



32.70 ACRES FOR LEASE

(Divisible)

2475 West Station Street

Kankakee, Illinois 60901

PROPERTY FEATURES

Positioned along West Station (Route 17) with direct access to Interstate 57 and adjacent to the Norfolk Southern Kankakee Belt Line, this ± 32.70 acre industrial development site presents a rare opportunity for logistics, truck/trailer parking, industrial outdoor storage (IOS), intermodal yard, rail/truck transload, manufacturing, distribution, and transportation-oriented uses.



PROPERTY HIGHLIGHTS

- **32.70 acres available**
- **Asking rate of \$2,495/acre per month**
- **10 acres are currently paved, expansion is possible**
- **Fenced & gated**
- **I-2 Heavy Industrial Zoning**
- **Norfolk Southern Rail Intermodal adjacent to site**
- **± 3 Miles to Interstate 57**
- **Suitable for truck / trailer parking, outdoor storage, container storage, etc.**
- **Utilities available**
- **Located approximately 60 miles south of downtown Chicago**
- **Owner would consider build-to-suit opportunities**
- **Divisible (1 acre minimum)**

SITE PLAN



POTENTIAL USES

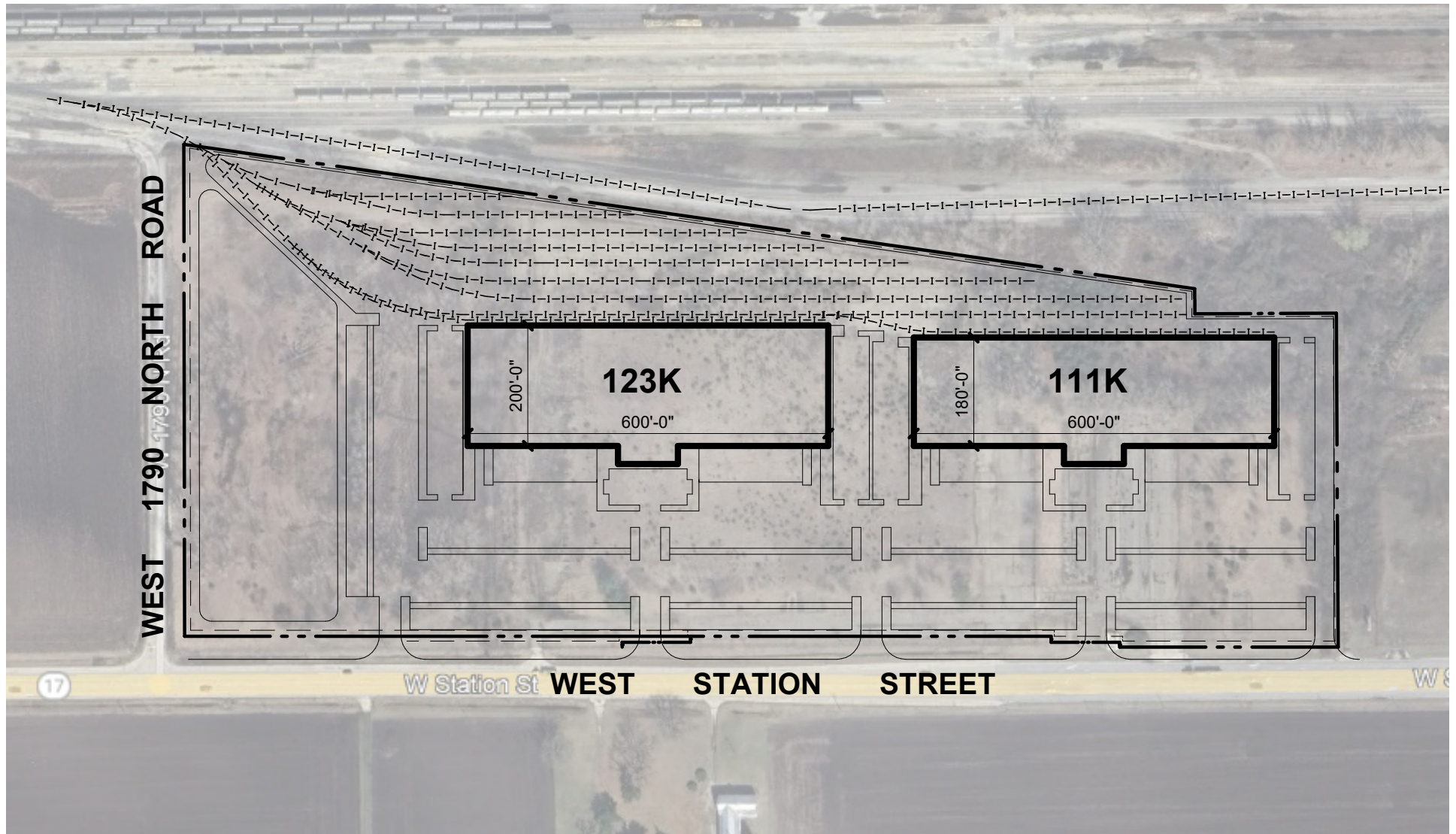
- Rail/Truck Transload
- Intermodal Yard
- Rail Switching
- Drayage Support
- Trailer Parking
- Overflow Container Storage
- Industrial Outdoor Storage
- Fleet Storage & Maintenance
- Distribution & Logistics
- Warehousing
- Manufacturing
- Contractor Yard
- Equipment Storage

