



# Available

820,110 SF Cross Dock Distribution Center | Expandable and Divisible

8374 N 4000 East Road Manteno, IL 60950

Ultimate distribution center with docks on all four sides

Specifications

|                     |  |                    |   |
|---------------------|--|--------------------|---|
| Building type:      | Distribution   |                    |   |
| Zoning:             | I-2 General Industrial- Kankakee County (outside of Manteno city limits) Kankakee county enterprise zone                           | Loading:           | Docks located on all four sides of the building. 146 docks – dock seals and bumpers, Kelley brand 30,000 lb hydraulic levelers (7’x8’), manual dock locks, dock lights. Some doors have electric openers. 2 Drive-in doors Big Ass fans in the dock staging areas |
| Land:               | 117.04 acres   |                    |   |
| Available:          | 820,110 SF bldg. is divisible to units of 311,359 SF & 508,751 SF  | Parking:           | 157 auto positions<br>418 trailer positions<br>Concrete truck and car parking areas   |
| Year built:         | 2002   | Trailer parking:   | 418 stalls, concrete paved and secured by guard shack and fully fenced truck court  |
| Office:             | 12,325 SF (Main: 6,325 SF + Secondary: 6,000 SF + shop offices and bathrooms)  | Power:             | 4,000 amp 480V – 3 phase (broken into four substations)   |
| Column spacing:     | 50’ x 50’ with 60’ speed bays  | Water:             | 12” main service to the property  |
| Construction type:  | Precast concrete with white metal roof deck. Building was expanded and has one precast demising wall. Interior walls painted white | Heat:              | Roof mounted positive pressure units  |
| Clear height:       | 35’  | Controlled area:   | 9,223 SF jewelry room with separate heat and air conditioning   |
| Sprinkler:          | ESFR   250,000 gallon tank provides initial water demand for ESFR sprinkler system   | Real estate taxes: | \$517,272.42 (\$0.63/SF) 2023 paid 2024 Property PINs: 03-02-23-400-010-0000, 03-02-23-400-003-0000   |
| Roof type:          | EPDM   | Lease rate:        | Subject to offer  |
| Warehouse lighting: | LED with motion sensors  | Sale price:        | Subject to offer  |

Property highlights



Modern, cross-docked facility

with docks on four sides, abundant trailer parking and fully fenced and secured with guard shack



