



±325,994 SF INDUSTRIAL WAREHOUSE FOR SUBLEASE

1401 TRADEPORT PKWY

PONTOON BEACH, IL 62040

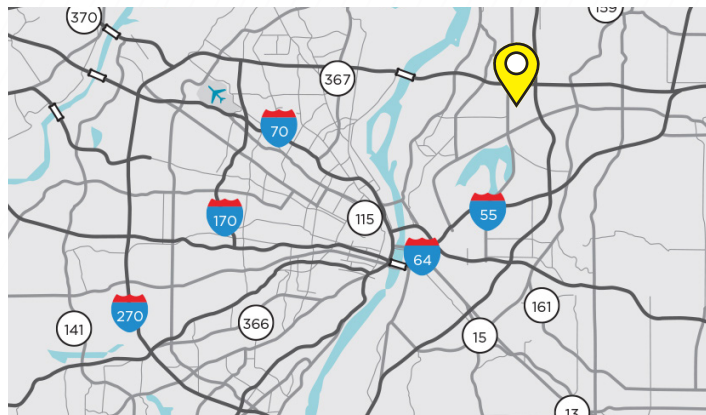


PROPERTY HIGHLIGHTS

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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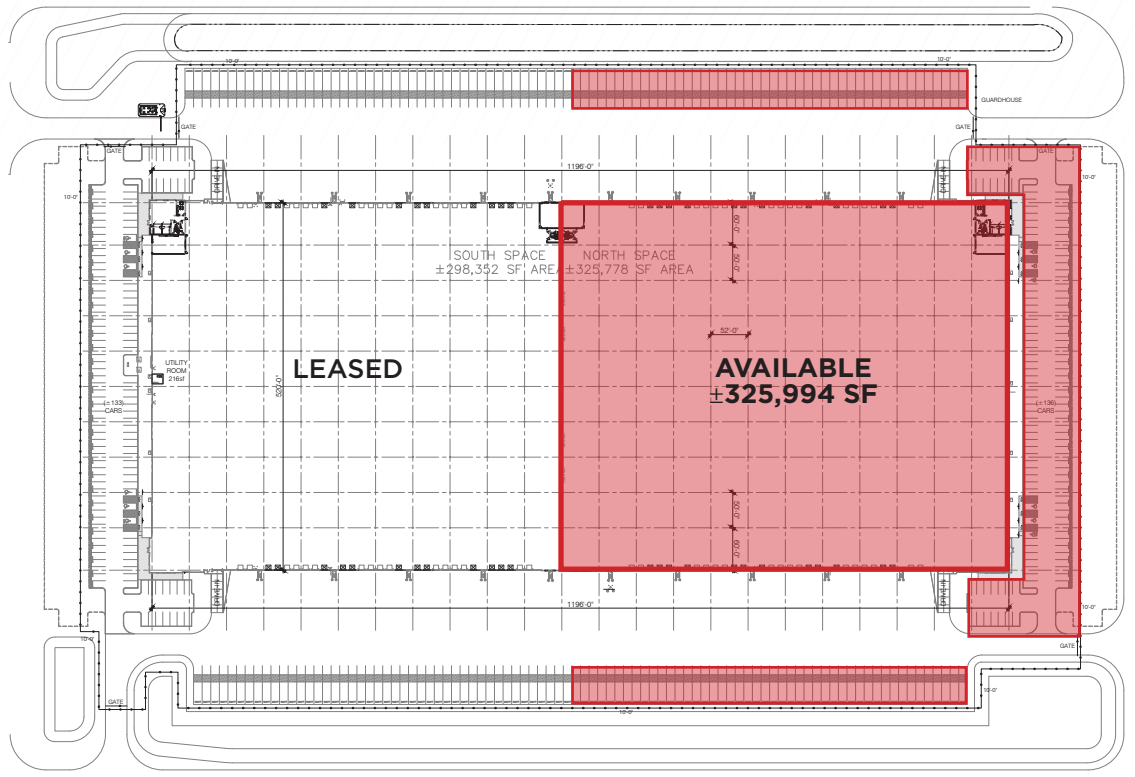
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FLOOR PLAN



METRO EAST AERIAL

