

**1125**  
SYCAMORE ROAD



1125 SYCAMORE ROAD, MANTENO, ILLINOIS

# ADVANCED MANUFACTURING & FOOD DISTRIBUTION SPACE FOR LEASE OR SALE

## POWER-READY COLD STORAGE FACILITY WITH EXPANSION CAPABILITY



**587,228 SF**  
Temperature-Controlled Facility



**13,214 SF**  
Office Space



**73,000+**  
Racked Pallet Positions



**34kV Power Service**  
(10-15 MWs)



**34 Acres**  
Available for Expansion



**Rail-Served**  
(Canadian National)



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Jones Lang LaSalle Midwest, LLC

# PROPERTY OVERVIEW



This premier temperature-controlled facility is purpose-built for advanced manufacturing and food distribution operations. With exceptional 34kV power capacity (10-15 MWs), full ammonia refrigeration infrastructure, 41-foot clear heights, and 73,000+ racked pallet positions, it's engineered for sophisticated production and cold chain logistics. The facility features LED lighting throughout and cross-dock configuration for maximum operational efficiency.



**Strategic power advantage:** 34kV service at 7000A provides the capacity for medium-sized manufacturing requiring 10-15 MWs of power, while water capacity delivers at least 25,000 gallons per day for industrial operations. With dedicated 3,000 amp service to the building and 4,000 amp service to the refrigeration system, plus ample water supply for processing and cooling needs, you have the complete infrastructure to support high-demand manufacturing.



**Unmatched expansion opportunity:** 34 acres of adjacent land offers up to 643,812 SF of additional development potential, bringing total capacity to 1,231,040 SF. Choose from multiple expansion scenarios including frozen, food production, and/or ambient configurations with 50-foot clear height capability. Whether you need additional warehouse space, production lines, or distribution capacity, room to grow is already secured and zoned.



**Rail-served advantage:** Active Canadian National rail spur directly to the building provides multimodal distribution flexibility. Combined with immediate access to I-57 and central Midwest location, you can reach Chicago in just over an hour and service hundreds of cities across the region within a single day's drive.



Canadian National

**34 Acres**  
Expansion parcel



# BUILDING SPECIFICATIONS

TOTAL BUILDING SIZE: 587,228 SF

TOTAL RENTABLE SF: 587,228 SF

OFFICE: 13,214 SF (2 story)

TOTAL ACREAGE: 79.6 Acres

YEAR BUILT: 1999; Renovated 2022/2024

COLUMN SPACING: Staging bay – north side 55' x 45'; 55'x76'5"  
Staging bay – south side 55' x 76'5"

FLOOR SLAB: 7" concrete

CLEAR HEIGHT: 41'

LOADING: (84) dock doors | (1) drive-in door | (2) exterior rail doors

SPRINKLER: Fully sprinklered. ESFR system.

UTILITIES:

- 3,000-amp service to building | 277/480 volts
- 4,000-amp service to refrigeration system | 277/480 volts
- 34kV power service, 10-15 MWs of power

