



FOR LEASE
1551 E WILLOW ST

611,879 SF
KANKAKEE, IL

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PHOENIX
INVESTORS

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PROPERTY HIGHLIGHTS



**FULLY FENCED WITH
GUARD SHACK**



RAIL SPUR ON SITE



QUICK ACCESS TO I-57



**EXTENSIVE CAR &
TRAILER PARKING**



PROPERTY DETAILS

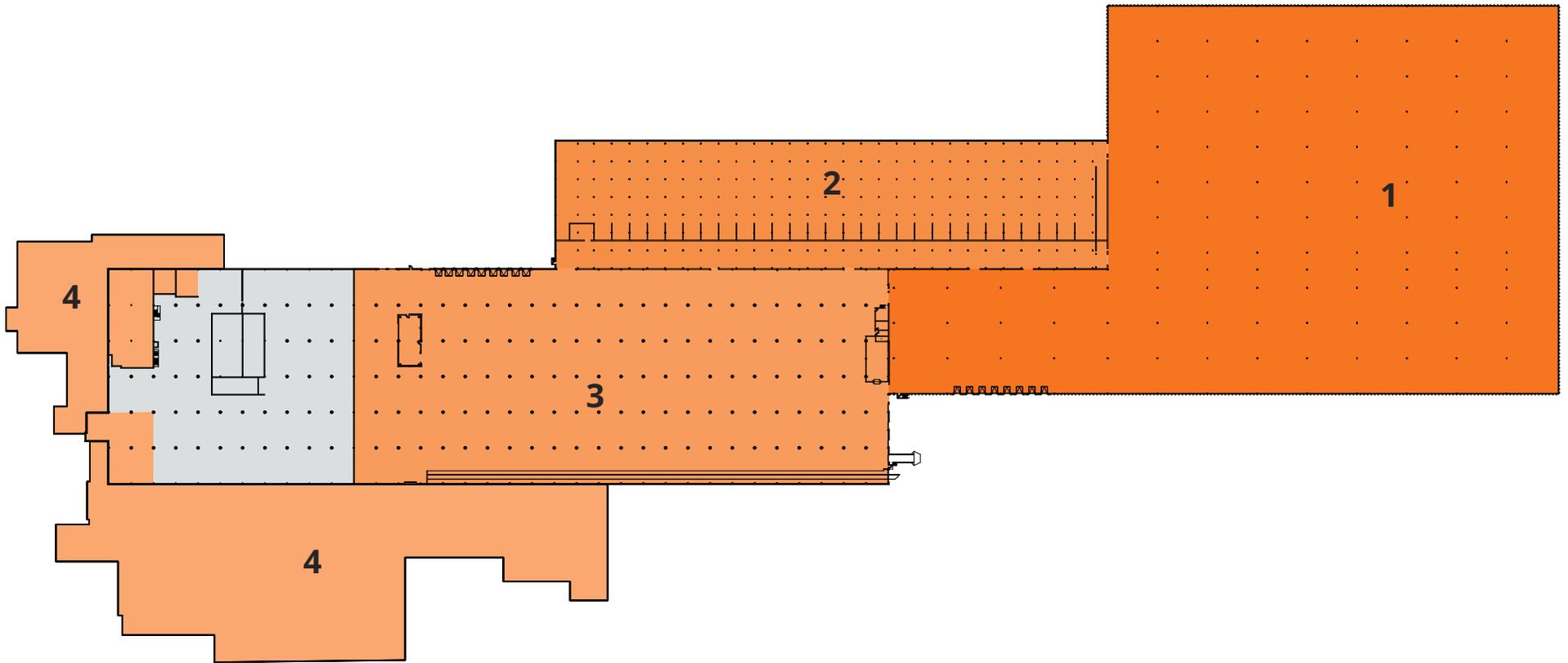
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AVAILABLE SPACE	611,879 SF
DOCK DOORS	53
DRIVE-IN DOORS	7
CLEAR HEIGHT	11' 11" - 87' 1"
YEAR BUILT	1964, 1980
FIRE SUPPRESSION	Wet System
LIGHTING	T8 & LED
PARKING	200 Auto 100 Trailer
POWER	17,000 Amps Two Feeds into Facility, 12KV & 34KV
LAND AREA	75.82 Acres
RAIL ACCESS	Possible via Norfolk Southern Spur on Site (Inactive)
ZONING	I-1
PARCEL ID	16-09-33-201-003, 16-09-33-201-004, 16-09-33-201-006

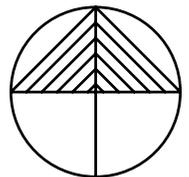


FLOOR PLAN

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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCK DOORS	SQUARE FEET
1	AVAILABLE	24' 11"	26	254,902 SF
2	AVAILABLE	18' 8" - 87' 1"	10	89,662 SF
3	AVAILABLE	21' 6"	13	145,185 SF
4	AVAILABLE	11' 11" - 23' 4"	4	122,130 SF
TOTAL				611,879 SF



LOCATION MAP

1551 E WILLOW ST | KANKAKEE, IL

I-57	1 MILE
CHICAGO, IL	60 MILES
NAPERVILLE, IL	68 MILES
INDIANAPOLIS, IN	147 MILES
MILWAUKEE, WI	149 MILES

