



# For Sale or Lease

1,557,498 SF | Fully mechanized warehouse/distribution facility



Plug & Play for E-commerce,  
Immediately Adjacent to I-57

**333 S Spruce Street**  
Manteno, IL 60950

Sam Durkin  
+1 773 343 4361  
[sam.durkin@am.jll.com](mailto:sam.durkin@am.jll.com)

Keith Stauber  
+1 773 458 1386  
[keith.stauber@am.jll.com](mailto:keith.stauber@am.jll.com)



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Property Description	
Building Type:	Distribution
Zoning:	Building zoned I-1, Light Industrial Excess land zoned Commercial
Land:	153 acres
Available:	1,557,498 SF
Year Built:	1991
Office:	13,500 SF
Column Spacing:	43' x 58'
Construction Type:	Metal panel
Roof:	Ballasted EPDM installed 1992, Sarnafil PVC installed 2009
Clear Height:	35'
Sprinkler:	Wet: Two 250,000 gallon water tanks (500,000 gallons total) with Tank 1 having an electric pump and Tank 2 diesel powered. Haz Mat area of +/-97,500sf that has an in-rack sprinkler system
Warehouse Lighting:	Metal halide
Loading:	88 exterior docks – dock seals and bumpers (Rite Hite mechanical levelers, dock locks, lights and fans). Radiant heaters and Big Ass Fans located in dock staging areas. 3 Drive-in doors
Auto Parking:	586 spaces
Trailer Parking:	1,009 stalls, concrete paved Secured by guard shack and fully fenced truck court
Power:	Seven transformers total, six at 1800amp & 1 at 3000 amps, Primary voltage 12,470, secondary 480y/277
Battery Charging Area:	Can accommodate 80 to 100 batteries and has two MTC E-battery storage and retrieval systems
Water:	12" water main to the property
Heat:	Floor mounted air-rotation units (14 total)
Material Handling Systems:	10 case pick modules 1 backpack module 1 Dematic RS200 slat sorter – 540fpm
Hazardous Materials:	+/- 100,000SF with inrack sprinkler systems and automatic closing fencing that stops projectiles from different areas. Property features flammable storage area/oil storage room
Tech Infrastructure:	Computer room with raised floor, two Liebert units, Eaton 9355 UPS (power surge protector) and halon fire protection system. Fiber Optic/T-1 provider is AT&T
Outbuildings:	Guard shack with bathroom
Misc:	Compressors (adjacent to HazMat area) Kohler Fast Response II gas powered generator
Real Estate Taxes:	\$966,387.82   \$0.63 PSF (2019) Property PIN: 03-02-20-200-008-0000
Lease Rate:	Subject to offer
Sale Price:	Subject to offer