VEHICLE PARKING: 205

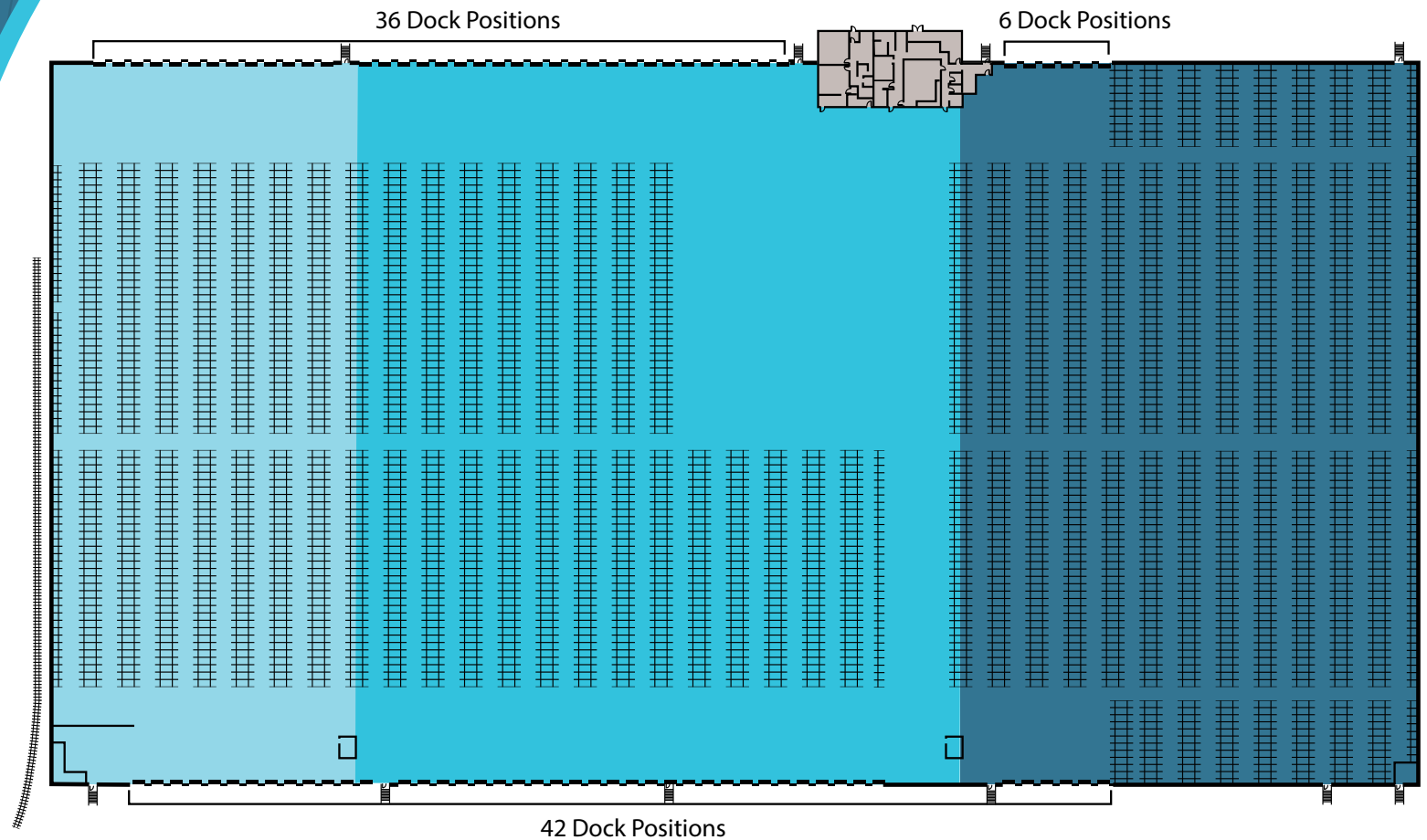
COOLER: Room C (126,595 SF) at 68-72° with potential to maintain 50°, Room B (252,729 SF) at 68-72° with potential to maintain 45°, Room A (194,689 SF) at 40°

ROOF: New 60 MIL Ballasted EPDM roof as of May 2023 with 20-year warranty (May 2043)

# COLD STORAGE

Temperature-control throughout the facility.

Over 73,000 racked pallet positions.



