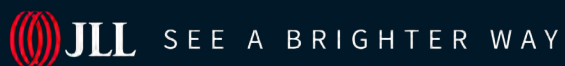


Tenant Incentive

The Ultimate Class A Distribution Center in Manteno announces the Ultimate Tenant Incentive. Tenants will receive one month of gross free rent for each year of lease term on all lease terms of three (3) years or more for leases fully executed by December 31, 2025.



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 418 trailer positions 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

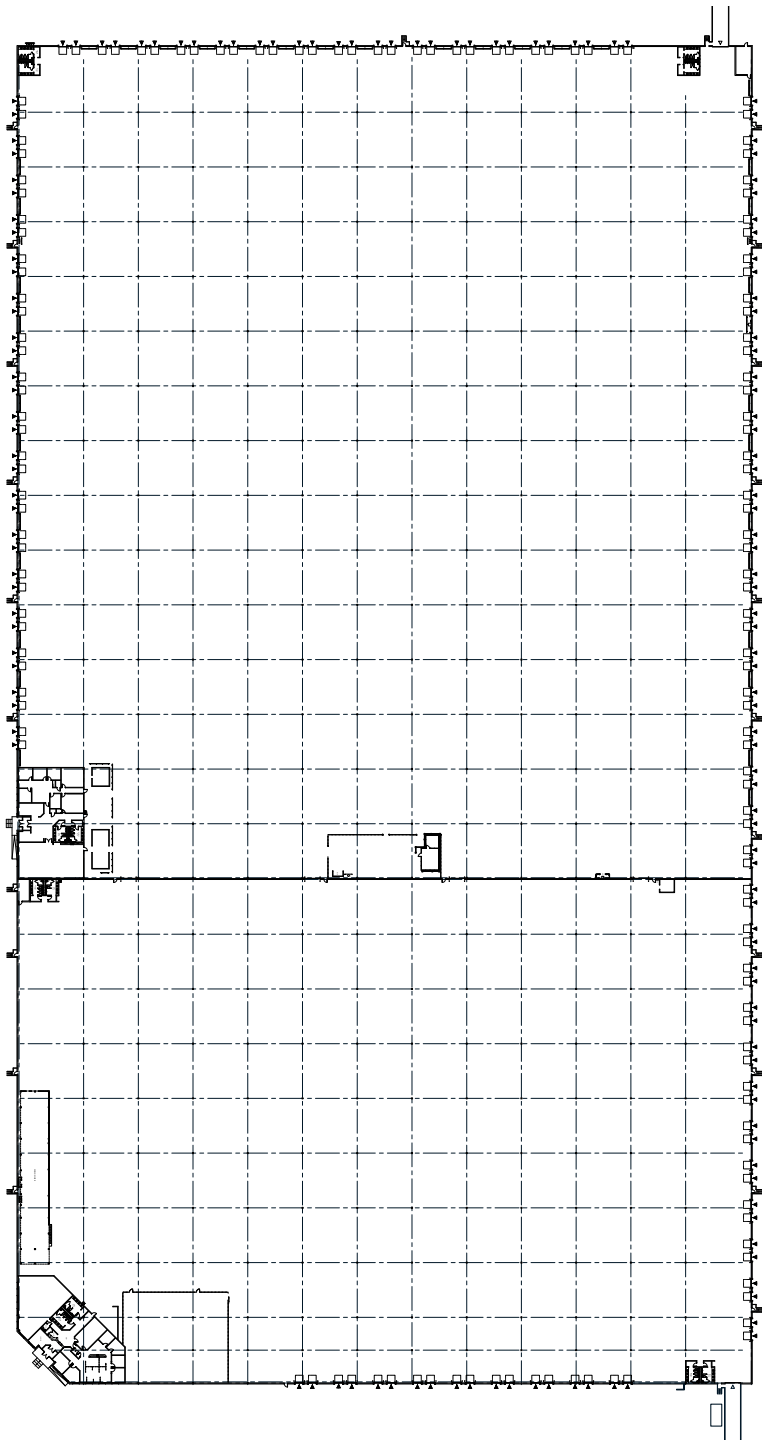
Site plan



Site plan



Floor plan



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



Clear height: 35'