Expansion land

ideal for building expansion, heavy parking, or additional warehouse



Access

to Chicago and Kankakee labor pools



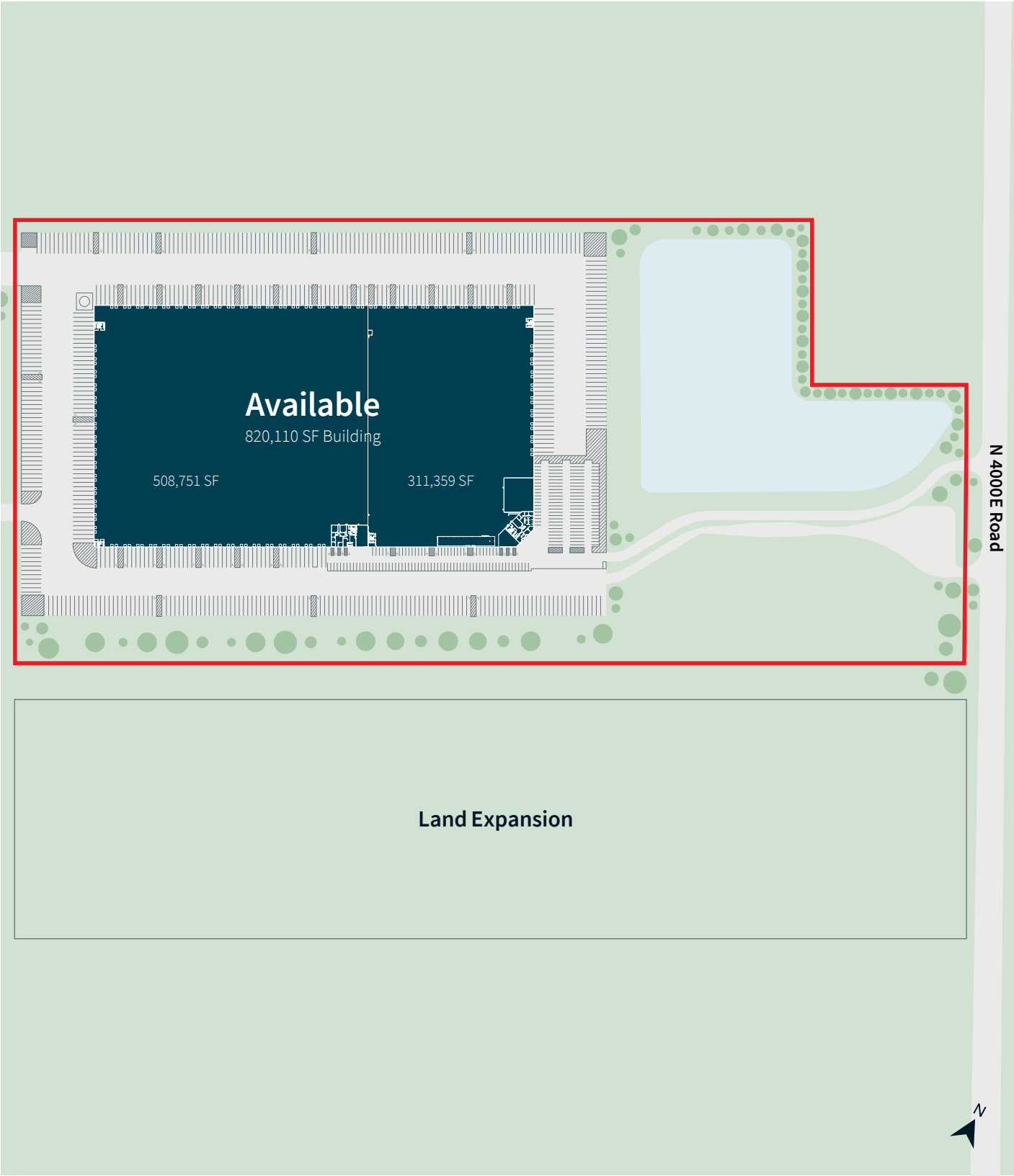
Close proximity