**68-72° CAPABLE**  
**Room C | 126,595 SF**

\*Potential to maintain 50°

**68-72° CAPABLE**  
**Room B | 252,729 SF**

\*Potential to maintain 45°

**40° CAPABLE**  
**Room A | 194,689 SF**



# EXPANSION PLANS

## SCENARIO 1

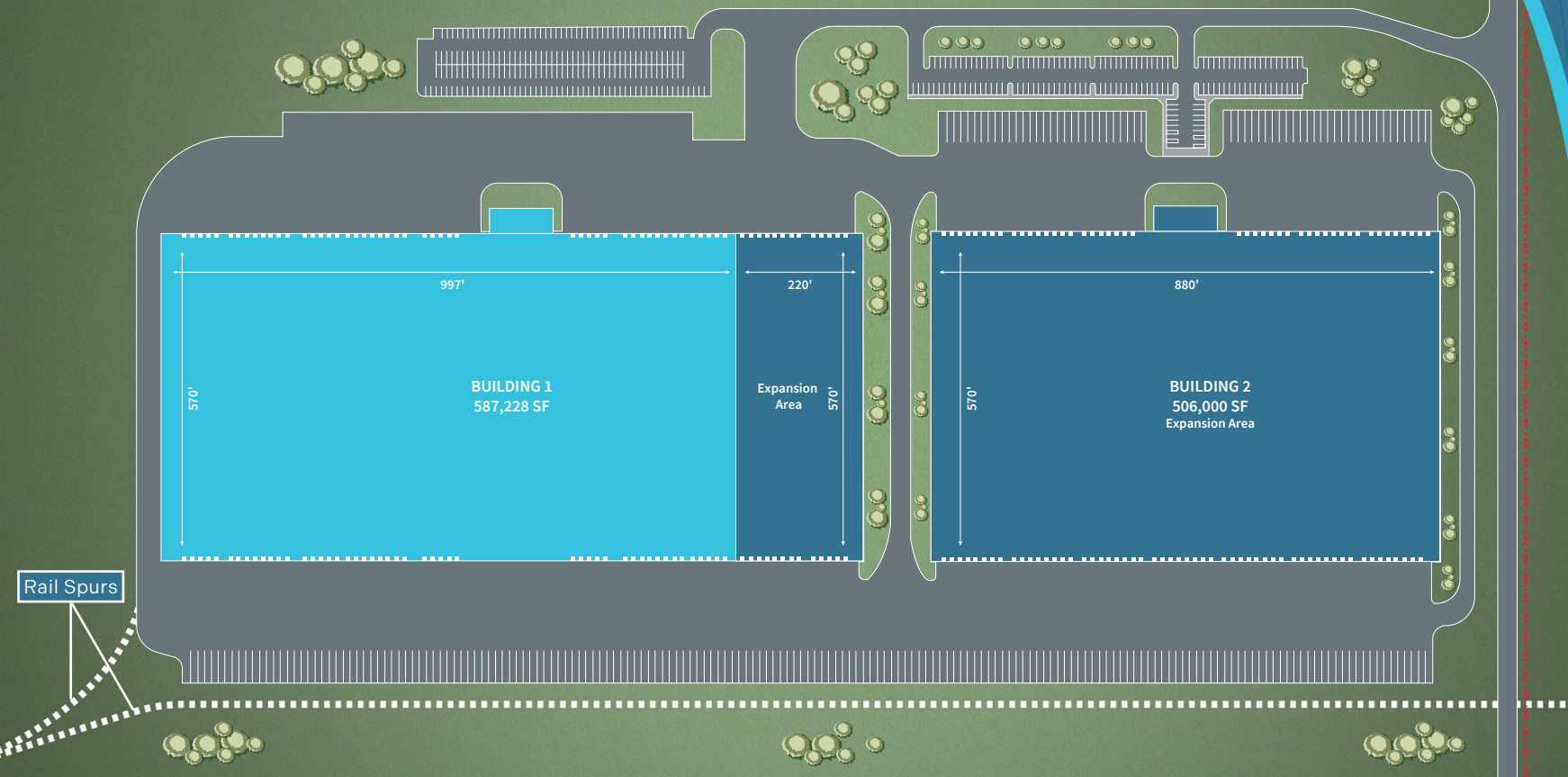
