



5% FEE TO PROCURING BROKER

±325,994 SF INDUSTRIAL WAREHOUSE FOR SUBLEASE

# 1401 TRADEPORT PKWY PONTOON BEACH, IL 62040



## PROPERTY HIGHLIGHTS

- Total Available:** ±325,994 SF (Divisible)
- Office Area:** One (1) ±3,500 SF office and breakroom  
One (1) ±1,525 SF shipping and receiving office with restrooms
- Warehouse Area:** ±320,969 SF
- Clear Height:** 40'
- Loading:** 32 Docks (expandable to 55)  
2 Drive-Ins
- Column Spacing:** 52'x50' storage bays  
52'x60' speed bays
- Parking:** ±136 automobile  
±92 trailer
- Sprinkler:** ESFR
- Sublease Expiration:** December 31, 2029
- Sublease Rate:** **Negotiable**

## BUILDING FEATURES

- Fully fenced and secured
- 5-lane, signalized park entrance
- 100% concrete driveway, truck courts, & parking areas
- 45 mil TPO roofs
- Fully equipped dock packages including 45,000 lb dock levelers
- Within 10 minutes of I-55, I-70, and I-64
- **19 years max length of reduced taxes**



FOR MORE INFORMATION, **PLEASE CONTACT:**

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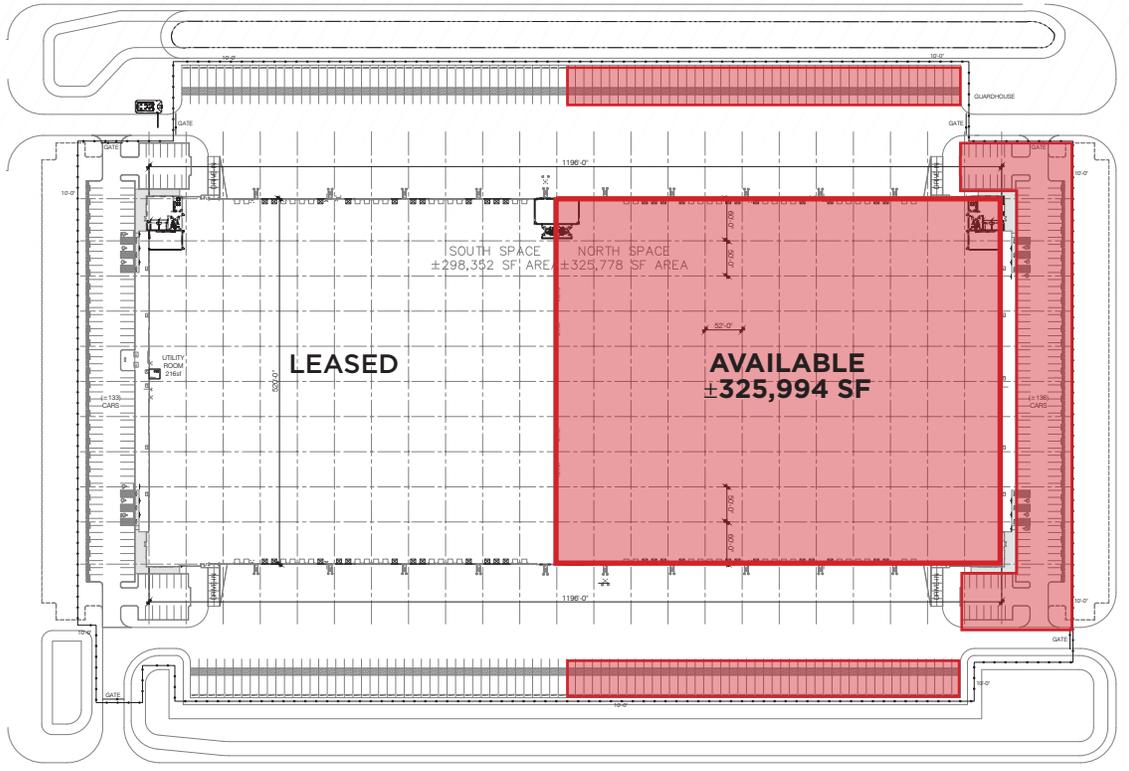
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## FLOOR PLAN



## METRO EAST AERIAL

