



INTERACTIVE BROCHURE

1625 E. DUANE BLVD
KANKAKEE, IL 60901



PROPERTY OVERVIEW

- ±85,000 Square Feet of Warehouse Space
- Additional Space in the Large Parking Lot for Truck Parking/Outdoor Storage
- Close Proximity to I-57
- 8 Dock Doors and 1 Drive in Door
- 22' Ceiling Height
- Price Friendly option compared to Cook County, with Direct Access to Chicago Via I-57



AVAILABLE

- **±85,000 SF**
- **LEASE RATE: \$4.50/SF NNN**
- **TOTAL LOT SIZE: ±9.54 ACRES**

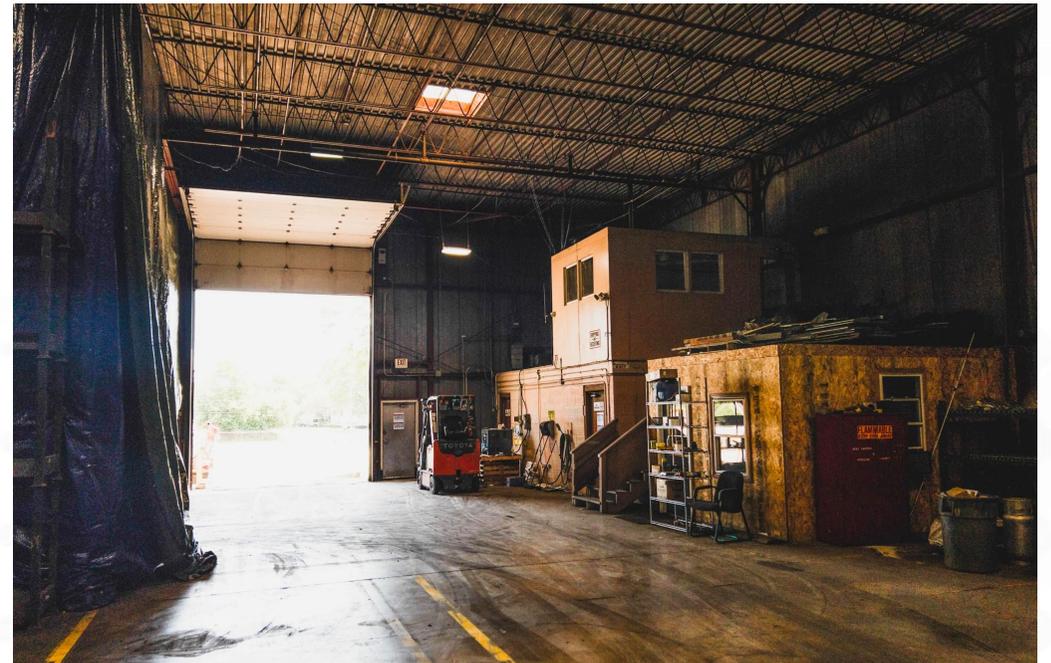
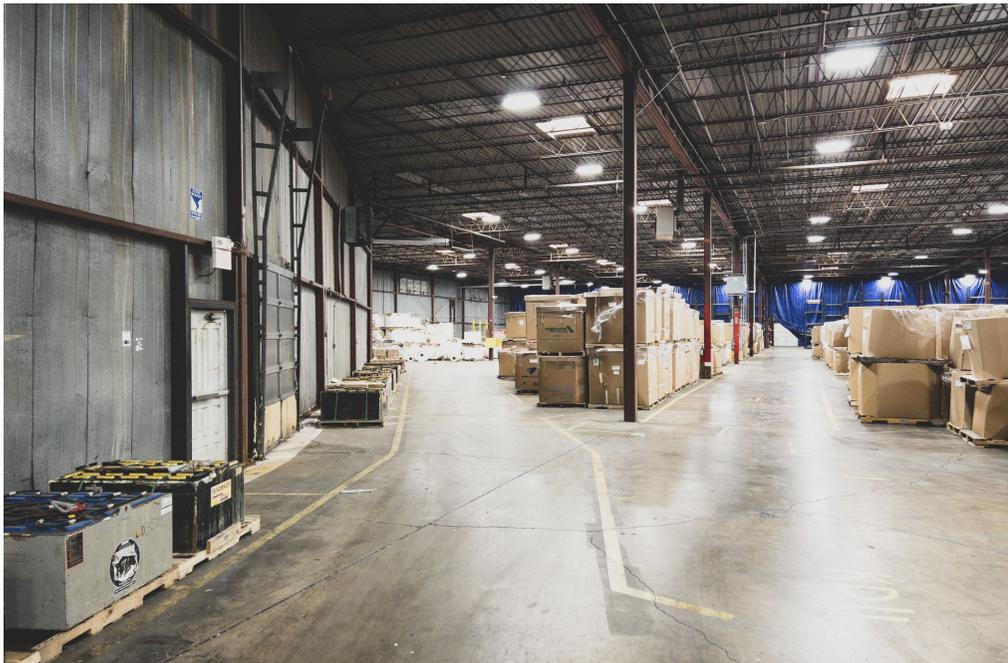
