

RAIL SPUR, MECHANICS SHOP & YARD

901 US-6

SPRING VALLEY, IL

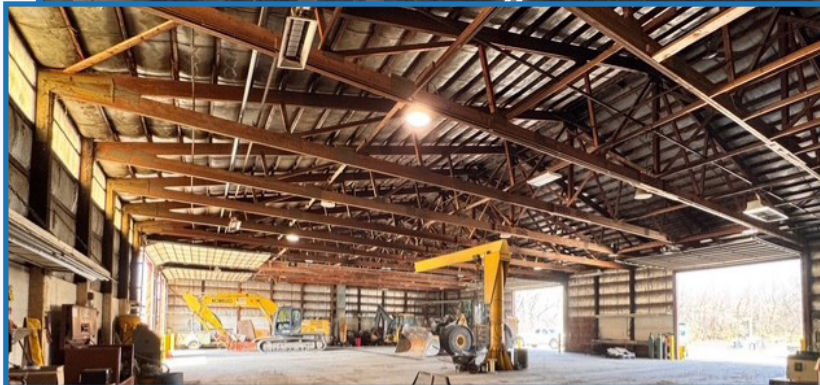
NEW TO MARKET FOR LEASE

Jon Chamlin

(312) 446-6455

jchamlin@cawleycre.com

Call for Details



Highlights

- ✓ BNSF 200 Foot Rail Spur
- ✓ Mechanics Shop 14,000 SF
- ✓ Parts Mezzanine
- ✓ Mechanics Hoist
- ✓ Warehouse 4,000 SF
- ✓ Fuel Island Diesel & Gas
- ✓ Yard 10-20 Acres
- ✓ Heavy Duty Concrete Paving
- ✓ 8 Aggregate Bins

RAIL SPUR, MECHANICS SHOP & YARD

901 US-6

SPRING VALLEY, IL

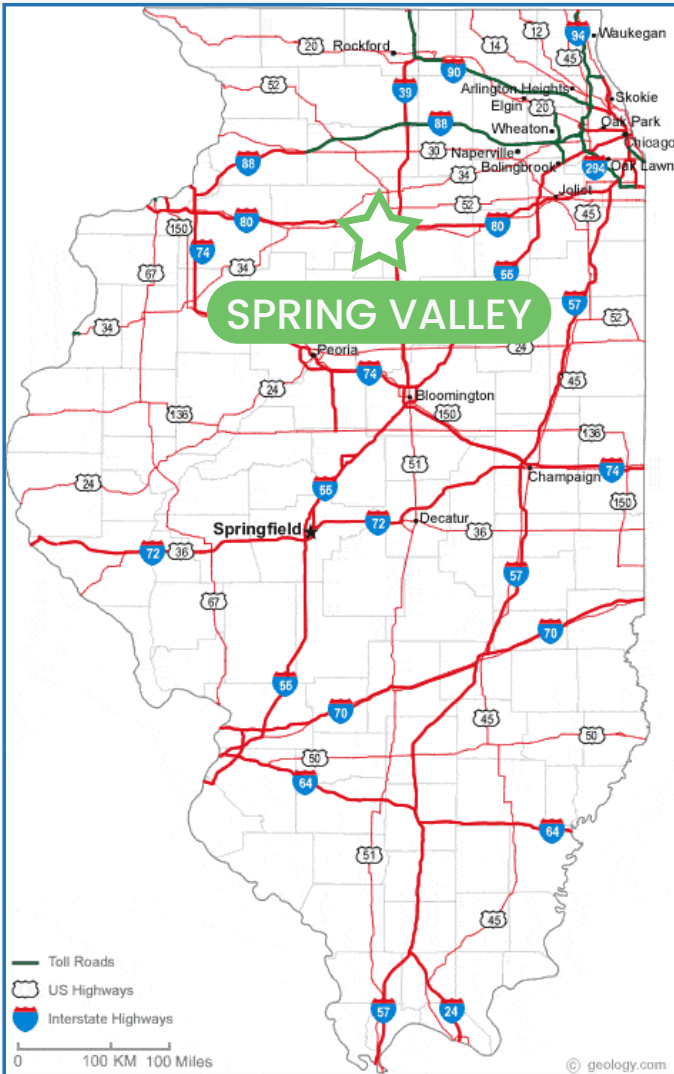
NEW TO MARKET FOR LEASE

Jon Chamlin

(312) 446-6455

jchamlin@cawleycre.com

Call for Details



Potential Uses

- » Rail Trans-load
- » Agriculture
- » Trucking
- » Rail Maintenance Logistics
- » Precast Yard
- » Heavy Highway & Infrastructure Logistics
- » Bulk Material Storage
- » Aggregate Loading & Unloading
- » Heavy Equipment Maintenance
- » Manufacturing & Construction

Details

Total Land:	± 30 Acres
Loading:	(4) 16' x 16' DID's (2) 14' x 16' DID's (1) 3-Ton & (1) 2-Ton Jib Cranes
Available:	June 2026
Term:	5 and 10 Year Options
Lease Rate:	Available on Request <i>*Triple Net Lease</i> <i>*Option to split mechanics shop from rail spur.</i>

Terms

Utilities:	By Tenant
Taxes:	By Tenant
Deposit:	(2) Months (to qualified credit)
Guarantee:	Required

Utilities Heavy Duty

- ✓ 3 Phase Ameren Power
- ✓ City Sewer
- ✓ City Water
- ✓ Fiber Available
- ✓ Ameren Gas

RAIL SPUR, MECHANICS SHOP & YARD

901 US-6

SPRING VALLEY, IL

NEW TO MARKET FOR LEASE

Jon Chamlin

(312) 446-6455

jchamlin@cawleycre.com

Call for Details

