

# 18,000 – 100,000 Sq. Ft. Industrial Warehouse Space



Eastgate Industrial Parkway, Kankakee, Illinois

## Warehouse Occupancy Available Immediately

18,000 – 100,000 Square Feet of Warehouse  
Divisible Into Increments of 18,000 Square Feet  
Ceiling Height 24' – 0" (Center)  
Up to (5) 12' x 14' Drive-in Doors  
50' x 30' Column Spacing  
Pre-Engineered Steel Frame Warehouse  
Zoned I-3 (Heavy Industrial)  
Municipal Sewer and Water

1,500 – 6,000 Square Feet of Office  
197,500 Square Foot Facility  
Up to 10 Truck Docks w/ Levelers  
480/277 Volt/600 Amp/3 Phase Power  
100% Wet Sprinkler System  
Suspended Gas Forced Heat  
Rail Spur Service Possible  
½ Mile From Interstate 57 (exit #312)

## Lease Rate: \$3.50 psf net

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