to 4-way interchange with I-57

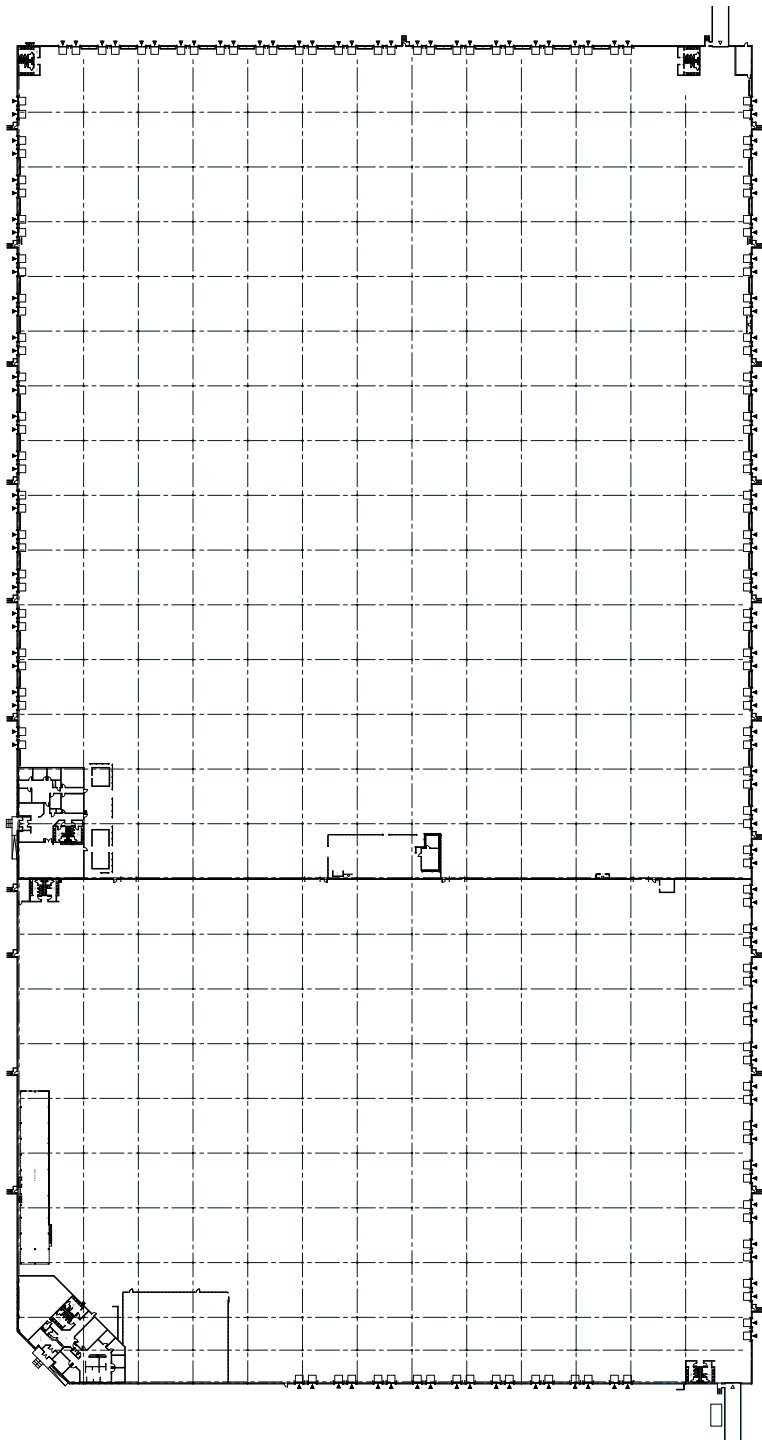
## Site plan



# Site plan



# Floor plan



Column spacing 50'x50' and 60' in loading bay



Clear Height: 35'

