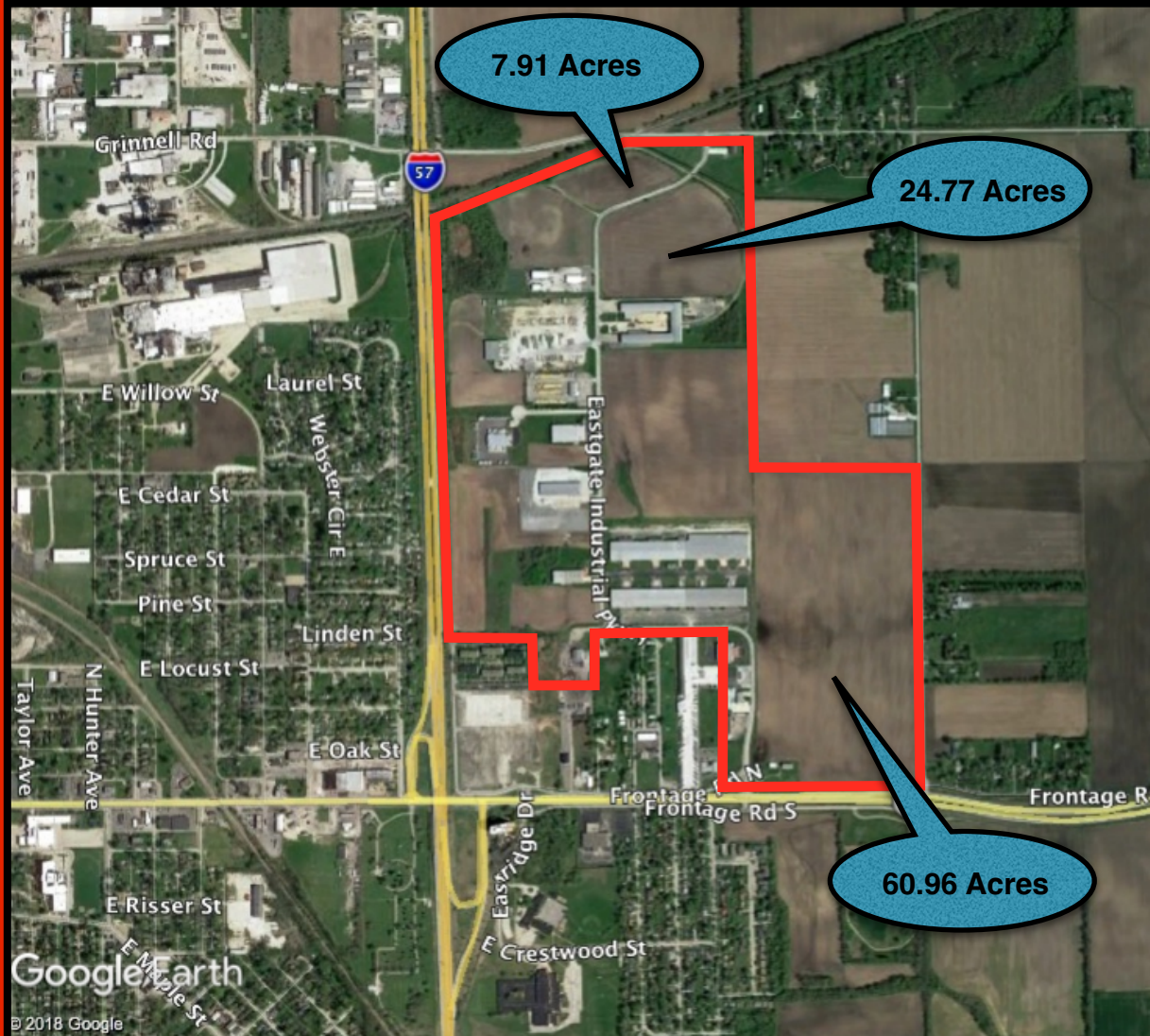


EASTGATE INDUSTRIAL PARK - KANKAKEE, IL

Available For Sale



PROPERTY SPECIFICATIONS

- ◆ 225+/- Acre Industrial Park
- ◆ Sites Ranging from 5 - 60+ Acres
- ◆ Electric, Gas, Water & Sewer to Park
 - 8" High Pressure Line (Nicor Gas)
 - 12" Water Main (Aqua Illinois)
 - 12" Sanitary Sewer Line (KRMA)
- ◆ Zoned I-2 (Heavy Industrial)
- ◆ Highway Visibility
- ◆ Interstate 57 (exit #312) - 1/4 Mile
- ◆ Rail Served Park (Norfolk Southern - NS)
- ◆ Designated Truck Route - Kankakee
- ◆ Enterprise Zone & TIF Zone (Late 2020)
- ◆ Signalized Entrance to State Route 17
 - Interstate 55 - 35 Miles West
 - Interstate 65 - 32 Miles East
- ◆ Surrounding Neighbors: FedEx, Millipore, DHL/WD-40, Hoekstra Transportation, MTS, Our Home (former Heartland Harvest), CMC Rebar, Bulkmaster, Electron Beam, Kankakee Tank Wash

Sale Price:
Starting @ \$1.75 PSF

275 East Court Street
Suite 202
Kankakee, Illinois 60901
(815) 929-9095 phone
(815) 929-9095 fax
www.nugentcurtis.com



**NUGENT
CURTIS**
REAL ESTATE, LLC

Joseph L. Nugent
Principal
(815) 509-9005 cell
jnugent@nugentcurtis.com

For More Information Call:

Christopher W. Curtis, SIOR
Principal
(815) 693-4949 cell
ccurtis@nugentcurtis.com