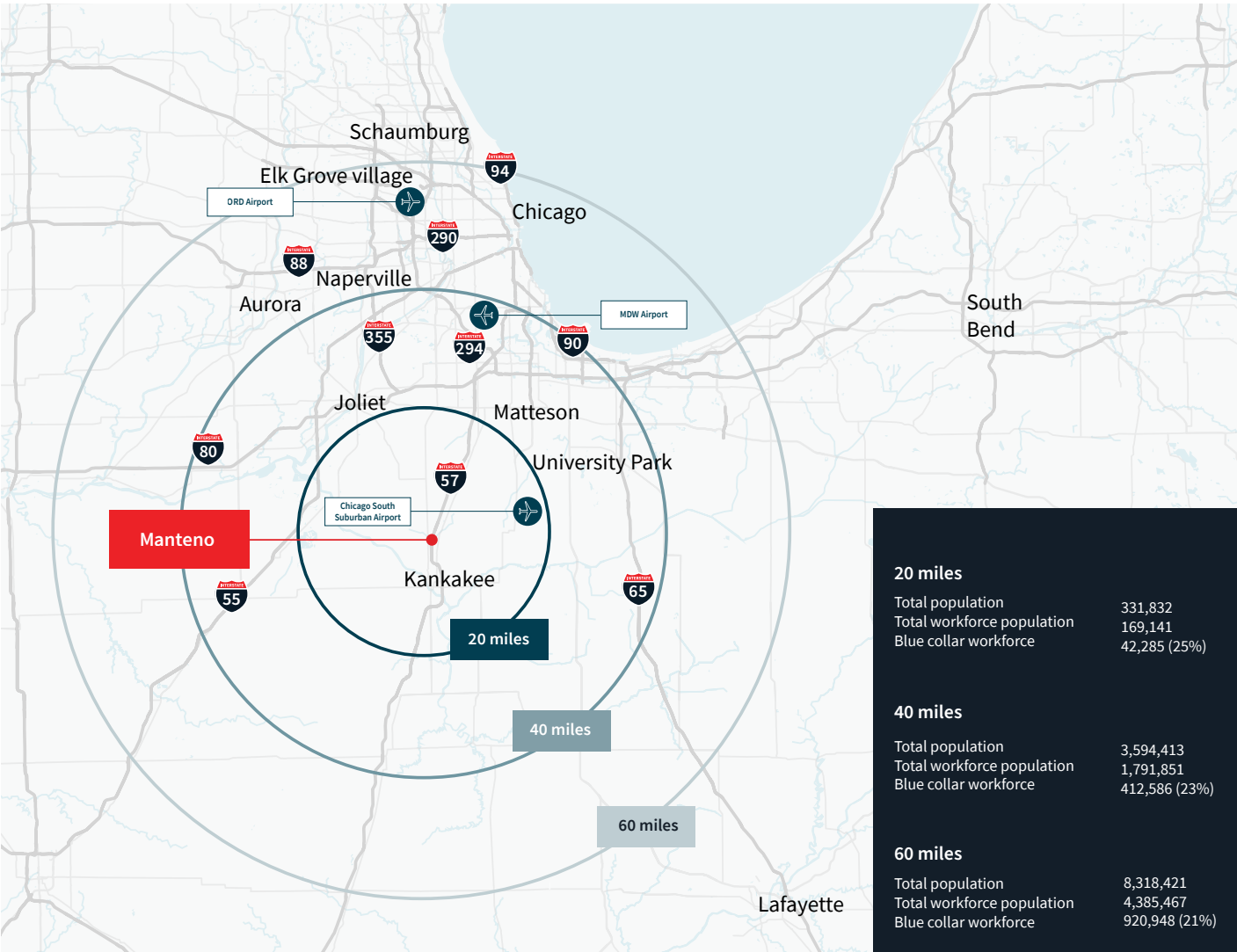


Building dimensions: 1220'x670'