## Property Highlights



Rapistan conveyor systems, forklifts  
& full list of MHE & FF&E available



Immediately adjacent to full, 4-way interchange with I-57



Expansion land ideal for heavy parking



Access to Chicago and Kankakee labor pools



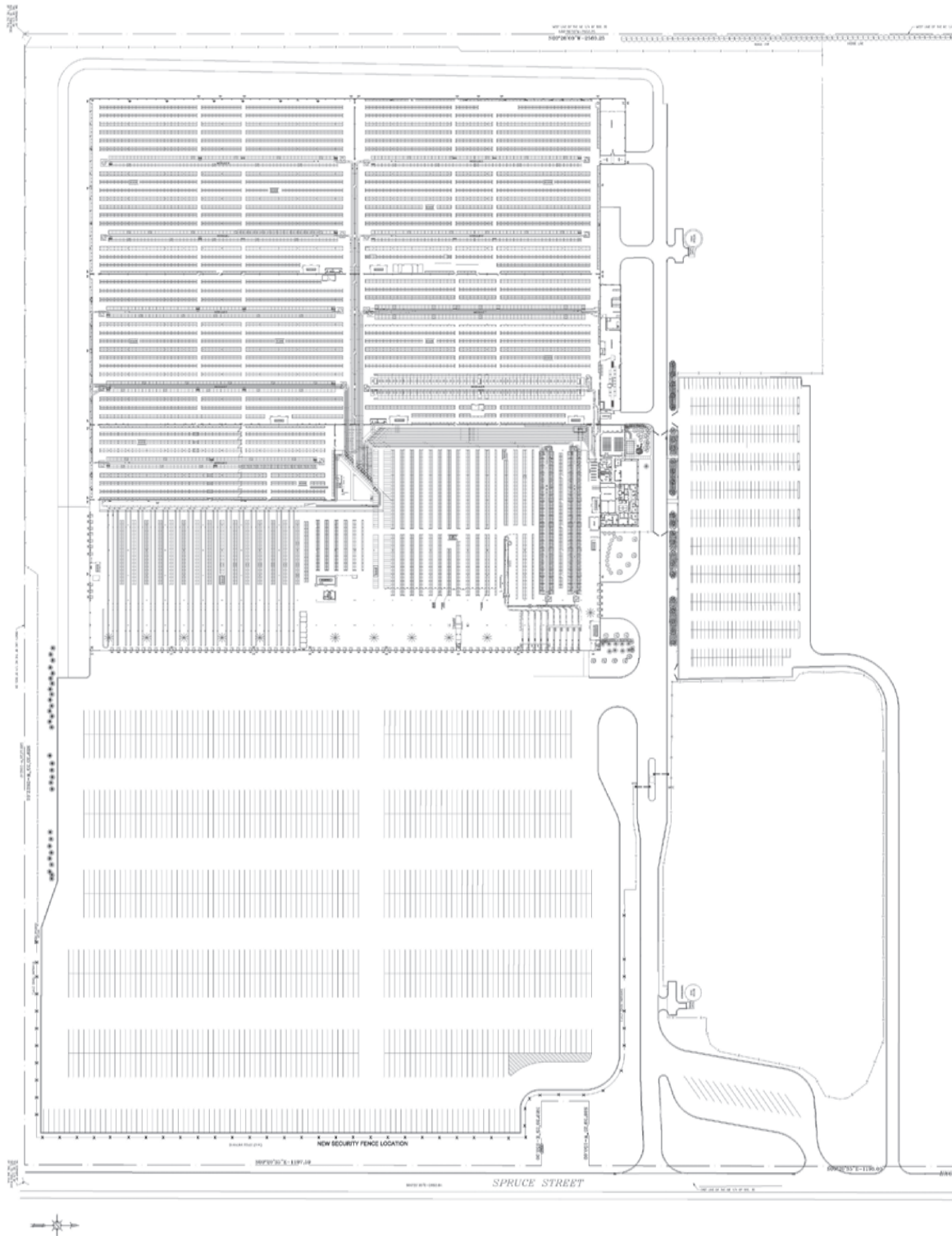
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Site plan

