

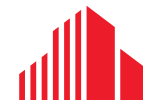


32.70 ACRES FOR LEASE

(Divisible)

2475 West Station Street

Kankakee, Illinois 60901



**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES

Positioned along West Station (Route 17) with direct access to Interstate 57 and adjacent to the Norfolk Southern Kankakee Belt Line, this ± 32.70 acre industrial development site presents a rare opportunity for logistics, truck/trailer parking, industrial outdoor storage (IOS), intermodal yard, rail/truck transload, manufacturing, distribution, and transportation-oriented uses.



PROPERTY HIGHLIGHTS

- **32.70 acres available**
- **Asking rate of \$2,495/acre per month**
- **10 acres are currently paved, expansion is possible**
- **Fenced & gated**
- **I-2 Heavy Industrial Zoning**
- **Norfolk Southern Rail Intermodal adjacent to site**
- **± 3 Miles to Interstate 57**
- **Suitable for truck / trailer parking, outdoor storage, container storage, etc.**
- **Utilities available**
- **Located approximately 60 miles south of downtown Chicago**
- **Owner would consider build-to-suit opportunities**
- **Divisible (1 acre minimum)**

SITE PLAN



POTENTIAL USES

- Rail/Truck Transload
- Intermodal Yard
- Rail Switching
- Drayage Support
- Trailer Parking
- Overflow Container Storage
- Industrial Outdoor Storage
- Fleet Storage & Maintenance
- Distribution & Logistics
- Warehousing
- Manufacturing
- Contractor Yard
- Equipment Storage

