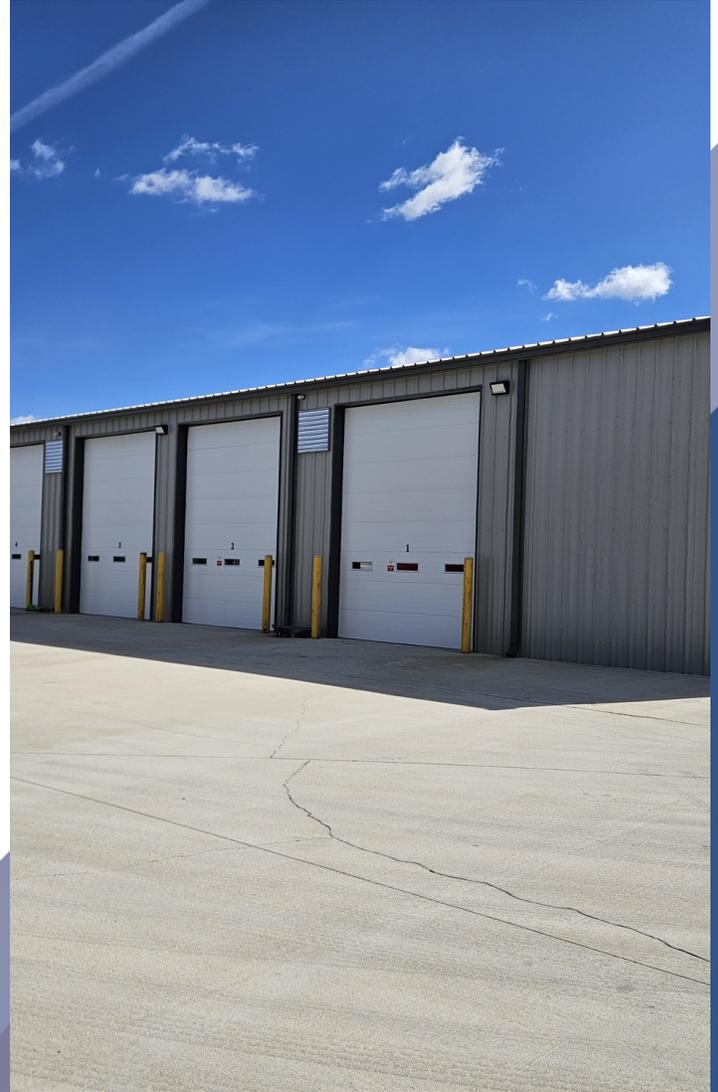


BUILDING AND PARKING

801 E KANKAKEE RIVER DRIVE

801 E Kankakee River Dr Wilmington, IL 60481



LEASE RATE

\$30,000.00 per month

Nick Ferro

(815) 405-3679

nferro@cbcregroup.com

Keith Conroy

(815) 347-2756

keithconroy35@gmail.com

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**COLDWELL BANKER
COMMERCIAL
REAL ESTATE GROUP**

FOR LEASE

801 E KANKAKEE RIVER DRIVE
801 E Kankakee River Dr Wilmington, IL 60481



OFFERING SUMMARY

Lease Rate:	\$30,000.00 per month (NNN)
Building Size:	11,000 SF
Lot Size:	2.5 Acres
Office:	3,500 SF
Parking:	75+
Zoning:	I2

PROPERTY OVERVIEW

Introducing a prime lease opportunity in Wilmington, IL. This industrial/manufacturing property at 801 E Kankakee River Dr offers a strategic location with easy access to major transportation routes and intermodal/warehouse sites, providing convenience and connectivity for businesses. With modern amenities, customizable spaces, and spacious floor plans, the well-maintained facility is designed to accommodate diverse operational needs. Equipped with ample parking, high ceilings, and drive through bays, it ensures a seamless workflow for industrial and manufacturing activities. Parking area is secured with fencing, electric gates and camera systems. Building is fully sprinkled and includes floor drains and 3 phase power. Elevate your business with this dynamic and adaptable industrial/manufacturing space.

