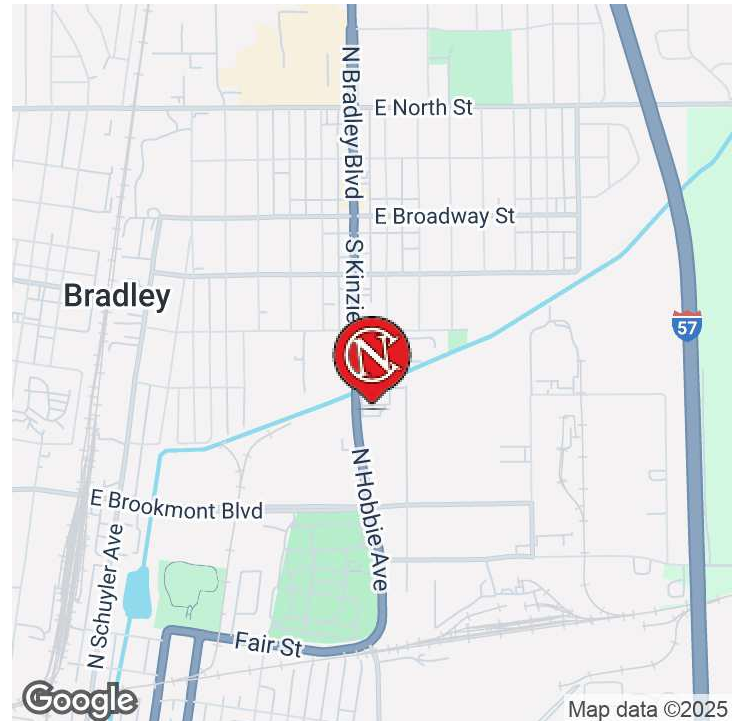


Executive Summary

INDUSTRIAL PROPERTY FOR LEASE 1480 N HOBBIE AVE, KANKAKEE, IL , KANKAKEE, IL



OFFERING SUMMARY

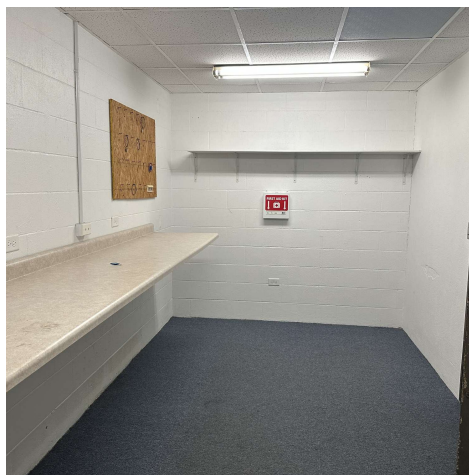
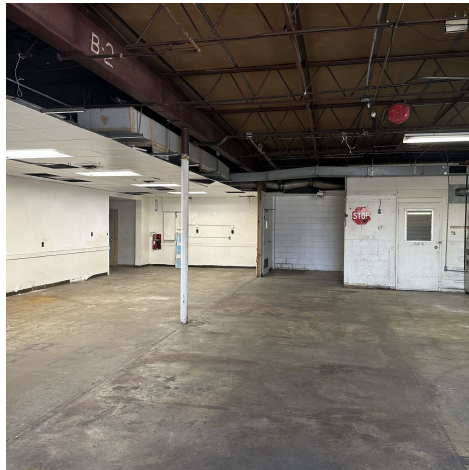
Lease Rate:	\$8.00 SF/yr (Gross)
Building Size:	10,400 SF
Office Space	1,350
Drive In Door	8'
Ceiling Height:	10'
Zoning:	I-1 Light Industrial

PROPERTY HIGHLIGHTS

- Functional and flexible warehouse/ office space
- Excellent Location on busy Route 50 (Hobbie Ave)
- Ample parking and easy access
- 3 Phase power
- Office air conditioned
- 8' Drive in door
- Dock on rear of building
- Warehouse with gas forced air heaters
- Easy access to major transportation routes
- Professional and inviting lobby
- Well-maintained exterior
- Outdoor storage available
- Secure access