**Building 1**  
693,690 SF  
129 Docks

**Building 2**  
506,000 SF  
102 Docks

**231**  
Total Docks

**293**  
Total Truck/  
Trailer Parking

**346**  
Total  
Auto Parking



# EXPANSION PLANS

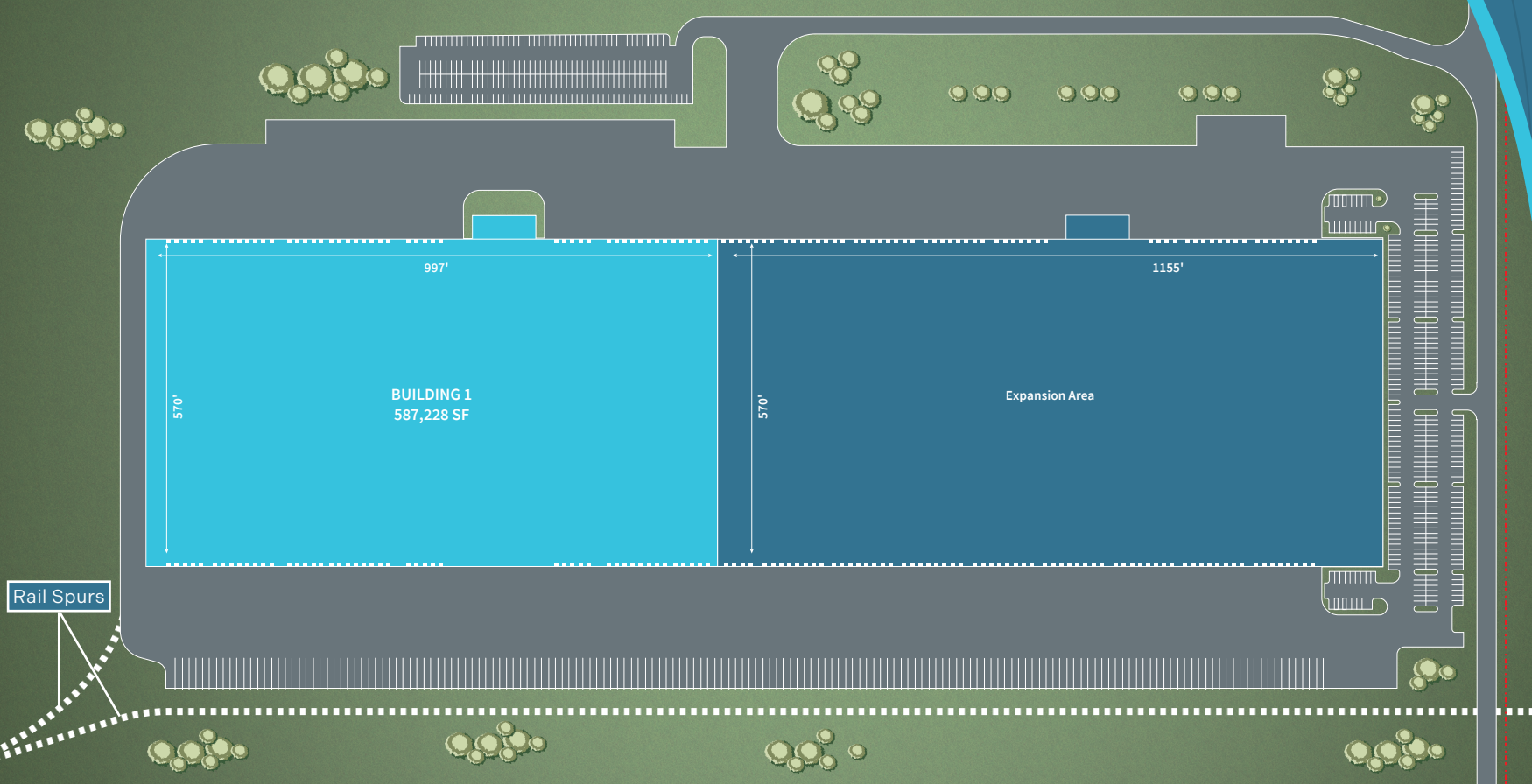
## SCENARIO 2

**Building 1**  
1,231,040 SF

**233**  
Total Docks

**221**  
Total Truck/  
Trailer Parking

**510**  
Total  
Auto Parking



# EXPANSION PLANS

## SCENARIO 3

**Building 1**  
693,690 SF  