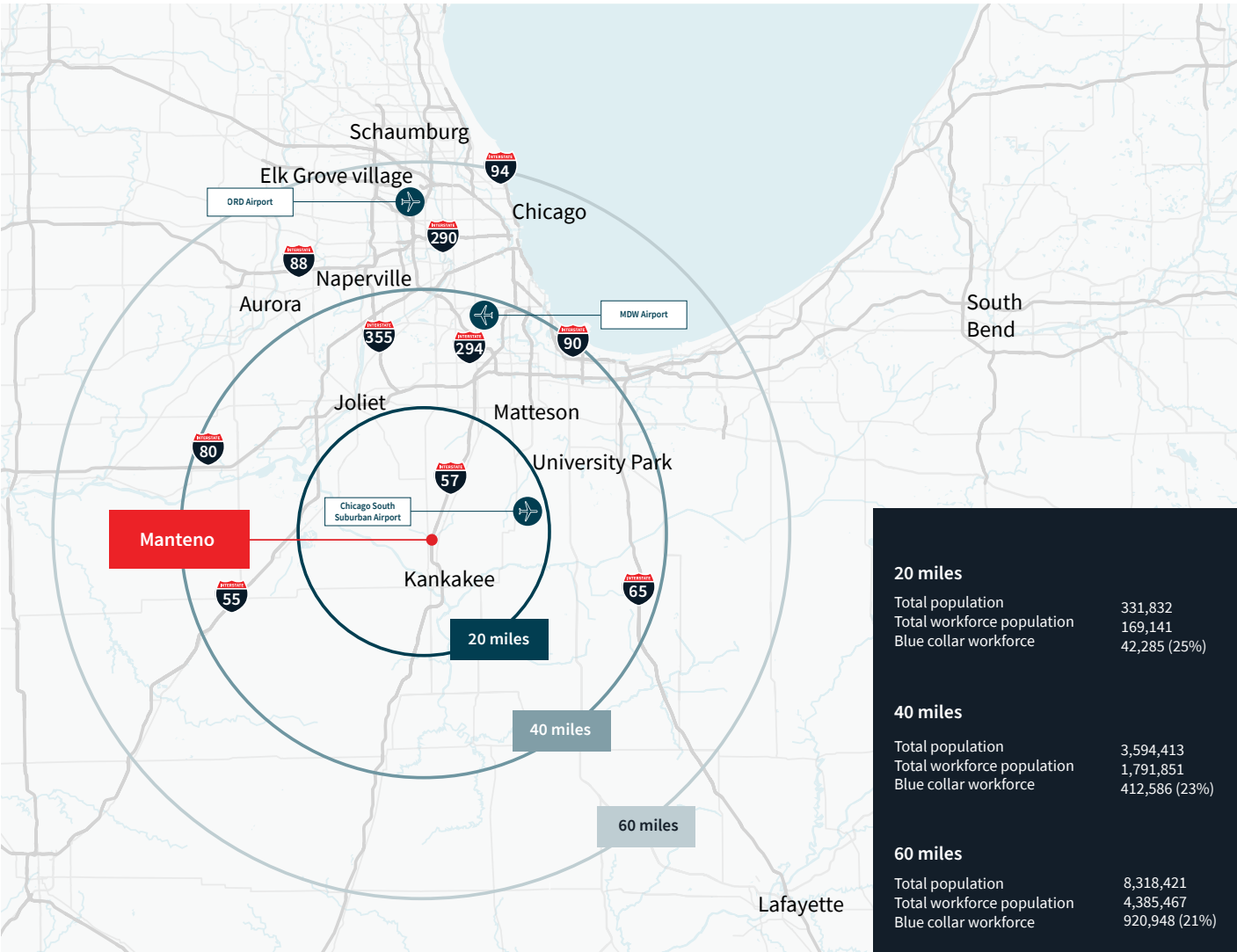


Building Dimensions: 1220' x 670'

