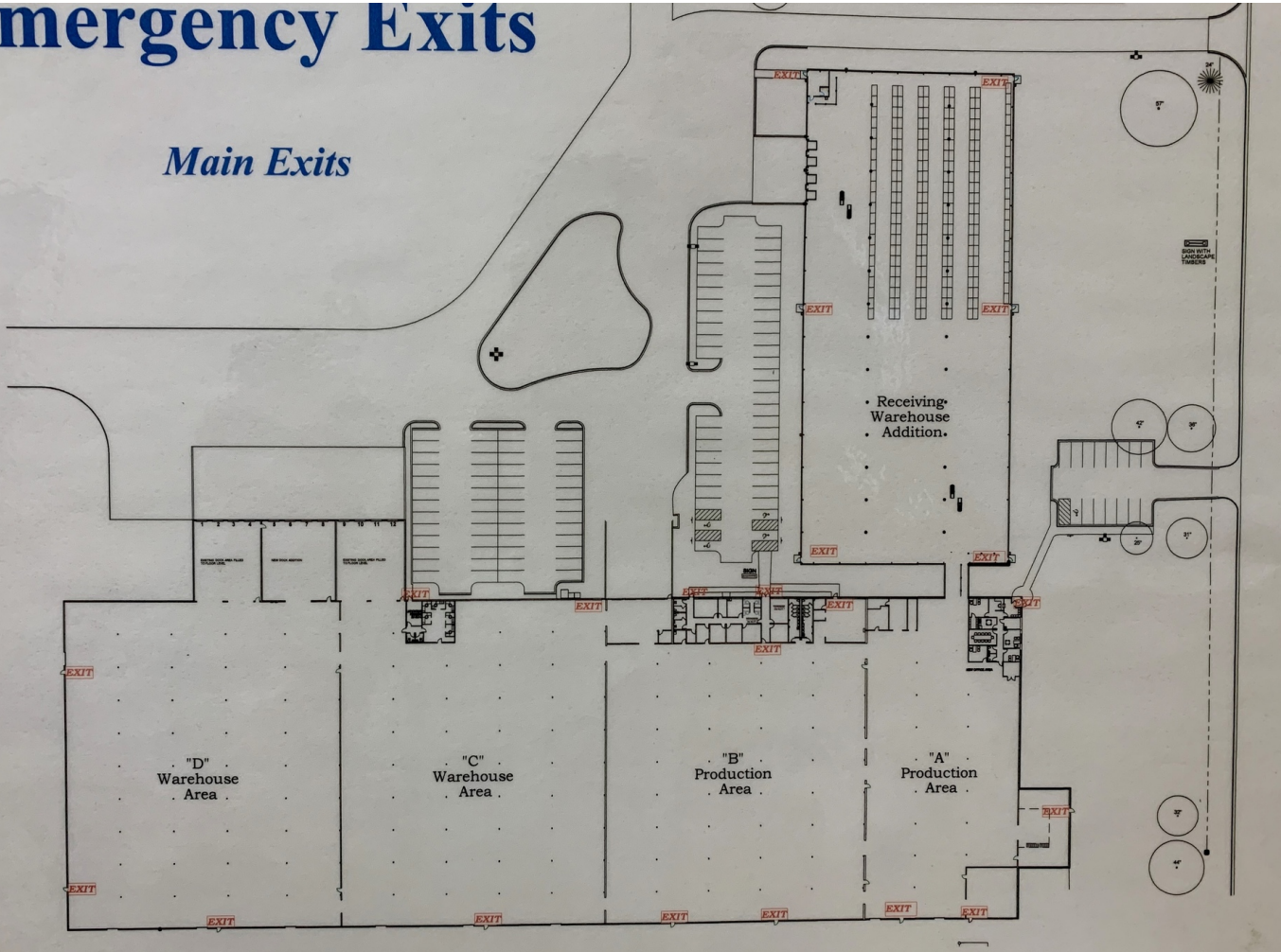
# Floor Plans

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(Not to Scale)