129 Docks

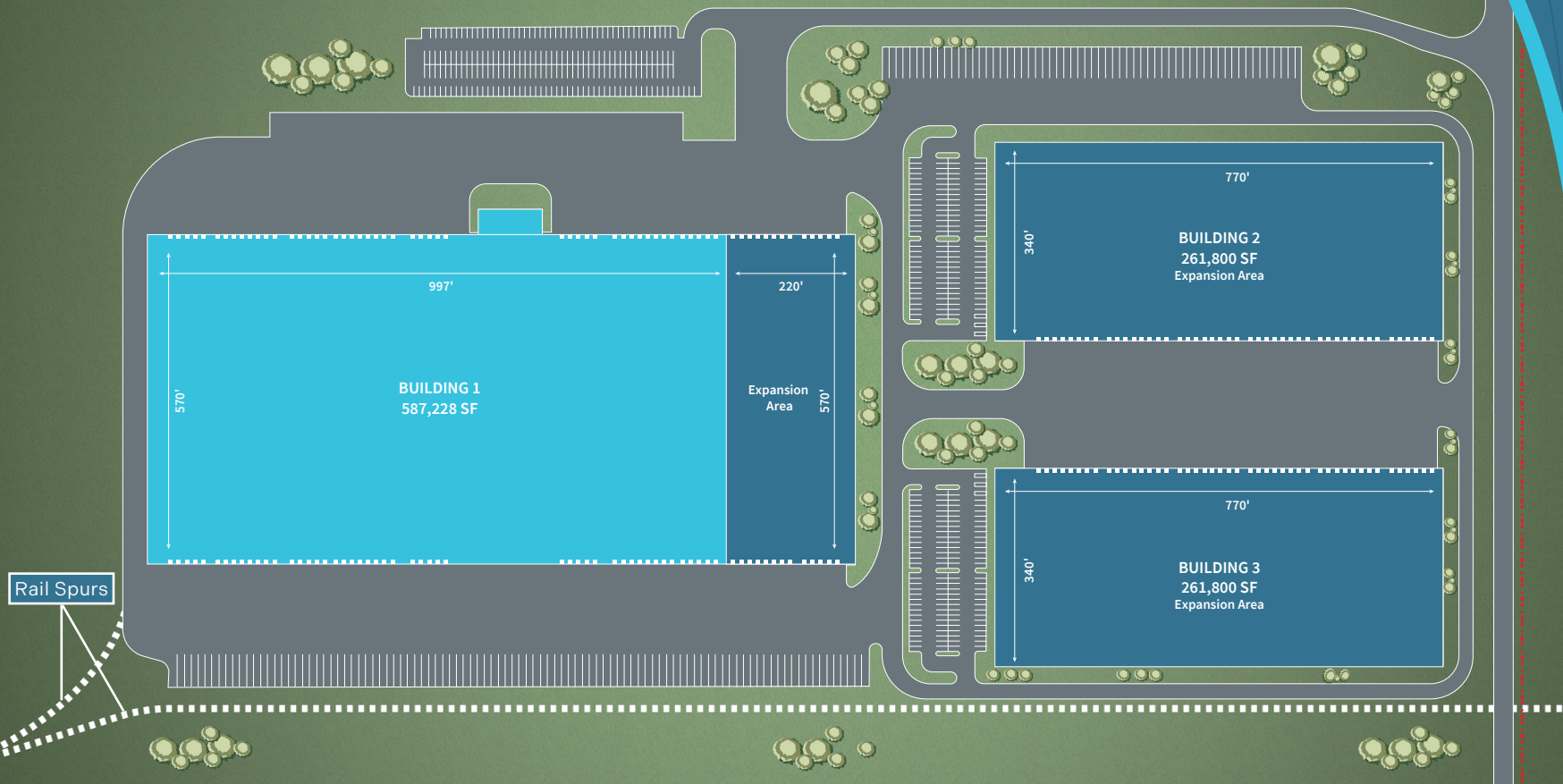
**Building 2**  
261,800 SF  
46 Docks

**Building 3**  
261,800 SF  
46 Docks

**221**  
Total Docks

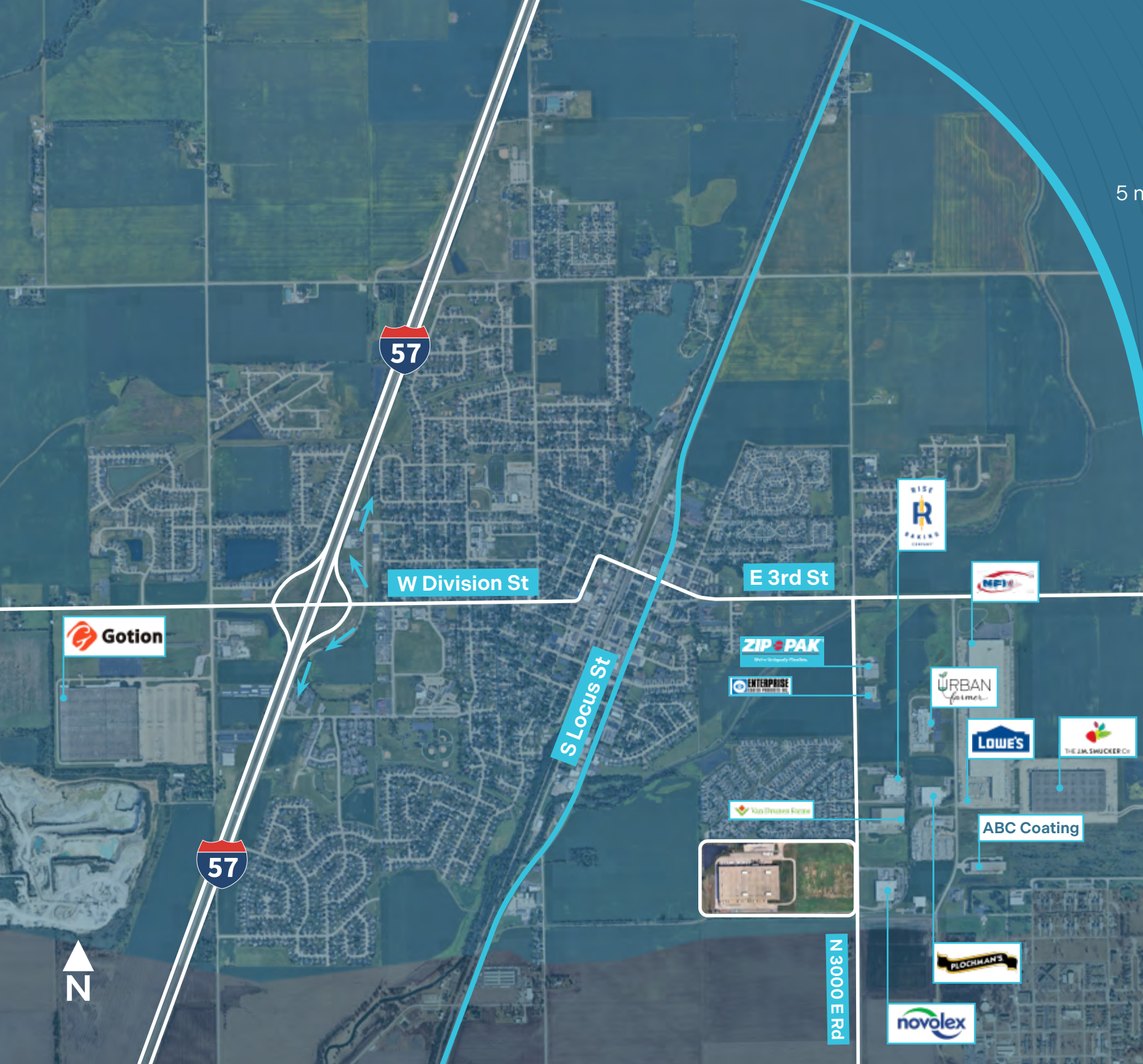
**213**  
Total Truck/  
Trailer Parking