Additional Photos

INDUSTRIAL PROPERTY FOR LEASE 1480 N HOBBIE AVE, KANKAKEE, IL , KANKAKEE, IL

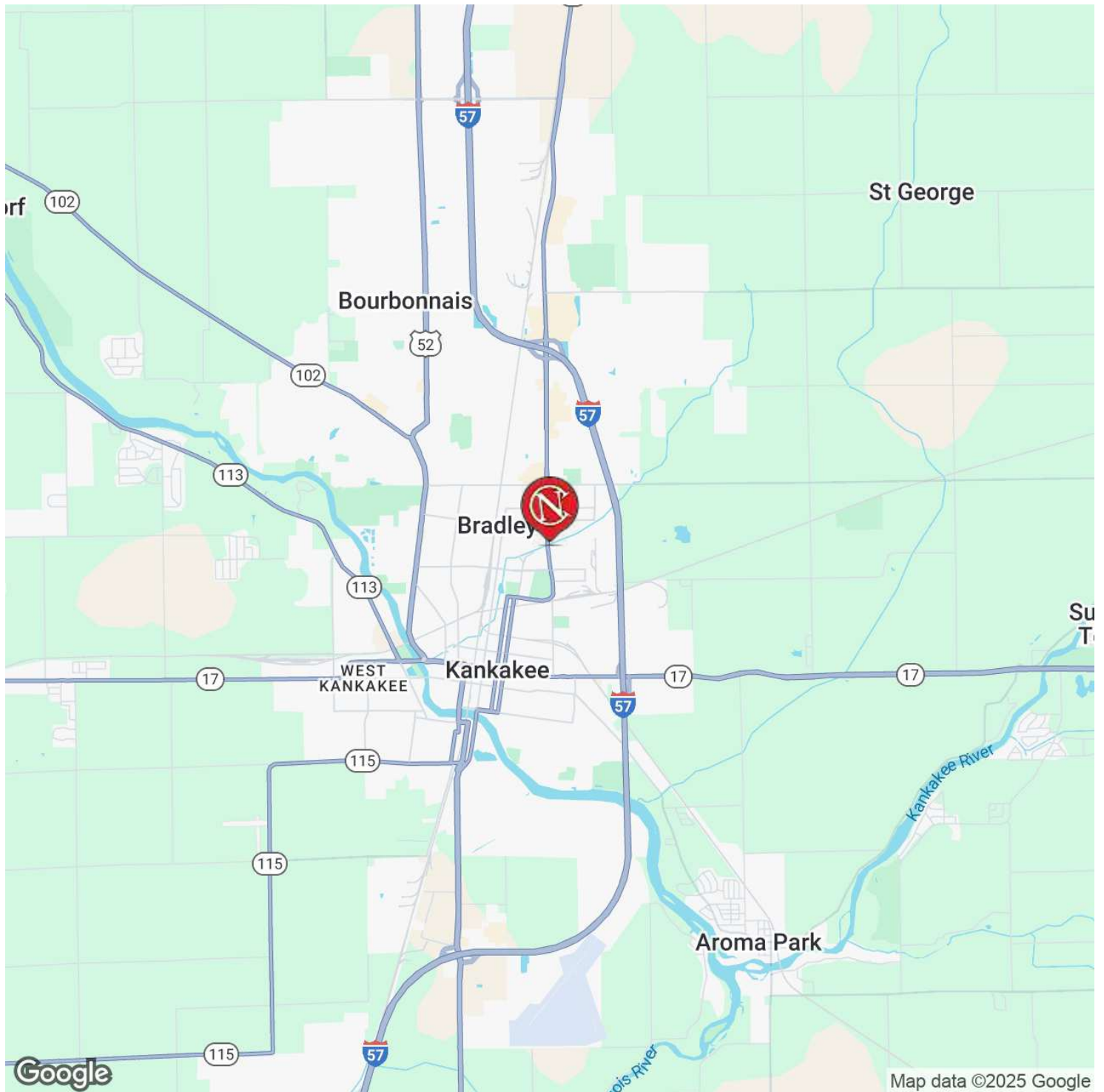


JOSEPH NUGENT, ALC
O: 815.929.9095
C: 815.509.9005
jnugent@nugentcurtis.com



Location Map