## Emergency Exits

*Main Exits*



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# Location Map

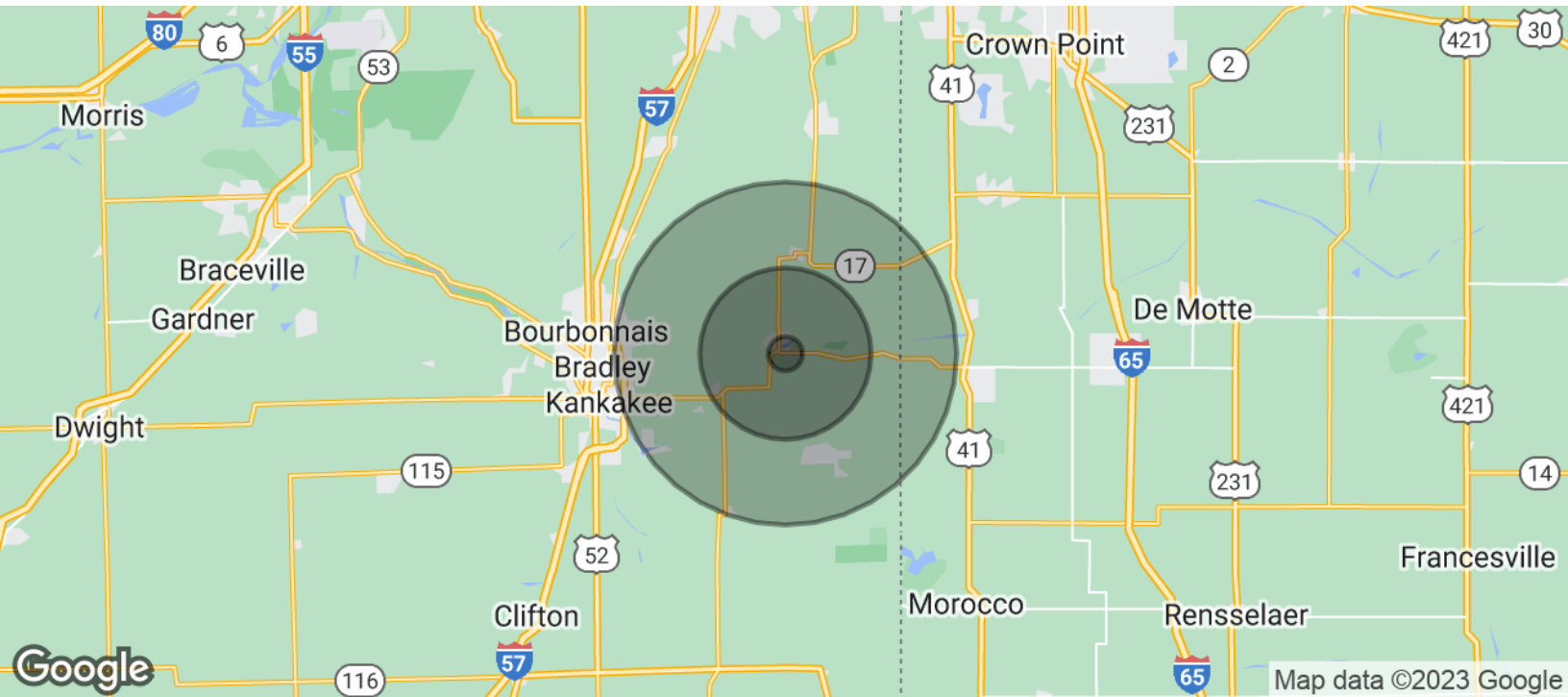
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# Demographics Map & Report

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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,022	6,233	27,775
Average Age	36.0	39.2	41.8
Average Age (Male)	30.6	36.4	40.5
Average Age (Female)	41.5	41.9	43.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	887	2,834	12,409
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$48,479	\$53,424	\$60,975
Average House Value	\$122,380	\$138,011	\$159,342

\* Demographic data derived from 2020 ACS - US Census



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