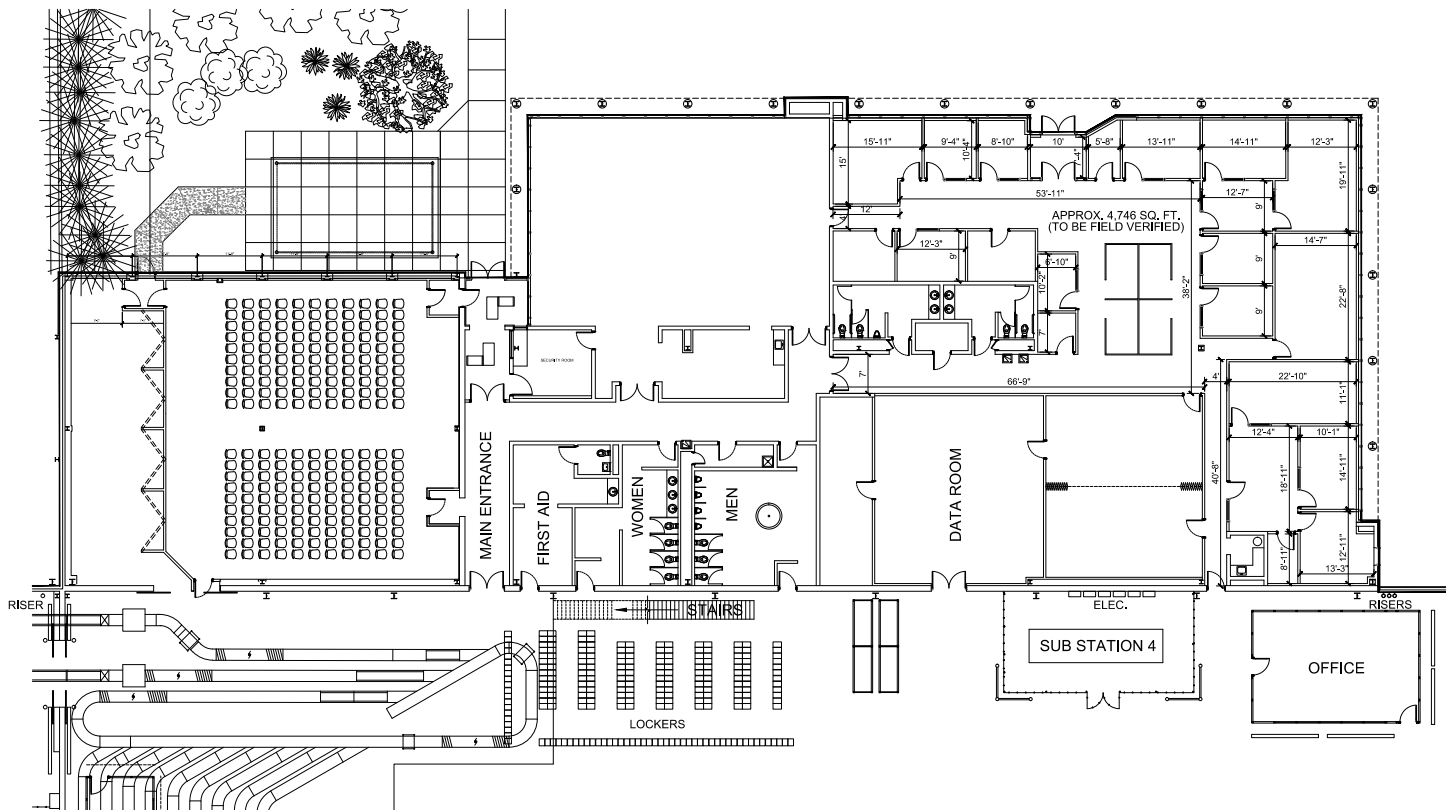




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## Office floor plan



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