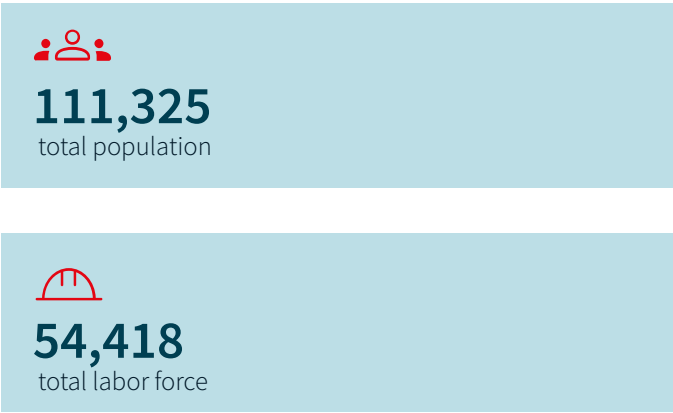
Amenities and corporate neighbors



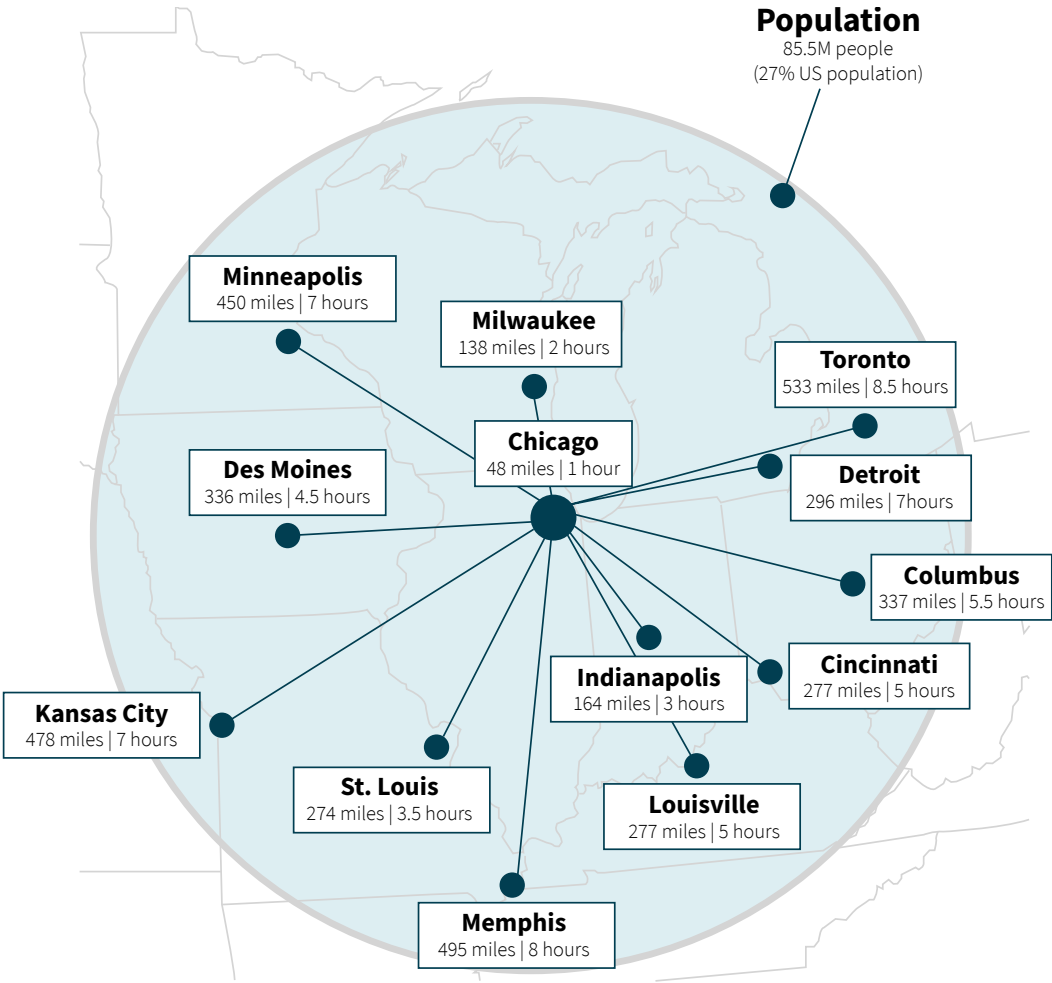
Labor radius aerial



Kankakee demographics

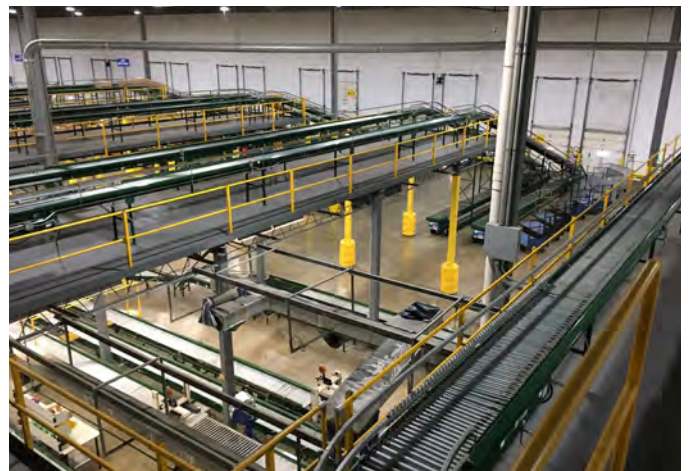
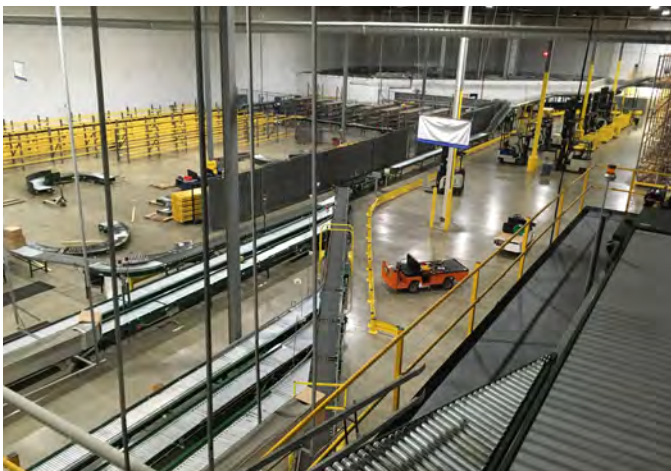


One day drive time



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

8374 N 4000 East Road/Manteno, IL 60950



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