**440**  
Total  
Auto Parking

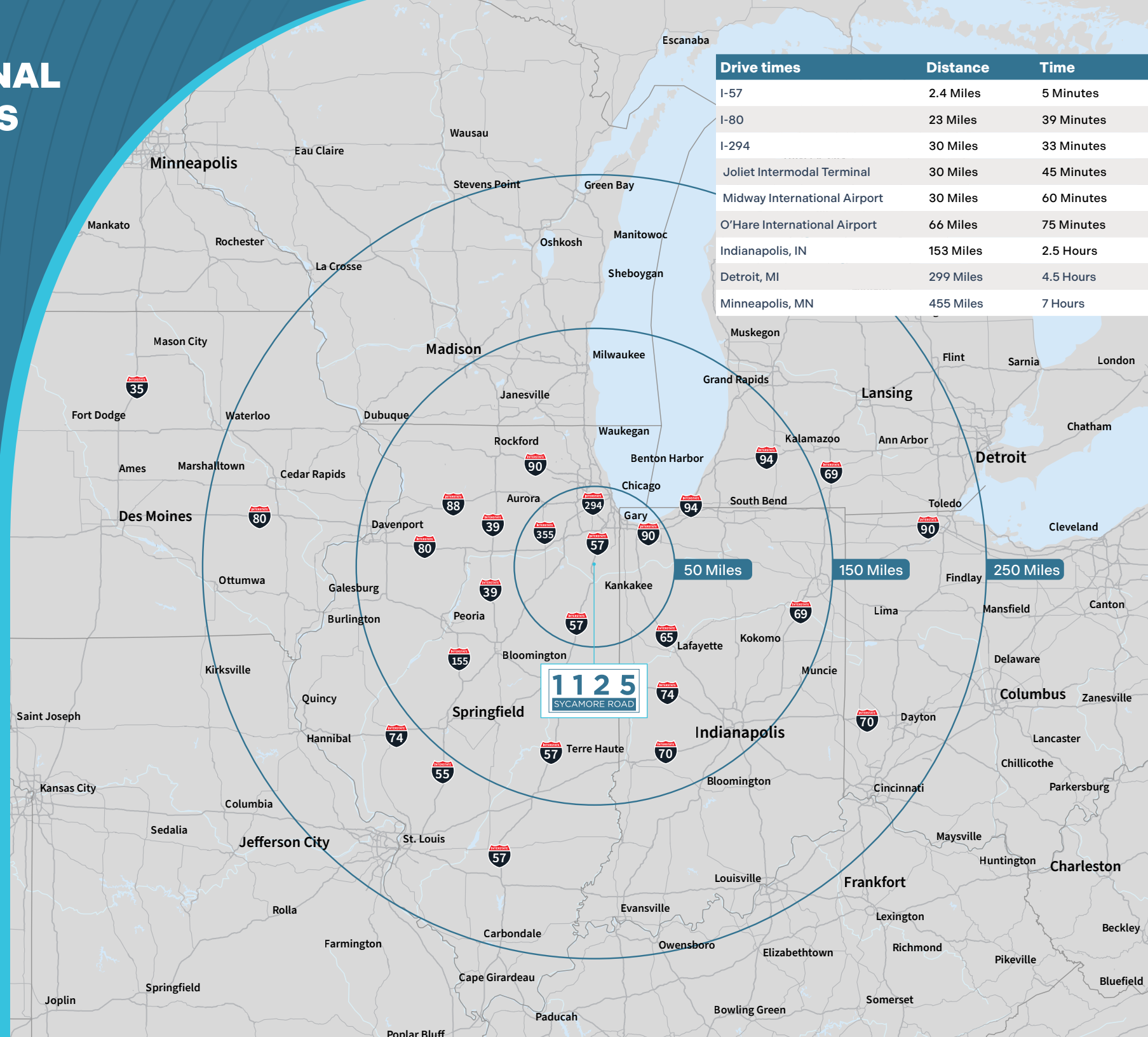


# LOCAL ACCESS

I-57  
5 minutes | 2.4 miles



# REGIONAL ACCESS



| Drive times                  | Distance  | Time       |
|------------------------------|-----------|------------|
| I-57                         | 2.4 Miles | 5 Minutes  |
| I-80                         | 23 Miles  | 39 Minutes |
| I-294                        | 30 Miles  | 33 Minutes |
| Joliet Intermodal Terminal   | 30 Miles  | 45 Minutes |
| Midway International Airport | 30 Miles  | 60 Minutes |
| O'Hare International Airport | 66 Miles  | 75 Minutes |
| Indianapolis, IN             | 153 Miles | 2.5 Hours  |
| Detroit, MI                  | 299 Miles | 4.5 Hours  |
| Minneapolis, MN              | 455 Miles | 7 Hours    |

# LOCAL DEMOGRAPHICS & INCENTIVES



## Regional Population & Workforce

- **712,899 residents** within 25 miles and **6.2 million** within 50 miles provide immediate access to a substantial consumer and labor market
- **808,000+ workers** within 30 minutes and **2.8 million** within 45 minutes offer deep labor pool access across manufacturing, logistics, healthcare, and professional services



## Economic Strength

- **Median household income of \$90,658** (25-mile radius) and **\$86,431** (50-mile radius), projected to grow to over **\$103,000 by 2030**
- **Average household income of \$115,260** (25-mile) demonstrates strong consumer spending power and economic stability



## Industry & Employment

- **25.6% blue-collar workforce** within 25 miles, with **10.9% in transportation/material moving** and **10.7% in manufacturing** sectors—directly aligned with industrial operations
- **Unemployment rate of 5.6%** indicates a healthy, available labor market ready for recruitment



