

246,300 SF AVAILABLE FOR SUBLEASE THROUGH 8/31/2031

FLEXIBLE TERM





Rare large space opportunity located in North Central Illinois. Production & warehousing facility located in Kankakee County. Sublease with substantial term remaining on existing lease.

## OFFERING SUMMARY // 246,300 SF SPACE AVAILABLE

**29.01 ACRES** 

SITE SIZE

60' X 25' AND 40' X 25'

**COLUMN SPACING** 

T-8 AND FLUORESCENT

LIGHTING

M-2 (GENERAL MANUFACTURING)

ZONING

+5,400 SF

OFFICE SPACE

18

DOCKS

480 VOLT / 3000+ AMPS

POWER

**\$0.45 PSF** 

R.E. TAXES

11' TO 25'

**CEILING HEIGHT** 

8' X 10'

DRIVE-IN DOOR

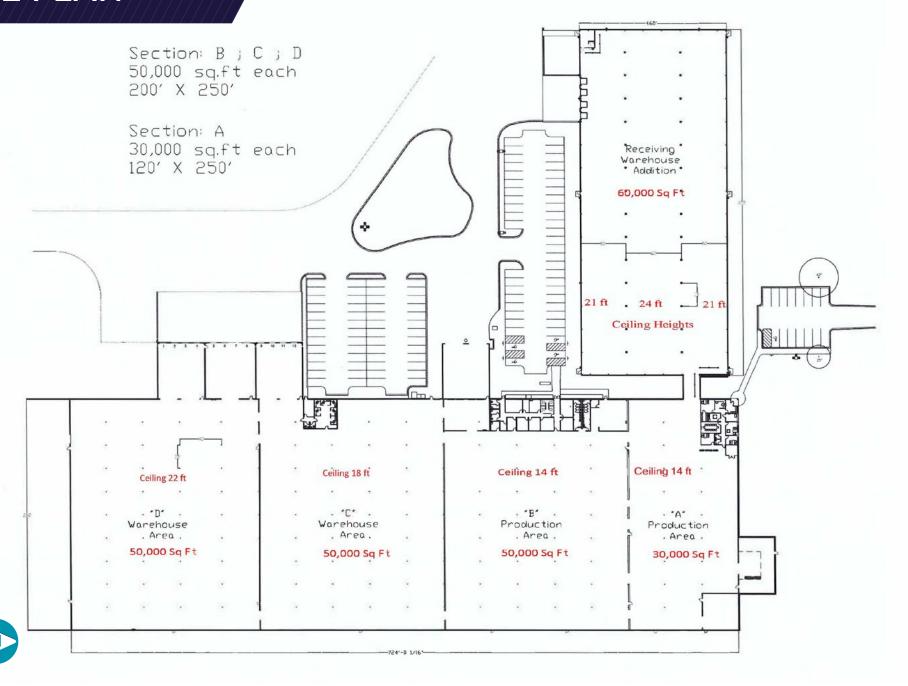
**WET SYSTEM** 

**SPRINKLER** 

\$3.95 GROSS

SUBLEASE RATE

## PROPERTY SITE PLAN



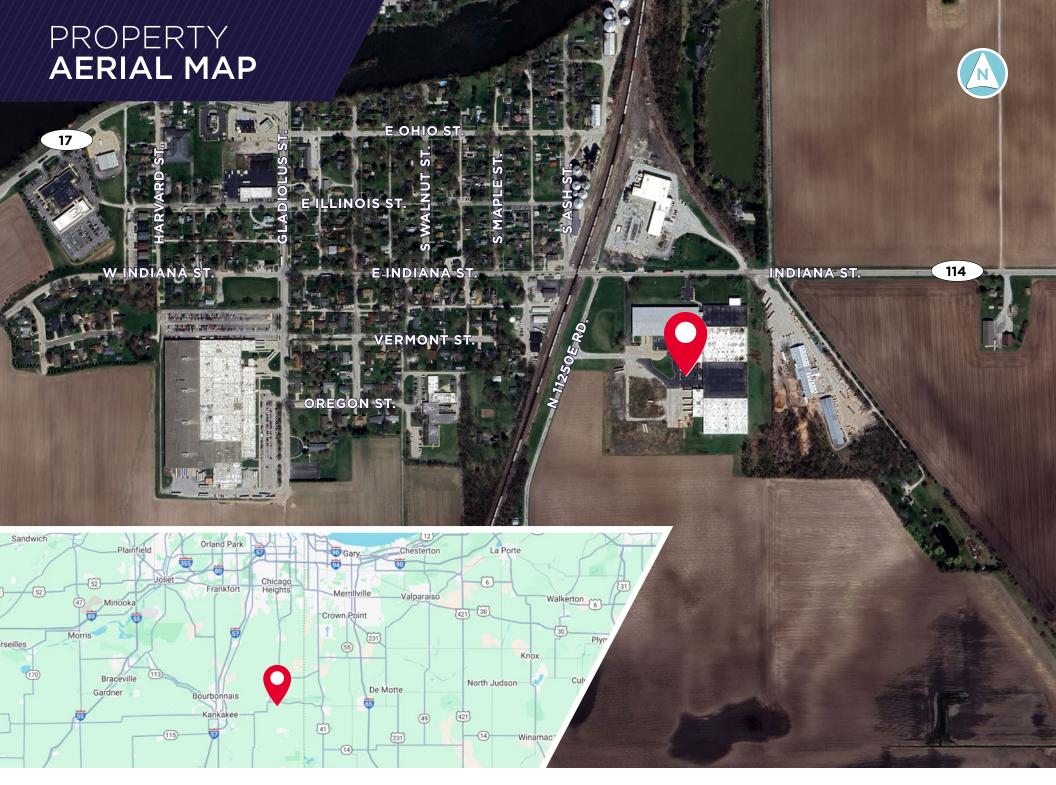








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