



 Virtual Tour

Industrial	MLS #: 12476663	List Price: \$2,600,000
Status: NEW	List Date: 09/21/2025	Orig List Price: \$2,600,000
Area: 4507	List Dt Rec: 09/21/2025	Sold Price:
Address: 1781 E Risser St , Kankakee, IL 60901		
Directions: I 57 south to Court St Exit, west to Gordon St. south to Risser St, east to property.		
Closed:	Lst. Mkt. Time: 1	Rented Price:
Off Mkt:	Contract:	Lease SF/Y:
Township:	Concessions:	Mthly. Rnt. Price:
	Unincorporated:	CTGF:
Year Built: 2004	PIN #: 16170411901100	Blt Before 78: No
Zone Type: Industrial	Multiple PINs: Yes	County: Kankakee
Act Zoning: I-1	Relist:	
Subtype: Truck Terminal, Other	Unit SF: 21000	
Tot Bldg SF: 21000	# Stories: 1	Lease Type:
Office SF:	Gross Rentable Area:	Com Area Maint SF/Y:
Land SF: 348480	Net Rentable Area:	Est. Tax per SF/Y:
Lot Dim: 287 x 734 x 731 x 640	Investment:	User:
Lot Size Source: County Records	List Price Per SF: \$41.27	Sold Price Per SF: \$0
Mobility Score: - 		

Remarks: **Industrial Property with Turnkey Truck Terminal Setup or Industrial Outdoor Storage in Kankakee, IL.** Exceptional opportunity to acquire this 8-acre site conveniently located less than one mile from the I-80 and Court Street exit. This location is less than 30 minutes from Chicago's South suburbs making this a perfect auxiliary site for a logistics/transportation, industrial contractor or storage operations. Zoned I-1 Industrial with the City of Kankakee. The site includes Two repair facilities: Main facility, 16,000 sq ft, is integrated office space, mechanical repair area (south end) with 15,000 lbs. ceiling crane, and body repair area (north end) featuring a semi-truck paint booth. Secondary facility, 4,000 sq ft, on the southwest corner dedicated to trailer repair. The small office building, 1,000 sq ft, is used for driver check-in, meetings, and administrative offices. The site fully fenced and gated for enhanced security. Newly installed 12,000-gallon diesel fuel tank (2024) fueling efficiency. This property is ready for immediate use and offers a rare combination of infrastructure, location, and zoning flexibility. Motivated Seller!!

Approximate Age: **16-25 Years**

Type Ownership:

Frontage/Access:

Current Use:

Potential Use:

Known Encumbrances:

Client Needs:

Client Will:

Geographic Locale: **Out of Area**

Location:

Drive in Doors: **3**

Door Dimensions:

Freight Elevators:

Min Ceiling Height: **20'0**

Max Ceiling Height: **22'0**

Clear Span:

Bay Size:

Trailer Docks: **0**

Construction:

Exterior:

Foundation:

Roof Structure:

Roof Coverings:

Docks/Delivery:

Misc. Outside:

Parking Spaces:

Indoor Parking:

Outdoor Parking:

Parking Ratio:

Total # Units: **3**

Total # Tenants:

Extra Storage Space:

Misc. Inside:

Floor Finish:

Air Cond: **Central Air**

Electricity: **Circuit Breakers, 201-600 Amps, 3 Phase**

Heat/Ventilation: **Forced Air, Gas**

Fire Protection: **None**

Water Drainage:

Utilities To Site:

Tenant Pays:

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Backup Info:

Sale Terms:

Possession:

Financial Information

Gross Rental Income: **\$0**

Annual Net Oper Income: **\$0**

Real Estate Taxes: **\$13,985**

Tax Year: **2024**

Operating Expense Includes:

Total Monthly Income: **\$0**

Net Oper Income Year:

Total Annual Expenses: **\$0**

Expense Source:

Total Annual Income: **\$0**

Cap Rate:

Expense Year:

Loss Factor:

Broker: **Coldwell Banker Realty (60120) / (708) 460-4900**

List Broker: **Mark Wright (254365) / (708) 612-2782 / mark.wright22@icloud.com**

CoList Broker:

More Agent Contact Info:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

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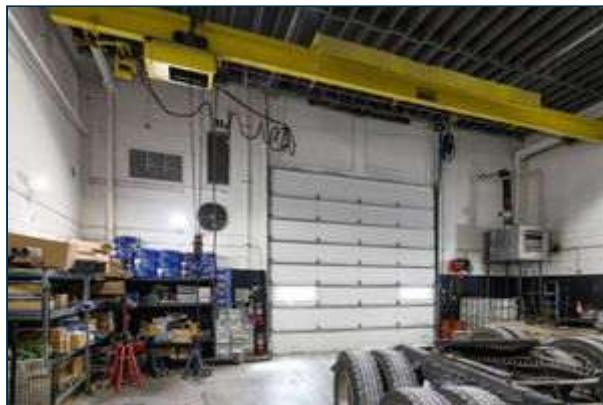
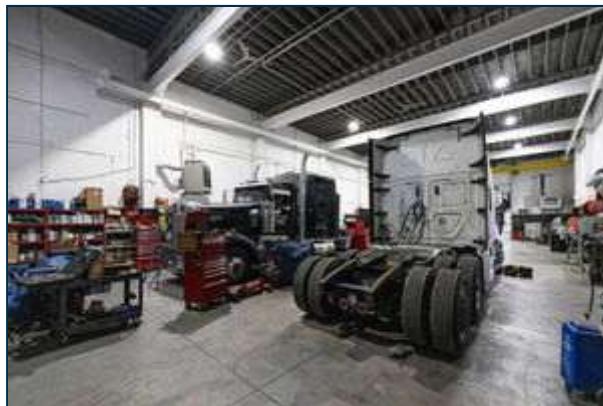
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