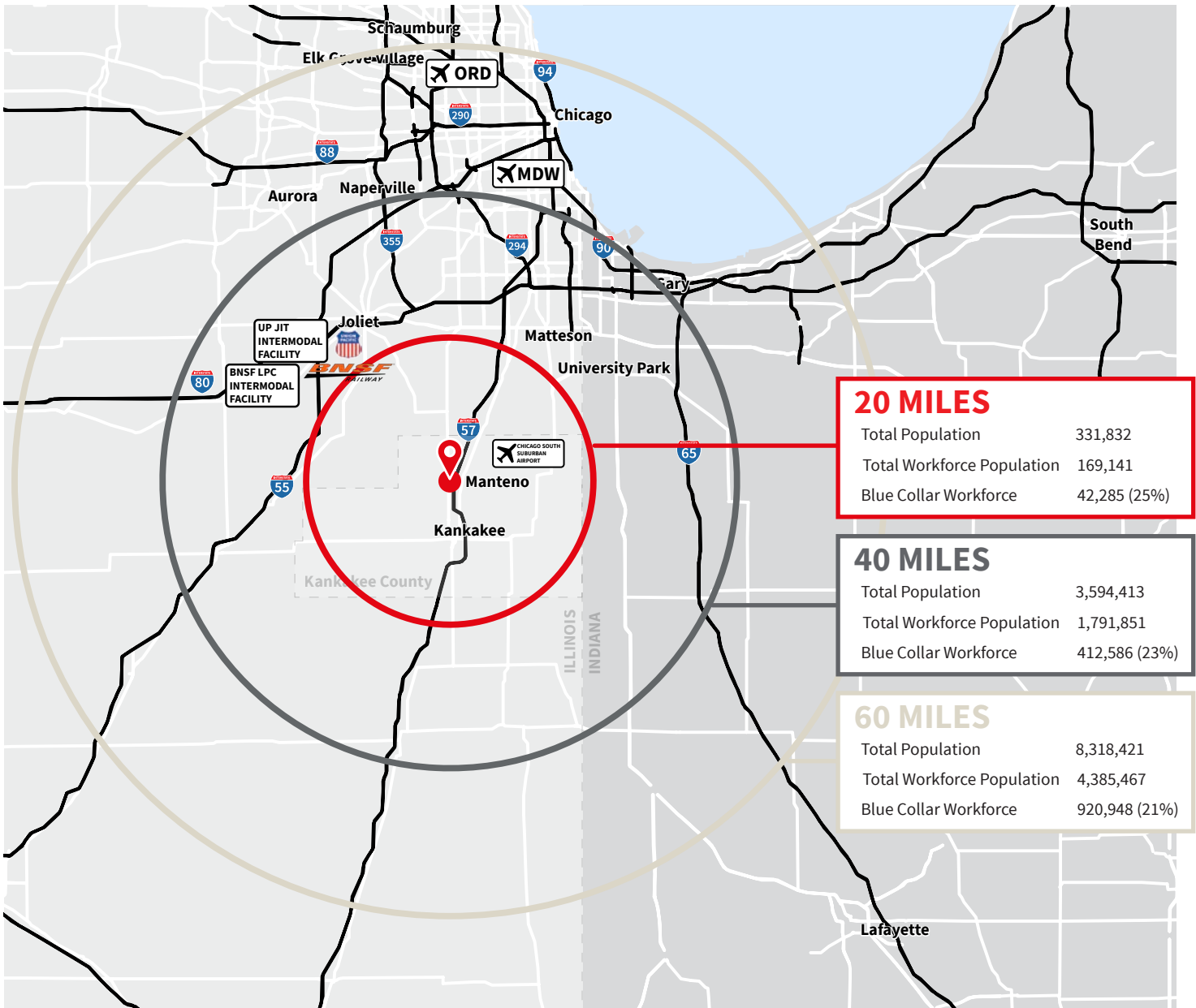
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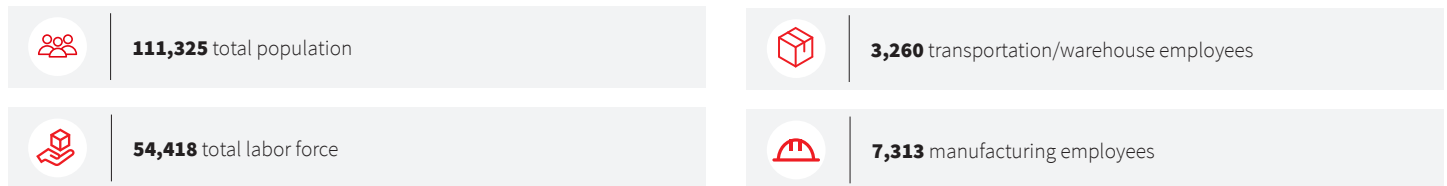


