



FOR LEASE
1551 E WILLOW ST

329,853 SF
KANKAKEE, IL

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**FULLY FENCED WITH
GUARD SHACK**



RAIL SPUR ON SITE



QUICK ACCESS TO I-57



**EXTENSIVE CAR &
TRAILER PARKING**



PROPERTY DETAILS

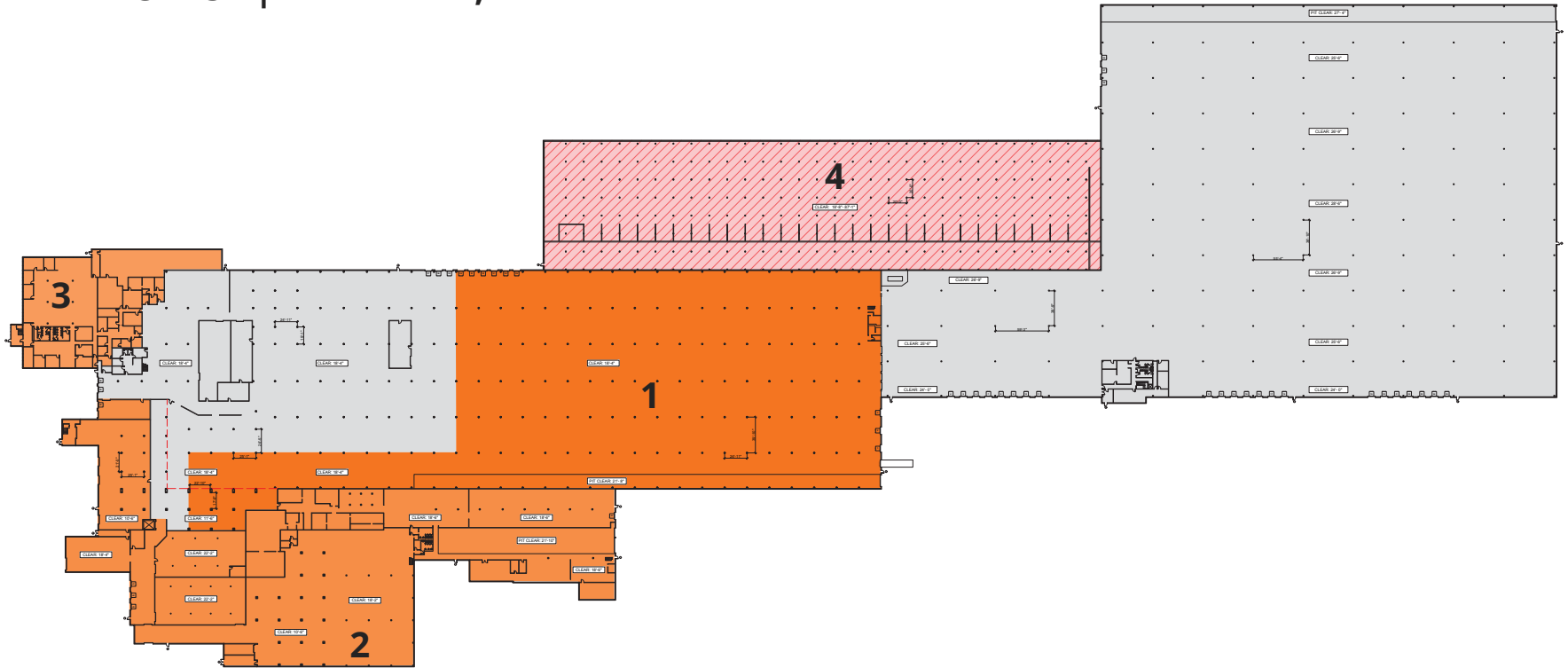
1551 E WILLOW ST | KANKAKEE, IL

AVAILABLE SPACE	329,853 SF
DOCK DOORS	14
DRIVE-IN DOORS	10
CLEAR HEIGHT	10' 6" - 87' 1"
COLUMN SPACING	25' x 40' 20' x 20'
YEAR BUILT	1964, 1980
FIRE SUPPRESSION	Wet System
LIGHTING	LED
PARKING	200 Auto 100 Trailer
POWER	17,000 Amps Two Feeds into Facility, 12KV & 34KV
LAND AREA	75.82 Acres
RAIL ACCESS	Possible via Norfolk Southern Spur on Site (Inactive)
ZONING	I-1
PARCEL ID	16-09-33-201-003, 16-09-33-201-004, 16-09-33-201-006

