

# 144,819 SF Industrial Facility Available For Sale

## Excellent Facility For Under \$7.00 psf

**Address:** 1625 East Duane Blvd.  
Kankakee, Illinois 60901

**Square Footage:** 144,819 sq. ft. grade level

**Site:** 9.45+/- acres

**Office Space:** 4,000 & 2,000 square feet

**Ceiling Height:** 22' & 18' clear

**Construction:** Masonry block & steel

**Roof:** Rubber membrane

**Column Spacing:** 40' x 40'

**Docks:** 8 interior docks w/ levelers & dock-locs

**Drive-in Doors:** One 12' x 14'

**Sprinkler:** 100% wet system

**Power:** 480-volt/6000 amp/3 phase

**Heating:** Suspended Gas Fired Units

**Lighting:** Sodium Vapor

**Parking:** 150 car asphalt parking

**Real Estate Taxes:** \$57,623.94 (2007)

### Additional Features:

- Multiple Restrooms
- Skylights & Natural Lighting
- 30,000+ SF of 2<sup>nd</sup> Floor Loft Warehouse



**Offering Sale Price: \$995,000.00**

For Detailed Information Contact:

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