INDUSTRIAL PROPERTY FOR LEASE 1480 N HOBBIE AVE, KANKAKEE, IL , KANKAKEE, IL

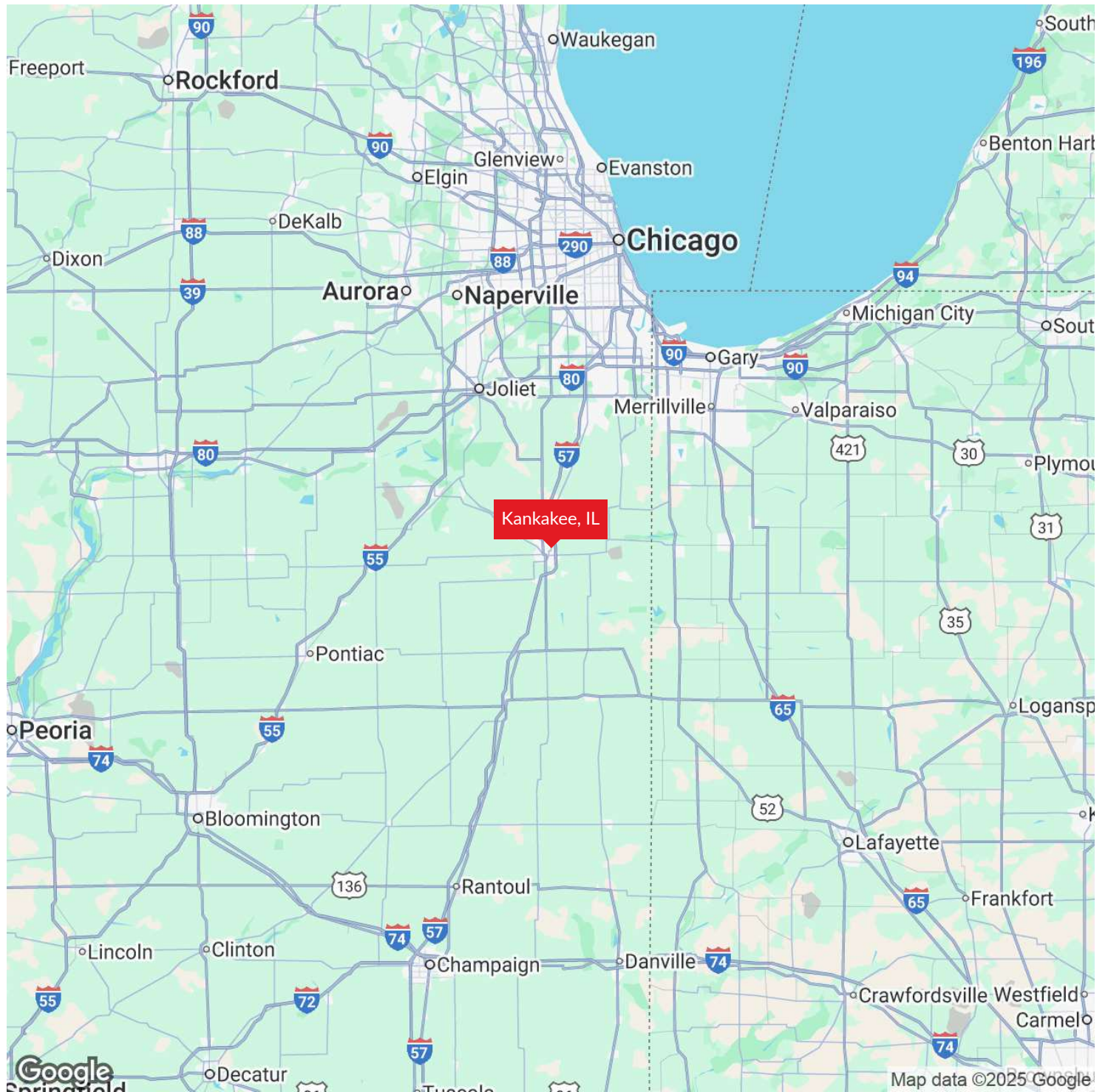


JOSEPH NUGENT, ALC
O: 815.929.9095
C: 815.509.9005
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Regional Map