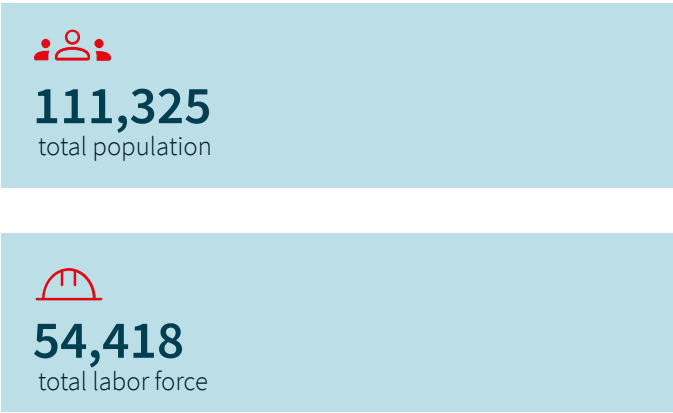
## Amenities and corporate neighbors



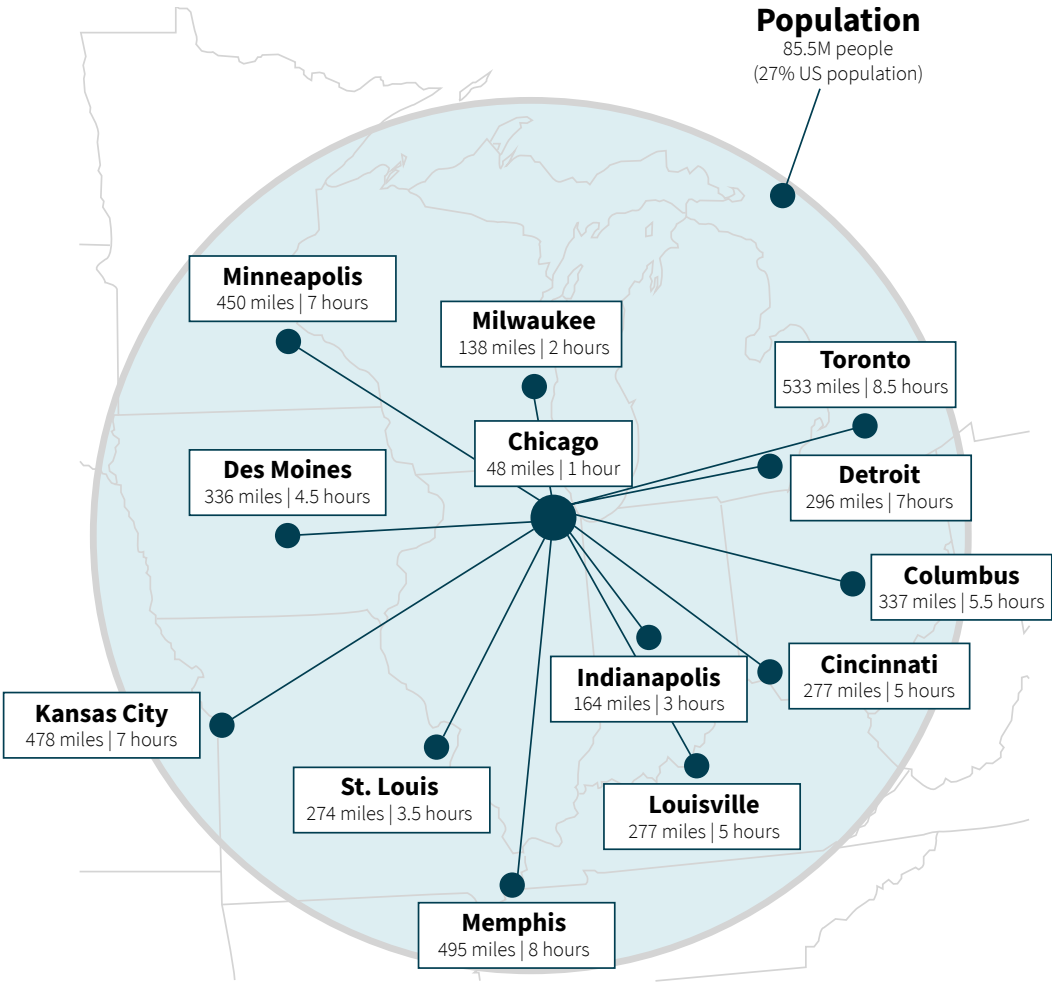
# Labor radius aerial



## Kankakee demographics

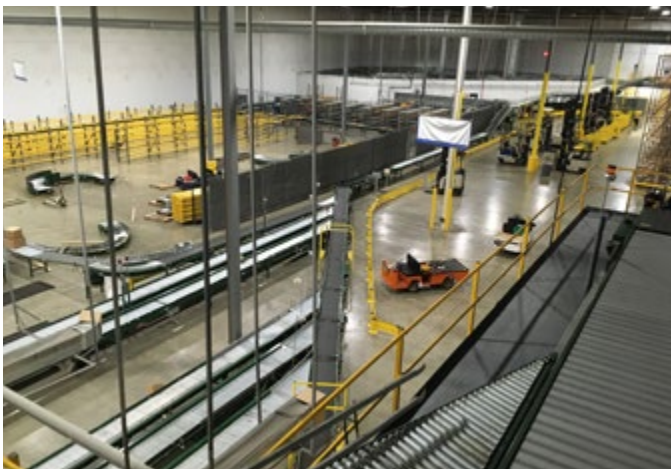


# One day drive time



| Location                           | Distance | Time       |
|------------------------------------|----------|------------|
| Kankakee                           | 12 miles | 18 minutes |
| Downtown Chicago                   | 52 miles | 60 minutes |
| Midway International Airport       | 44 miles | 60 minutes |
| O'Hare International Airport       | 65 miles | 65 minutes |
| South Suburban Airport             | 8 miles  | 10 minutes |
| Gary-Chicago International Airport | 49 miles | 52 minutes |
| I-80                               | 27 miles | 33 minutes |
| I-65                               | 31 miles | 41 minutes |

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