



Virtual Tour

Industrial

Status: **NEW** MLS #: **12476663** List Price: **\$2,600,000**
 Area: **4507** List Date: **09/21/2025** Orig List Price: **\$2,600,000**
 Address: **1781 E Risser St , Kankakee, IL 60901** Sold Price:
 Directions: **I 57 south to Court St Exit, west to Gordon St. south to Risser St, east to property.**
 Lst. Mkt. Time: **1** Rented Price:
 Closed: Contract:
 Off Mkt: Concessions: Lease SF/Y:
 Township: Unincorporated: Mthly. Rnt. Price:
 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** Min Rentable SF: **21000**
 Max Rentable 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	Bay Size:	Air Cond: Central Air
Type Ownership:	# Trailer Docks: 0	Electricity: Circuit Breakers, 201-600 Amps, 3 Phase
Frontage/Access:	Construction:	Heat/Ventilation: Forced Air, Gas
Current Use:	Exterior:	Fire Protection: None
Potential Use:	Foundation:	Water Drainage:
Known Encumbrances:	Roof Structure:	Utilities To Site:
Client Needs:	Roof Coverings:	Tenant Pays:
Client Will:	Docks/Delivery:	HERS Index Score:
Geographic Locale: Out of Area	Misc. Outside:	Green Disc:
Location:	# Parking Spaces:	Green Rating Source:
# Drive in Doors: 3	Indoor Parking:	Green Feats:
Door Dimensions:	Outdoor Parking:	Backup Info:
Freight Elevators:	Parking Ratio:	Sale Terms:
Min Ceiling Height: 20'0	Total # Units: 3	Possession:
Max Ceiling Height: 22'0	Total # Tenants:	
Clear Span:	Extra Storage Space:	
	Misc. Inside:	
	Floor Finish:	

Financial Information

Gross Rental Income: \$0	Total Monthly Income: \$0	Total Annual Income: \$0
Annual Net Oper Income: \$0	Net Oper Income Year:	Cap Rate:
Real Estate Taxes: \$13,985	Total Annual Expenses: \$0	Expense Year:
Tax Year: 2024	Expense Source:	Loss Factor:

Operating Expense Includes:

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:

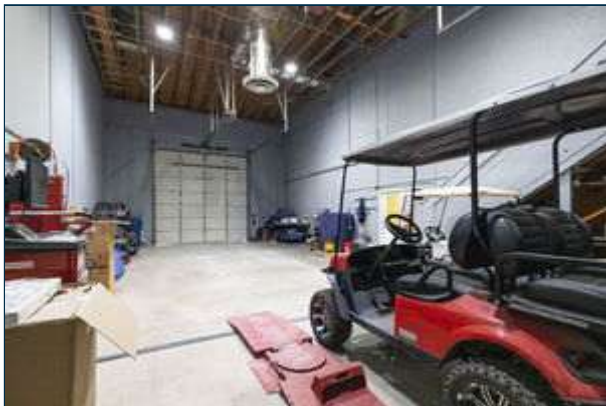
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