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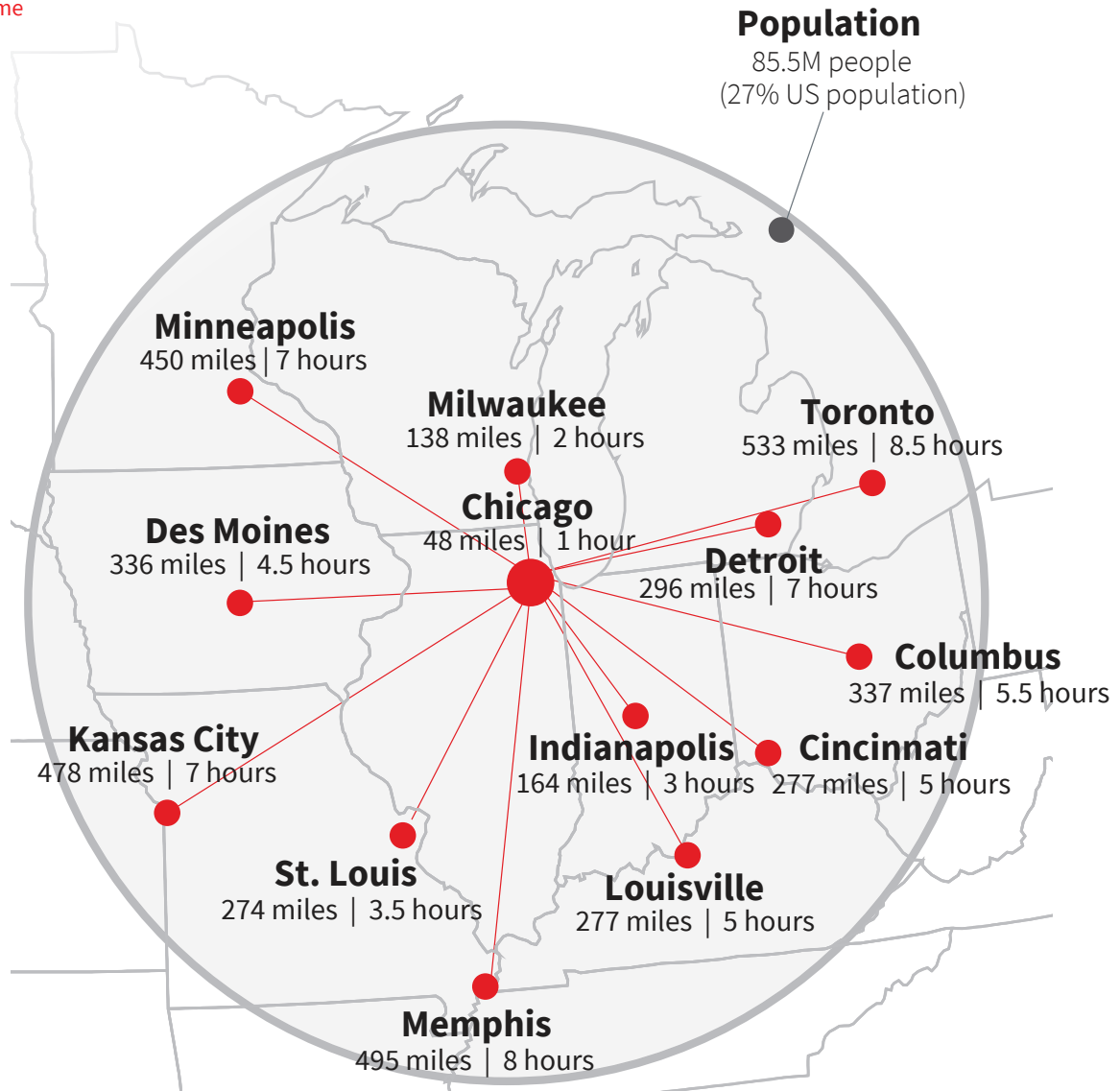
## Kankakee Demographics



