

Industrial | For Sale or Lease

CBRE

16801 Exchange Ave Lansing, IL

313,982 SF (Divisible) Industrial Facility Available for Sale or Lease

CLASS 8 ELIGIBLE, HEAVY POWER, HEAVY CAR & TRAILER PARKING



**CLICK TO WATCH
PROPERTY VIDEO**

16801 Exchange Ave

16801 Exchange Ave | Lansing, IL 60409

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Property Overview

BUILDING SPECIFICATIONS

Building Size	455,858 SF on 27 acres
Available SF	313,982 SF (divisible to 120,000 SF)
Office SF	Up to 26,381 SF
Clear Height	25'
Column Spacing	48' x 36'
Power	5000 amps, 277/480V, 3-phase, 4 wire
Docks	27
Drive In Doors	1
Car Parking	276 (full building)
Trailer Parking	23 (expandable)
Zoning	M-1
Lease Rate	\$8.25/SF gross
Asking Sale Price	\$55.00/SF

PROPERTY HIGHLIGHTS

Close proximity to I-80 and I-94

Located in an Enterprise Zone & Bernice Road TIF district

Class 8 tax incentive eligible

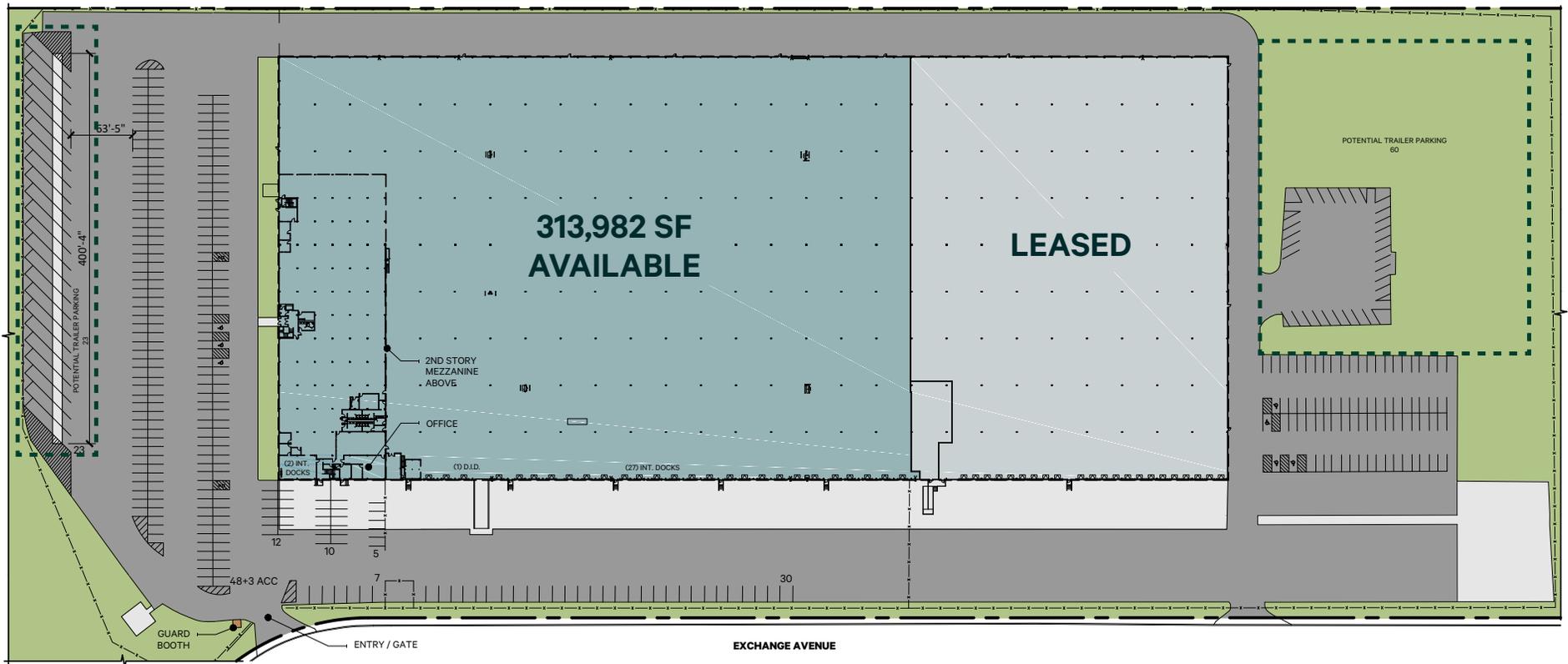
Excellent labor pool

Fully secured & fenced in site with guard shack

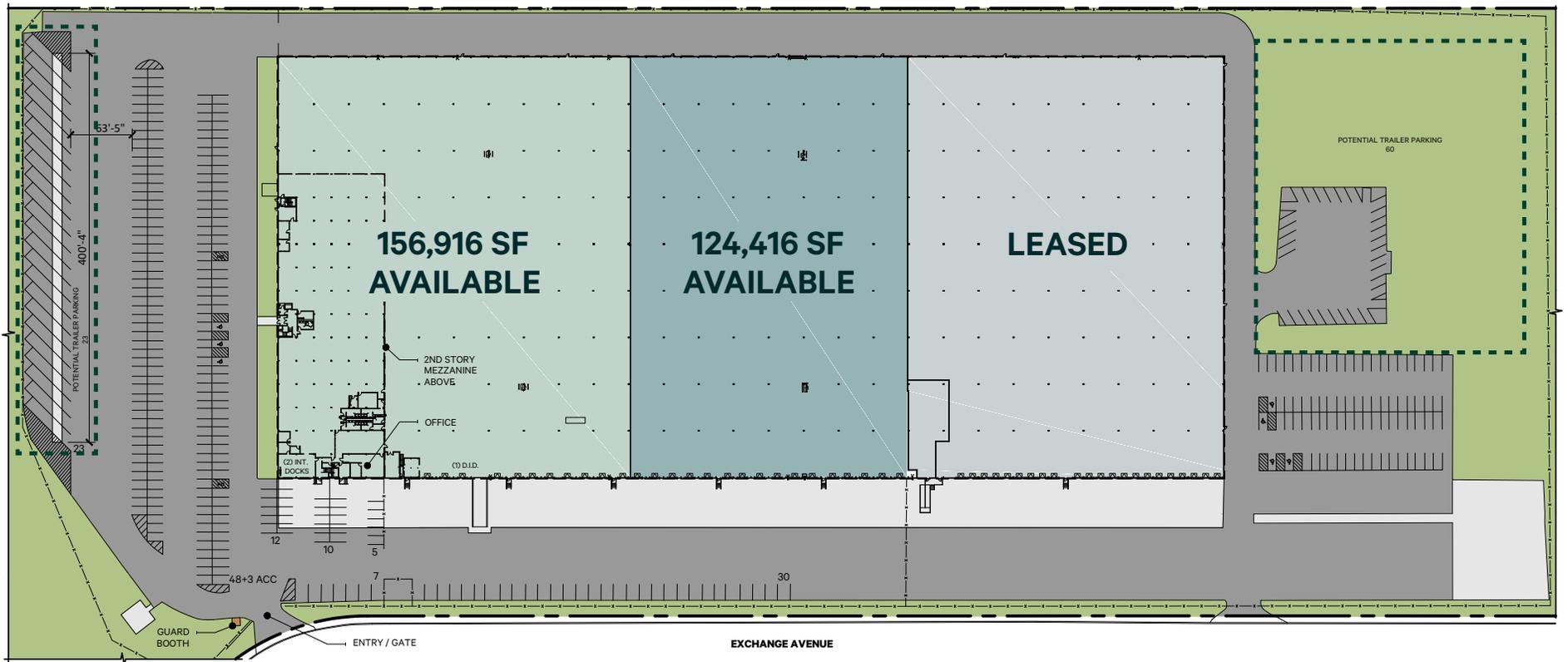
Up to 13,000 SF of mezzanine storage



Site Plan



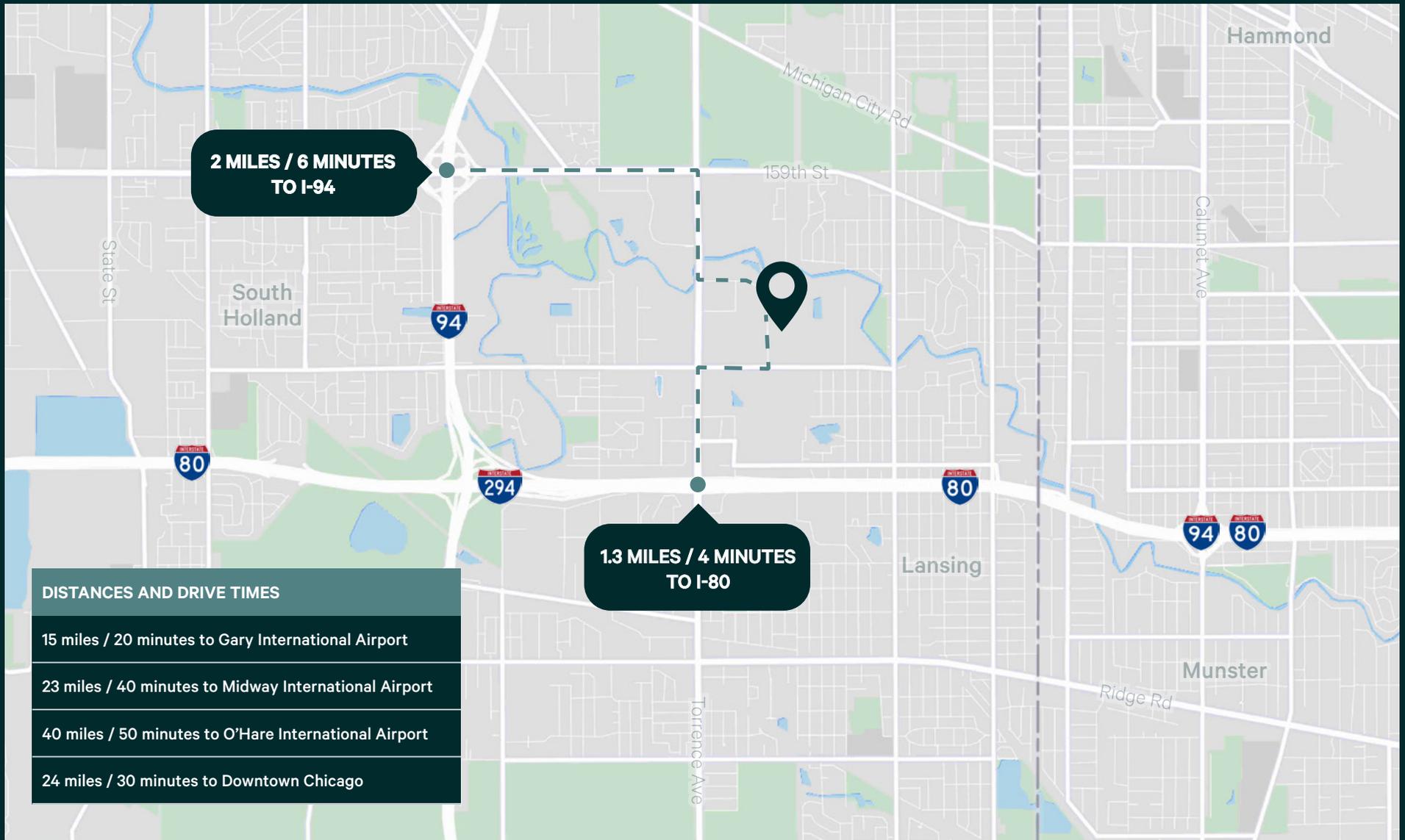
2-Tenant Demising Plan



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Access Map





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