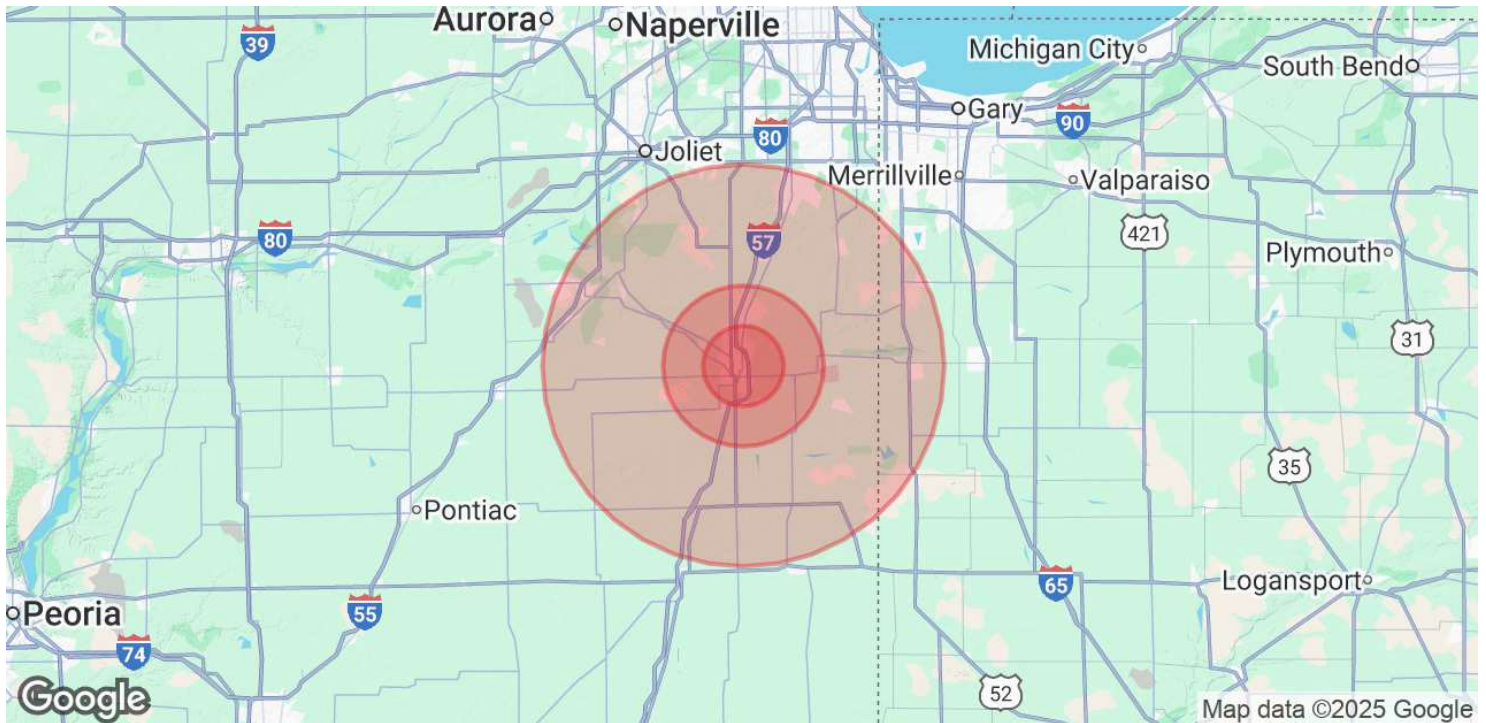
INDUSTRIAL PROPERTY FOR LEASE 1480 N HOBBIE AVE, KANKAKEE, IL , KANKAKEE, IL



JOSEPH NUGENT, ALC
O: 815.929.9095
C: 815.509.9005
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Demographics Map & Report

INDUSTRIAL PROPERTY FOR LEASE 1480 N HOBBIE AVE, KANKAKEE, IL , KANKAKEE, IL



POPULATION	5 MILES	10 MILES	25 MILES
Total Population	67,599	92,272	277,512
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	25,844	35,838	105,894
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$85,405	\$90,511	\$113,358
Average House Value	\$207,034	\$224,918	\$299,560

Demographics data derived from AlphaMap