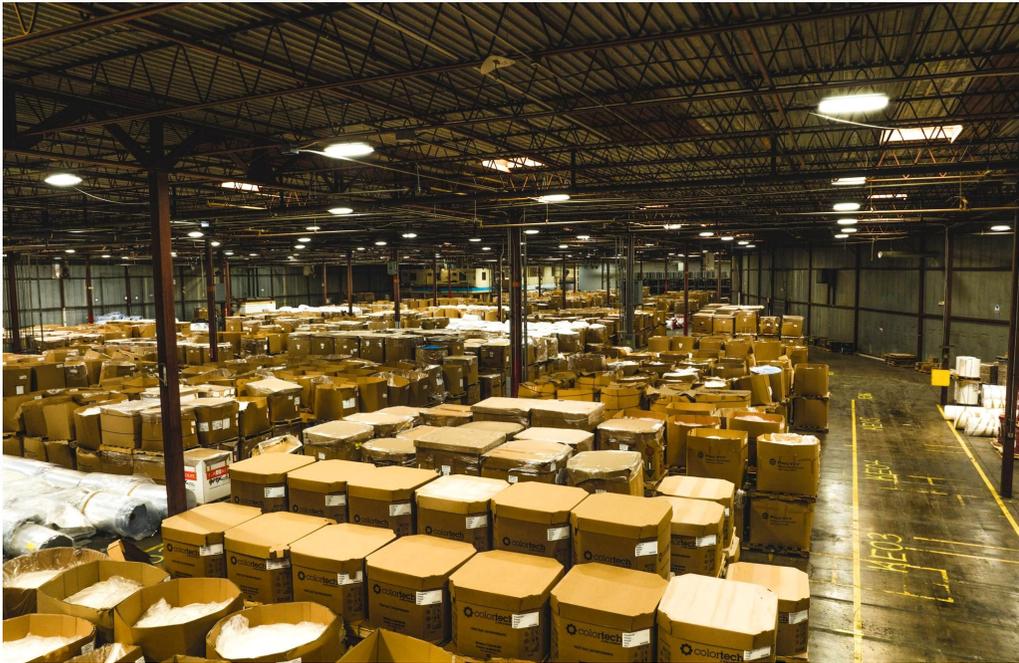
PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	8,540	34,849	63,003
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	3,169	13,545	23,746
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$53,309	\$59,118	\$75,618

PROPERTY PHOTOS



INTERIOR PHOTOS



INDUSTRIAL SPACE FOR LEASE

1625 E. DUANE BLVD | KANKAKEE, IL 60901

EXCLUSIVE LEASING AGENT

MATTHEW LADD

Associate

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BROKER OF RECORD

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