## Workforce Readiness

- **64% of jobs** require an associate's degree or less, closely matching the **68.1% of the labor force** (ages 25-64) with that education level—ensuring strong workforce alignment
- **Ample labor supply** supports manufacturing expansions up to **150 jobs**, with at least **53 potential candidates per opening** for key roles like team assemblers and production supervisors



## Economic Incentives

- **Enterprise Zone benefits** include tax exemptions and property tax abatements for qualifying projects in designated areas
- **Opportunity Zone investments** offer capital gains tax advantages for long-term growth in targeted census tracts
- **TIF districts and WKRA bond financing** provide flexible funding options to reduce development costs and accelerate project timelines
- [Find out more at the Economic Alliance of Kankakee County](#)



## Infrastructure & Utilities

- **Aqua Illinois delivers 30 million gallons per day (MGD)** from the Joseph Donovan Water Treatment Plant, with sustainable capacity supported by the Kankakee River's **4 billion gallons per day** average flow
- **Reliable utility network** includes ComEd (electric), Nicor Gas (natural gas), Comcast and Fabulous Fiber (fiber-optic connectivity), and Kankakee River Metropolitan Agency (wastewater/sewer)



## Housing & Affordability

- **Median home value of \$290,697** (25-mile) with a **Housing Affordability Index of 101**, indicating attainable homeownership for relocating employees
- **78% homeownership** rate within 25 miles reflects community stability and workforce commitment to the region



## Strategic Location & Business Climate

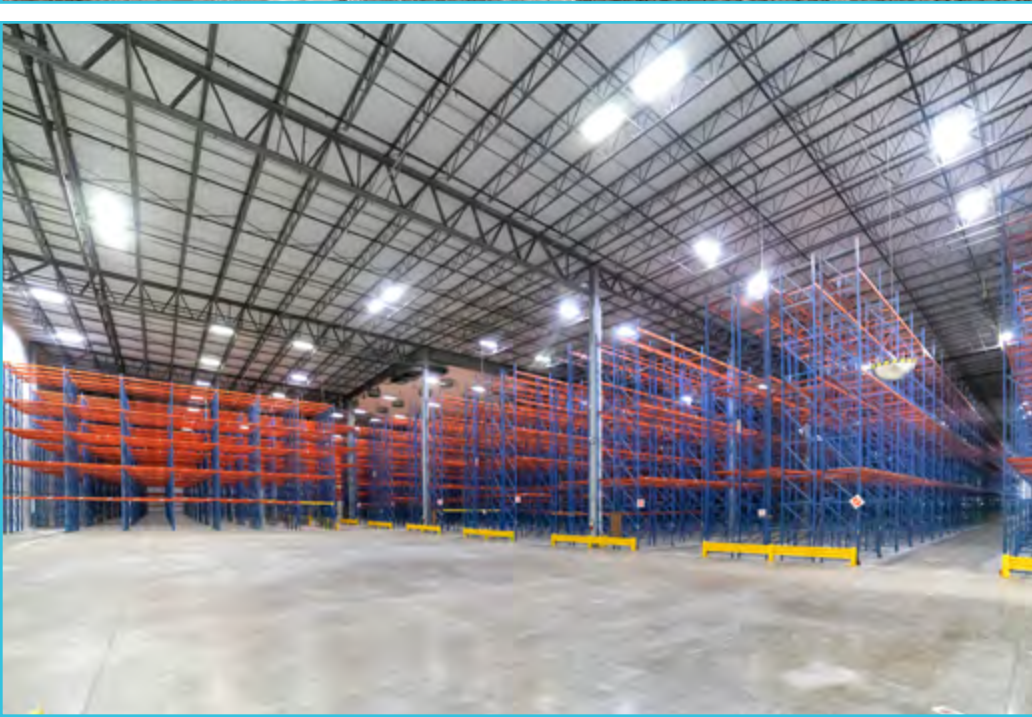
- **Proximity to Chicago** combined with **less congestion, competitive operating costs**, and leadership committed to solving problems positions Kankakee County as an expansion-friendly destination
- **78.1% of Kankakee County's workforce** lives and works within the county, ensuring a stable local labor base with minimal commute disruption

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# PROPERTY PHOTOS



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## FOR MORE INFORMATION, CONTACT:

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