PROPERTY HIGHLIGHTS

- Strategic location with easy access to major transportation routes
- Spacious floor plans to accommodate diverse operational needs
- Ample parking, high ceilings, and drive through bays for seamless workflow
- Shop/warehouse space includes floor drains and sprinklers

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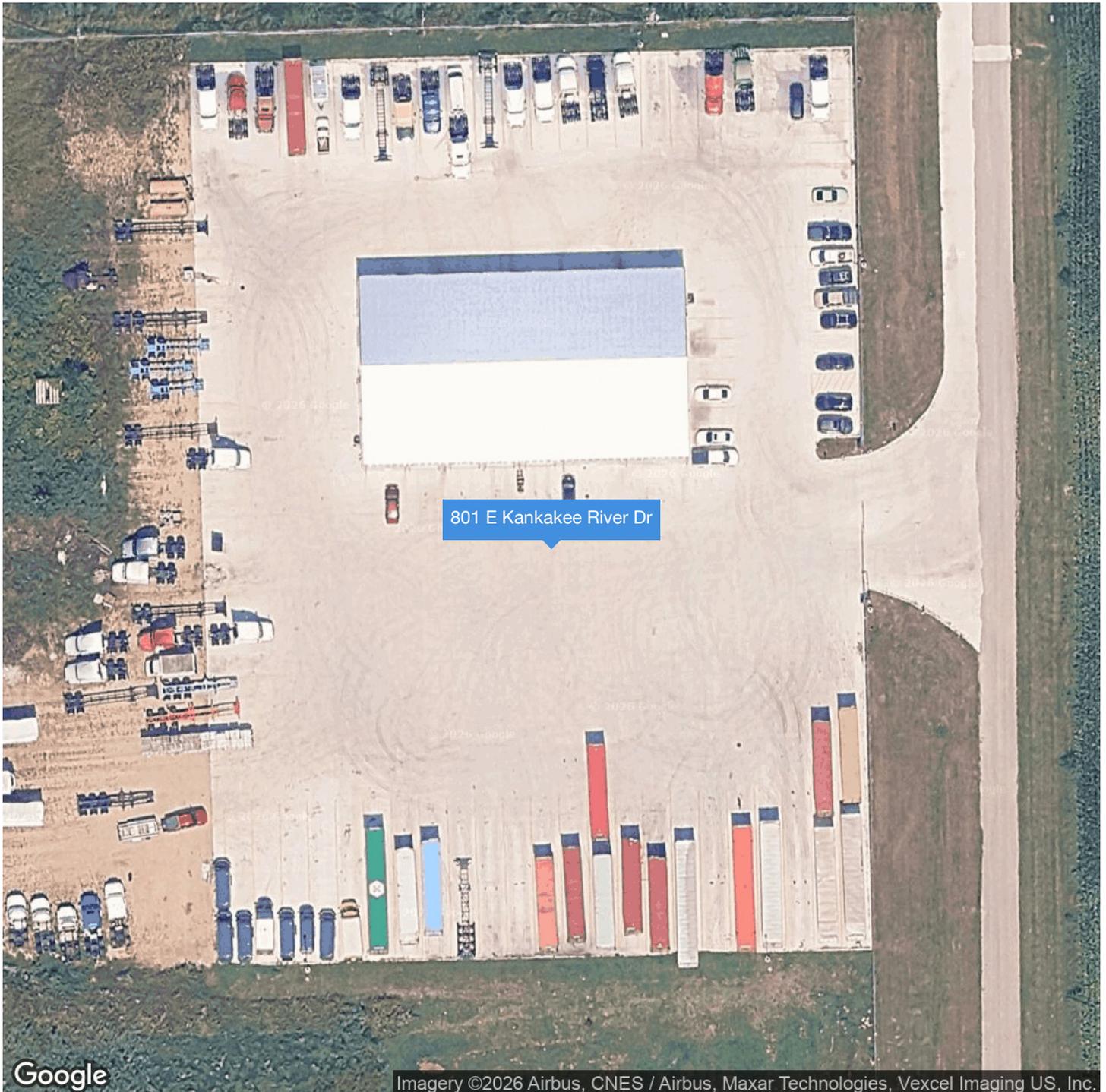
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PARKING