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One day drive time



One hour or less 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



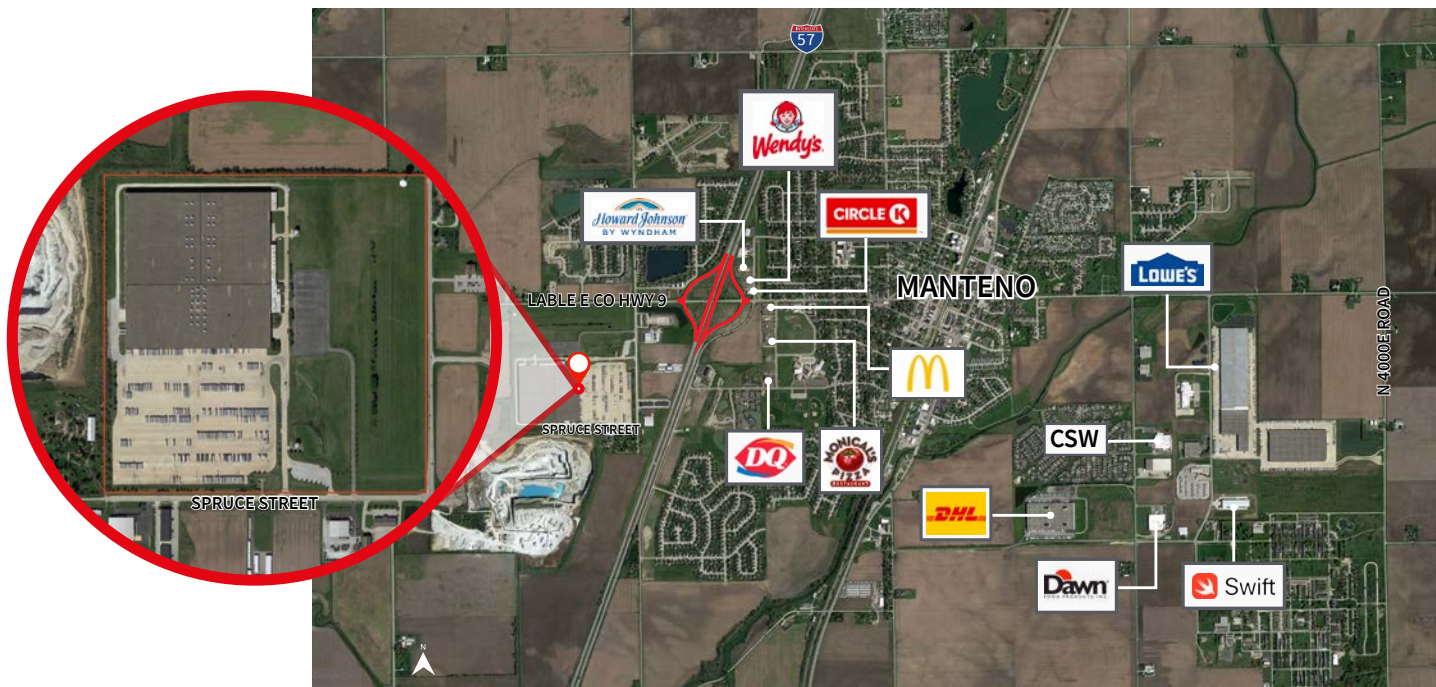
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## Amenities & Corporate Neighbors