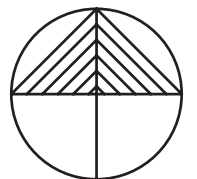


FLOOR PLAN

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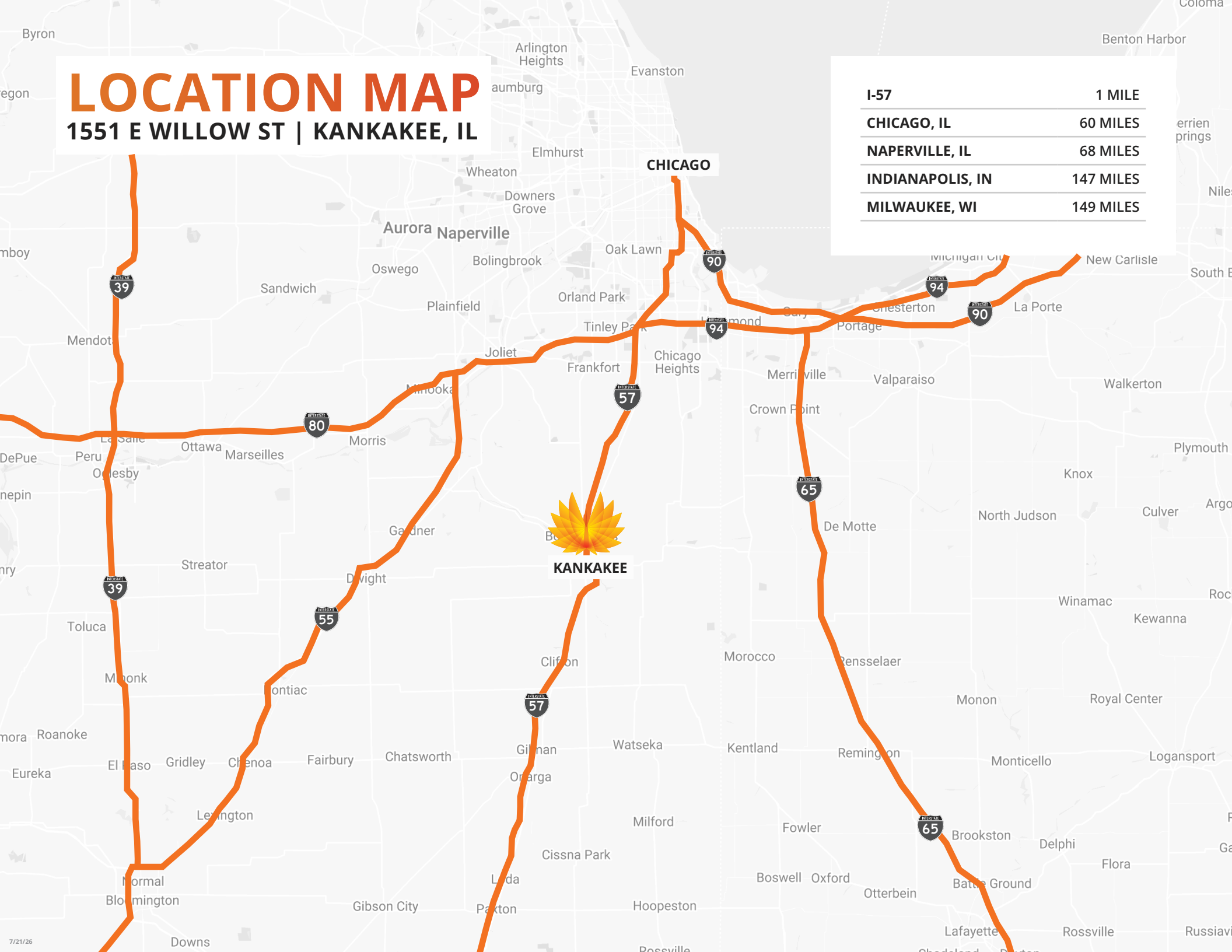
NUMBER	SPACE DESIGNATION	DOCK DOORS	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	9	18' 4"	131,507 SF
2	WAREHOUSE	5	10' 6" - 22' 2"	89,096 SF
3	OFFICE	N/A	21' 6"	19,571 SF
4	ASRS	N/A	18' 8" - 87' 1"	89,679 SF
TOTAL				329,853 SF



LOCATION MAP

1551 E WILLOW ST | KANKAKEE, IL

I-57	1 MILE
CHICAGO, IL	60 MILES
NAPERVILLE, IL	68 MILES
INDIANAPOLIS, IN	147 MILES
MILWAUKEE, WI	149 MILES



KANKAKEE

CHICAGO