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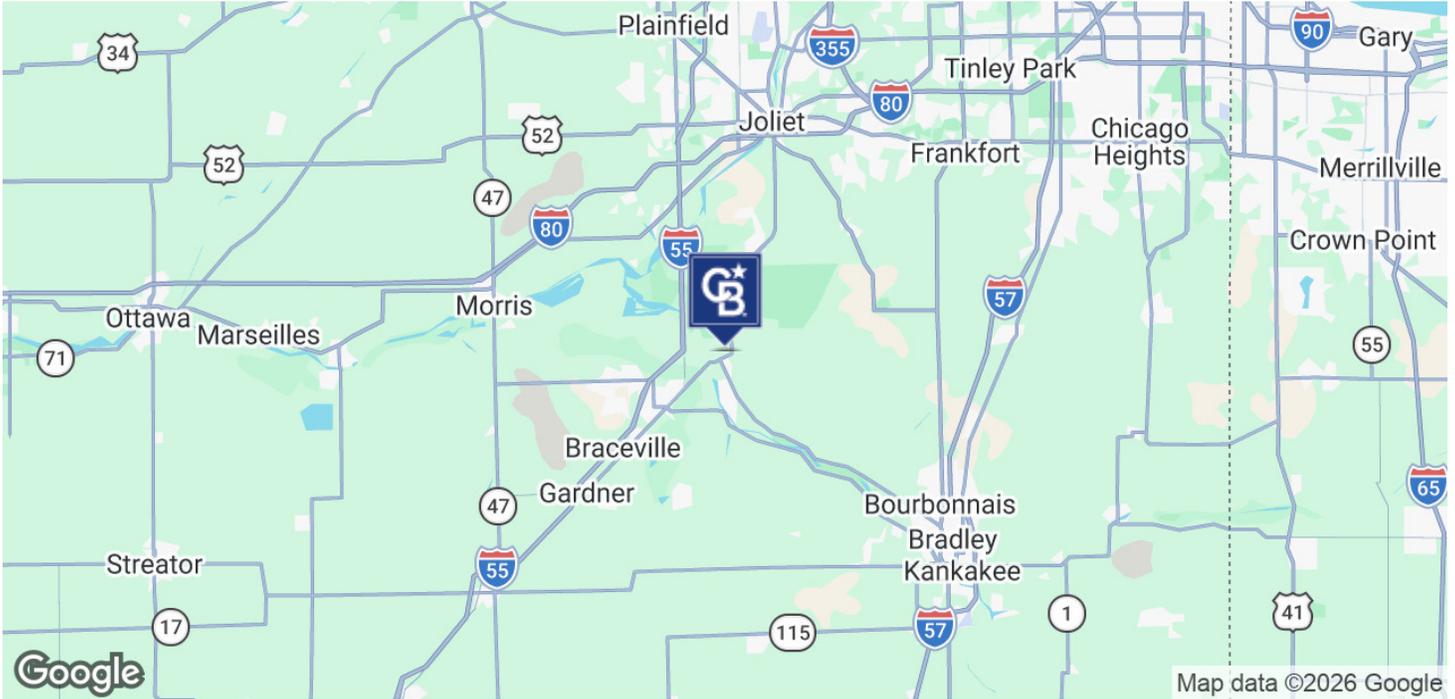


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LOCATION

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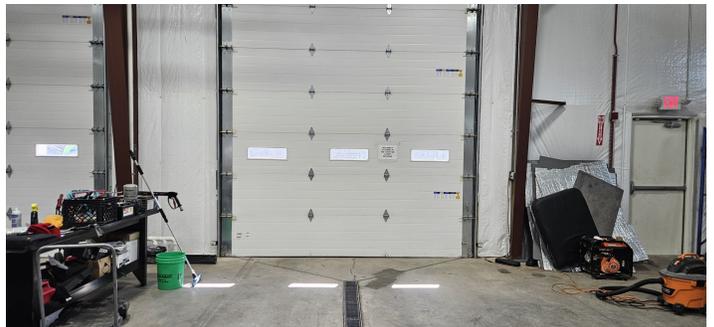
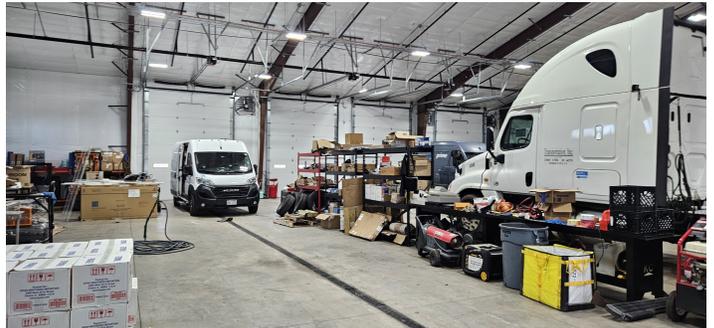
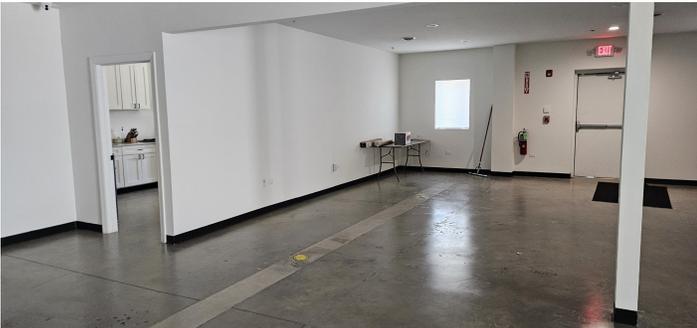
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