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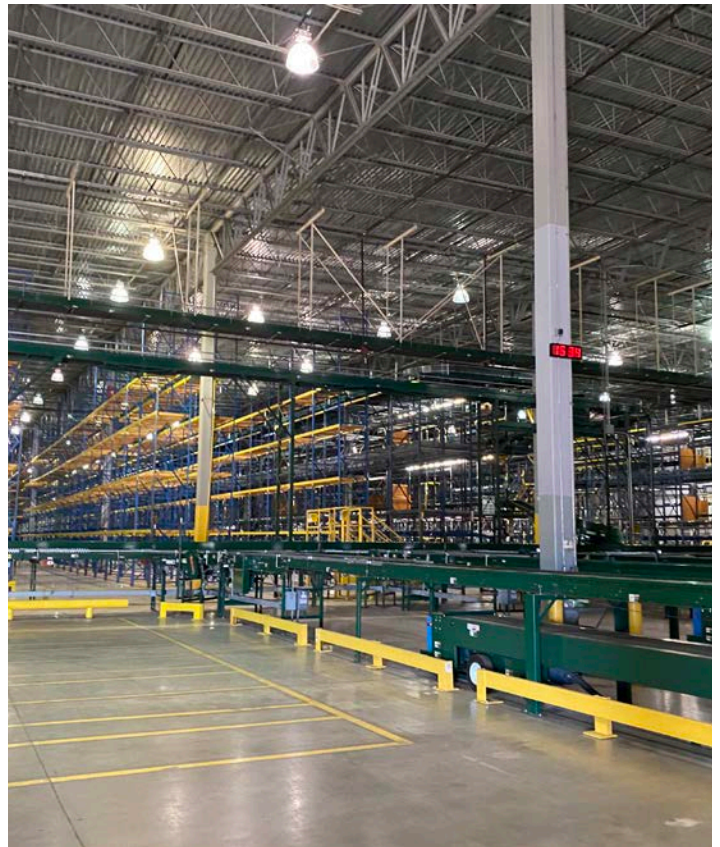
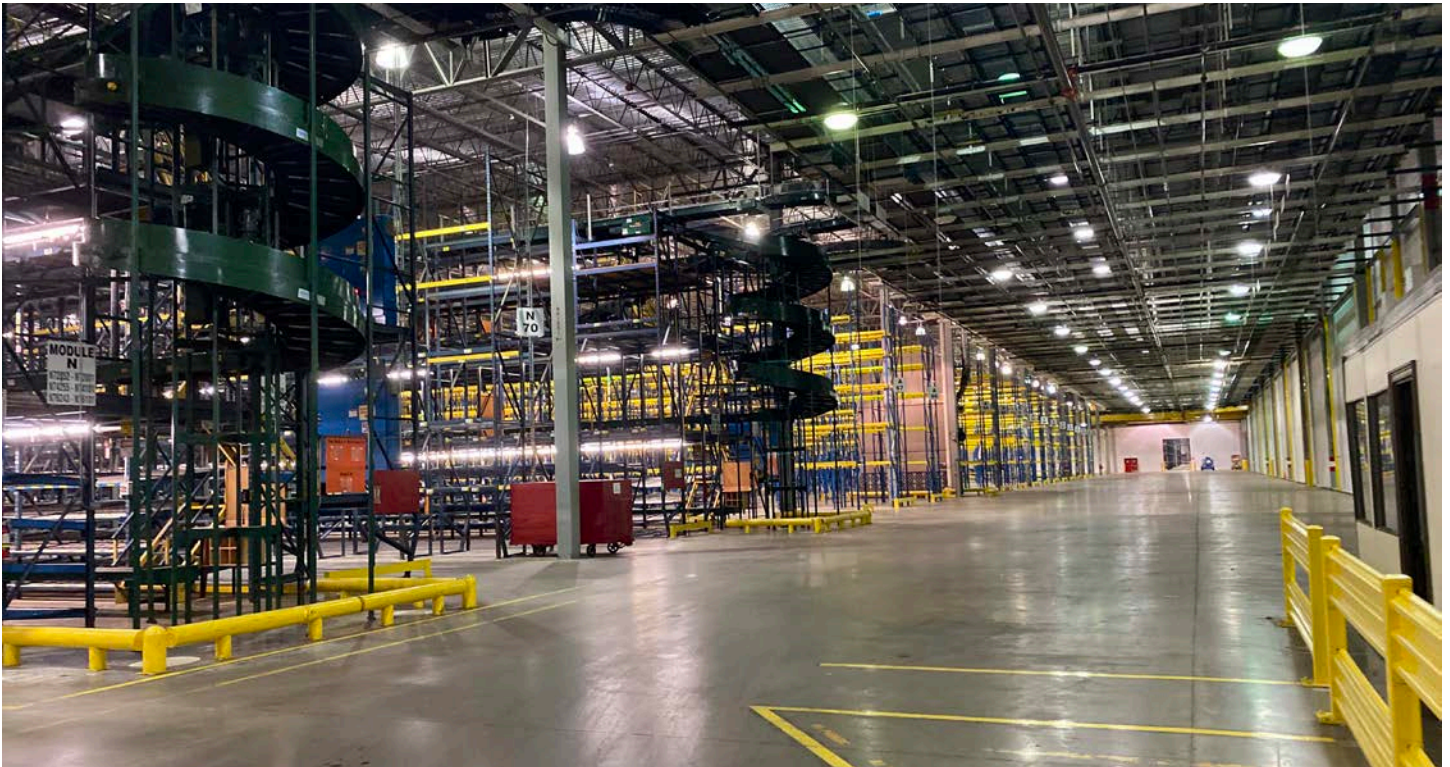
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## Contact information

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