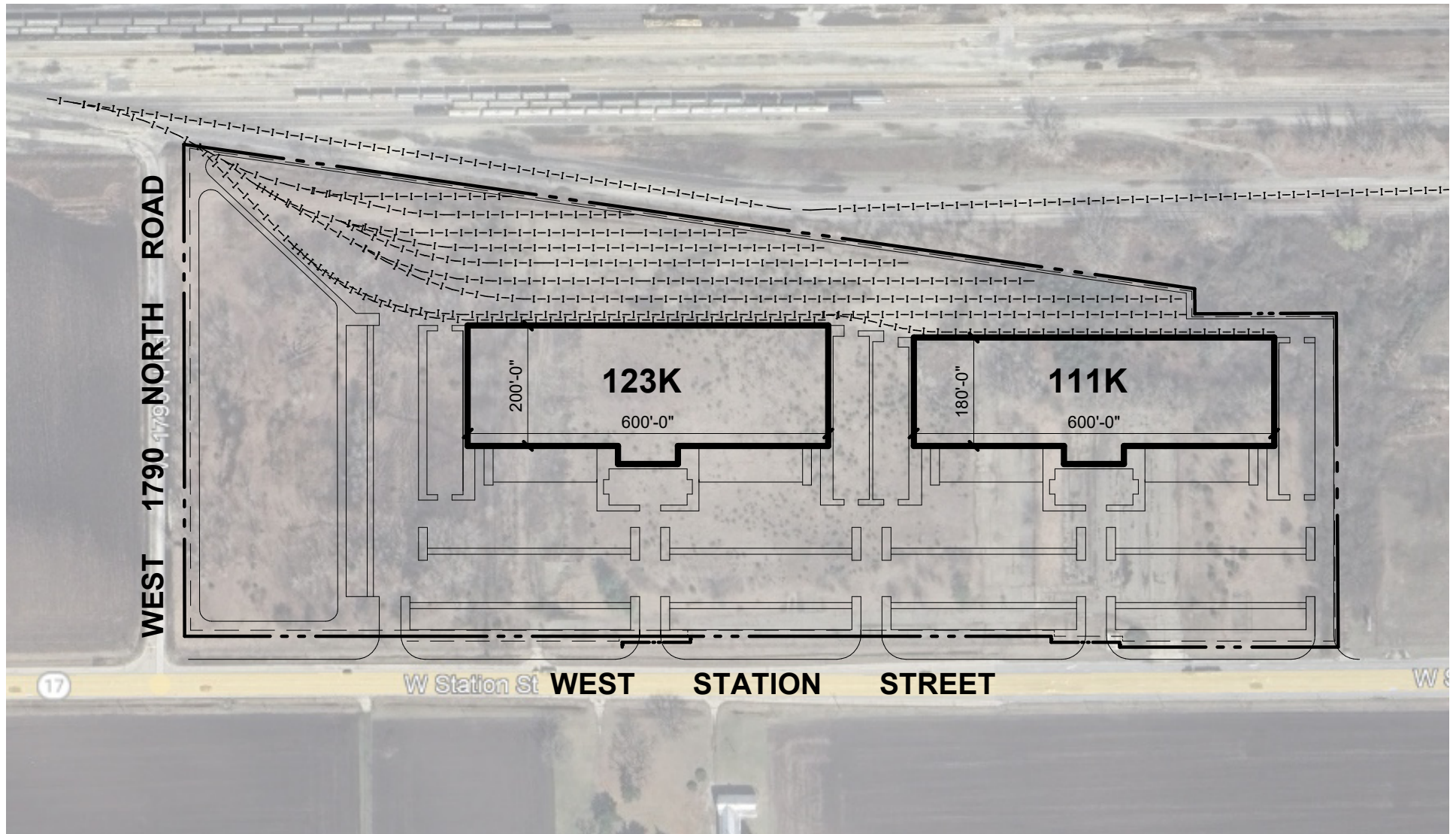
CONCEPTUAL SITE PLANS

FLEXIBLE CONFIGURATIONS & USES POSSIBLE



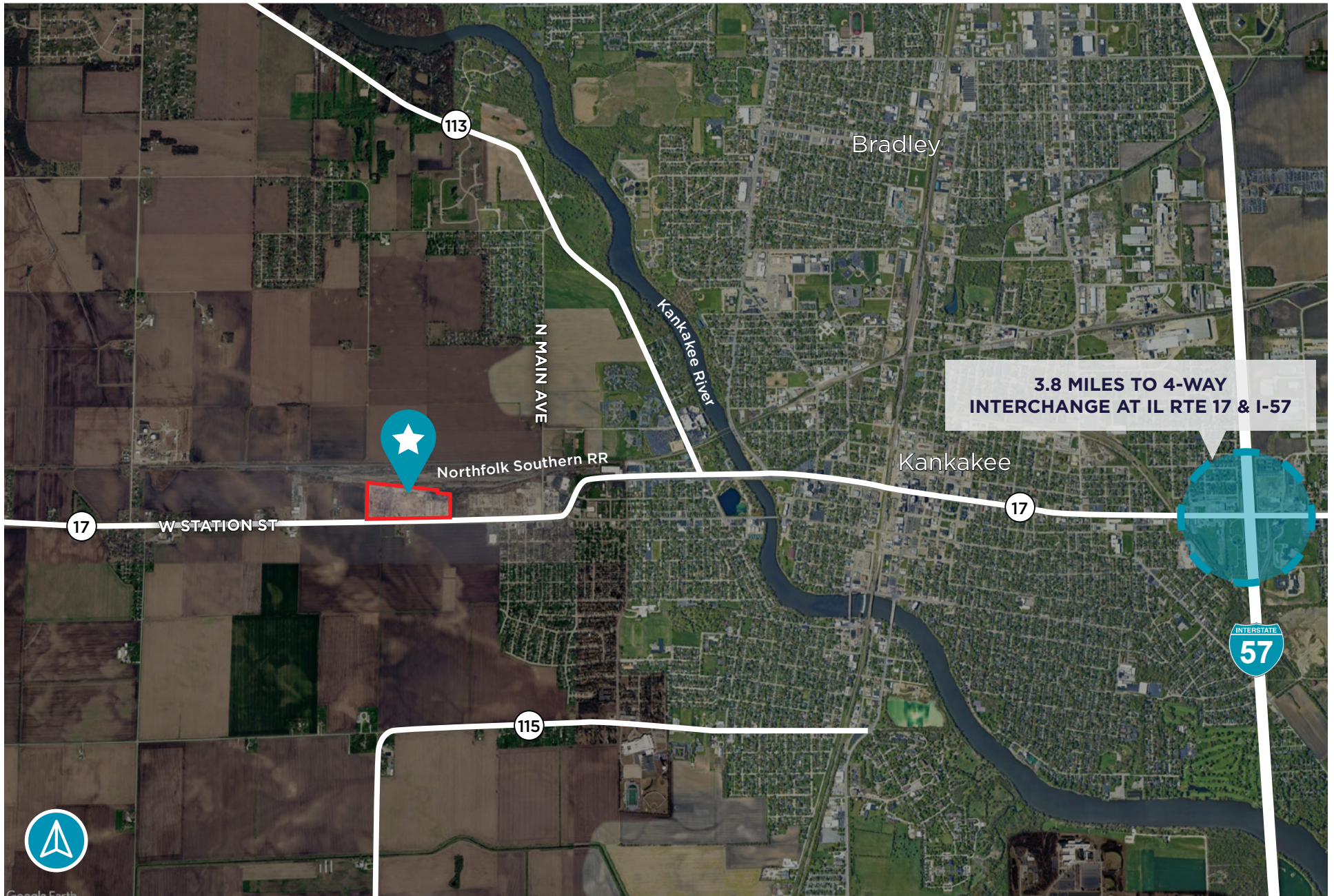
CONCEPTUAL SITE PLANS

BUILD-TO-SUITS UP TO 600,000 SF



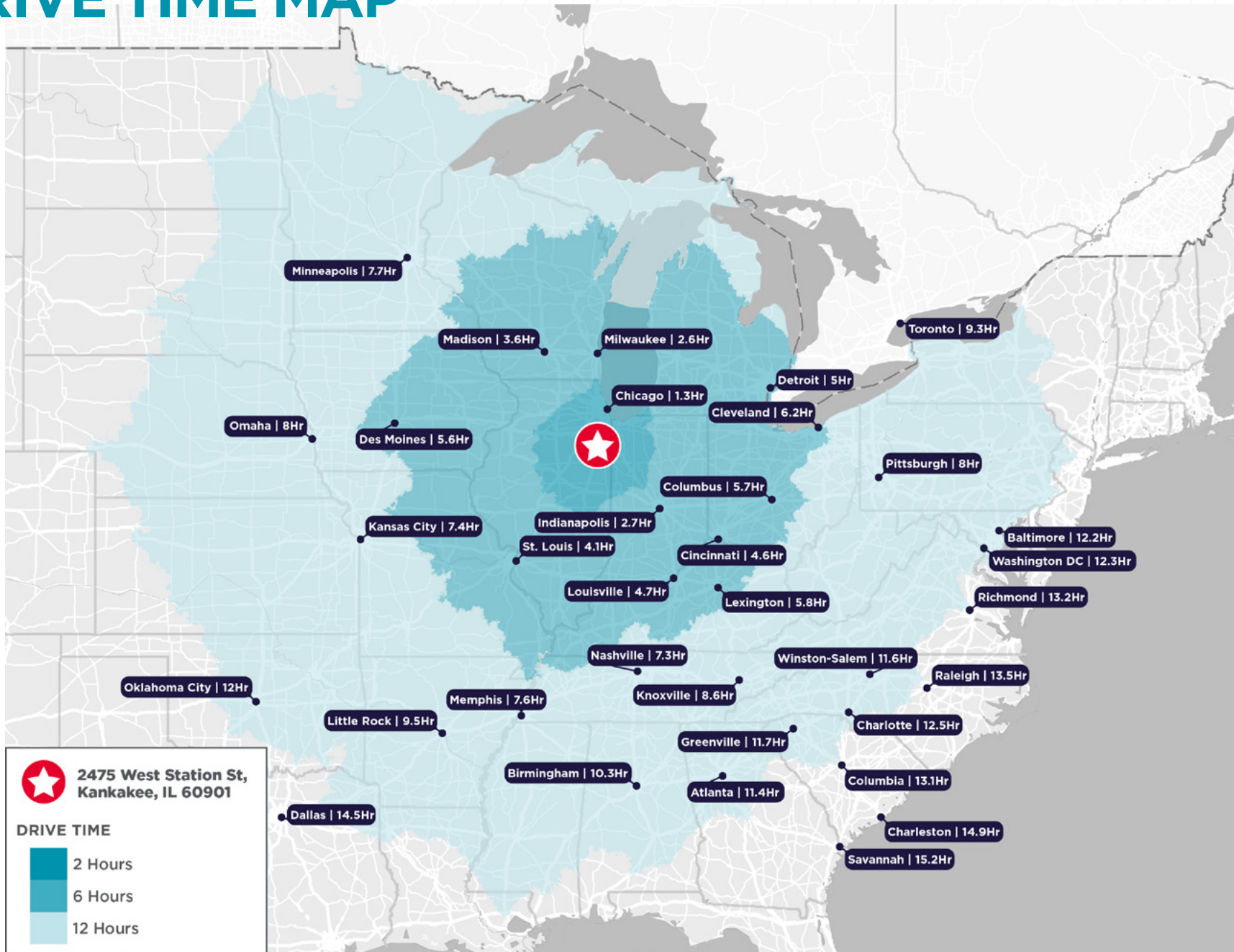
2475 WEST STATION ST, KANKAKEE | 32.70 ACRES FOR LEASE

ACCESS MAP



2475 WEST STATION ST, KANKAKEE | **32.70 ACRES FOR LEASE**

DRIVE TIME MAP





CONTACT

RYAN KLINK
Managing Director
+1 847 518 3211
ryan.klink@cushwake.com

2475
W STATION ST

A map of the Chicago metropolitan area and surrounding regions, including parts of Indiana and Illinois. The map shows major highways (Interstates 90, 55, 57, 290, 294, 355, 80, 88, 94, 12, 6, 30, 421, 231, 65, 49, 14, 35) and various cities and towns. A red pin is placed on the map, pointing to the location of 2475 W Station St in Joliet, Illinois. The pin is labeled with the address number '2475' and the street name 'W STATION ST'.