FLEXIBLE CONFIGURATIONS & USES POSSIBLE



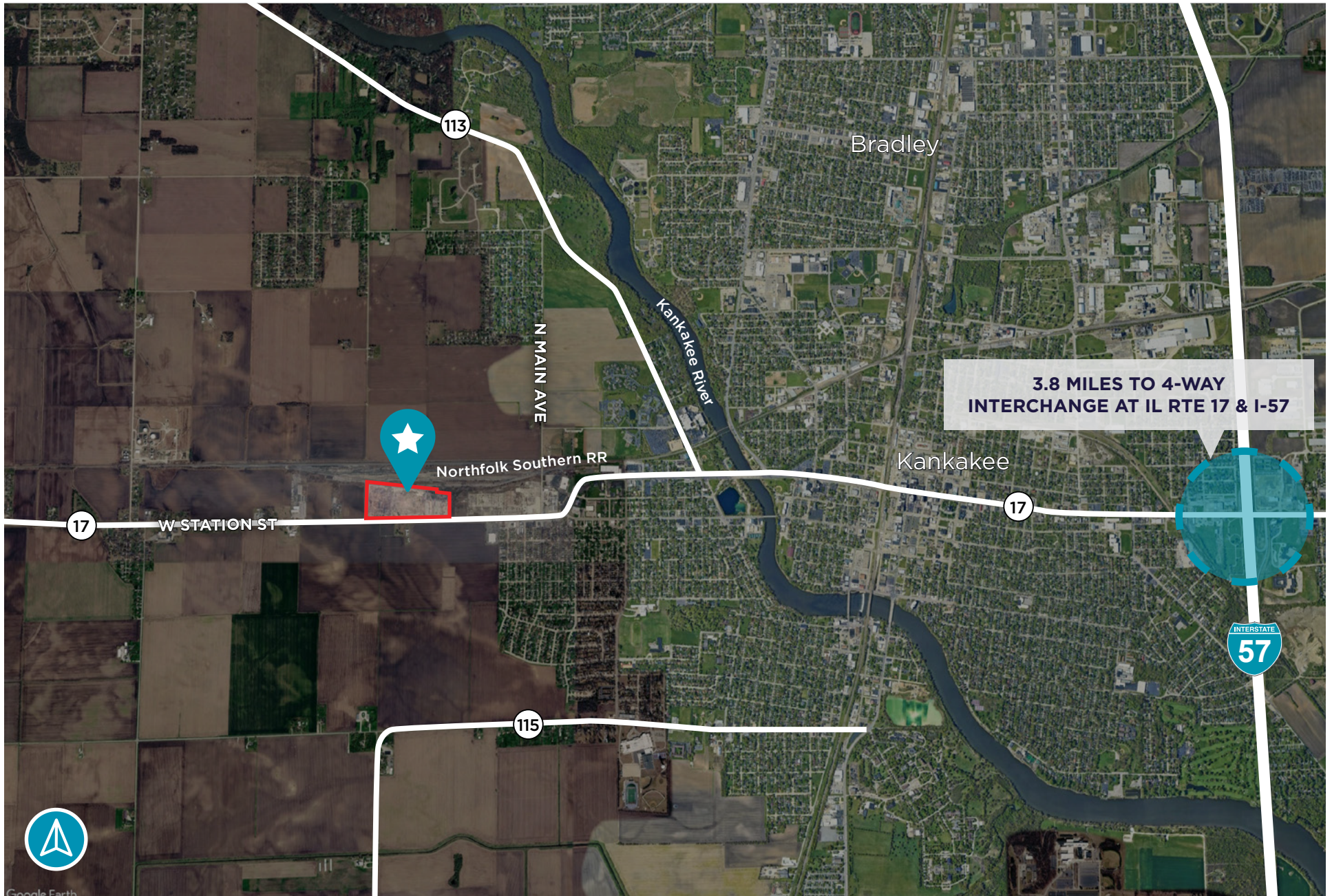
CONCEPTUAL SITE PLANS

BUILD-TO-SUITS UP TO 600,000 SF



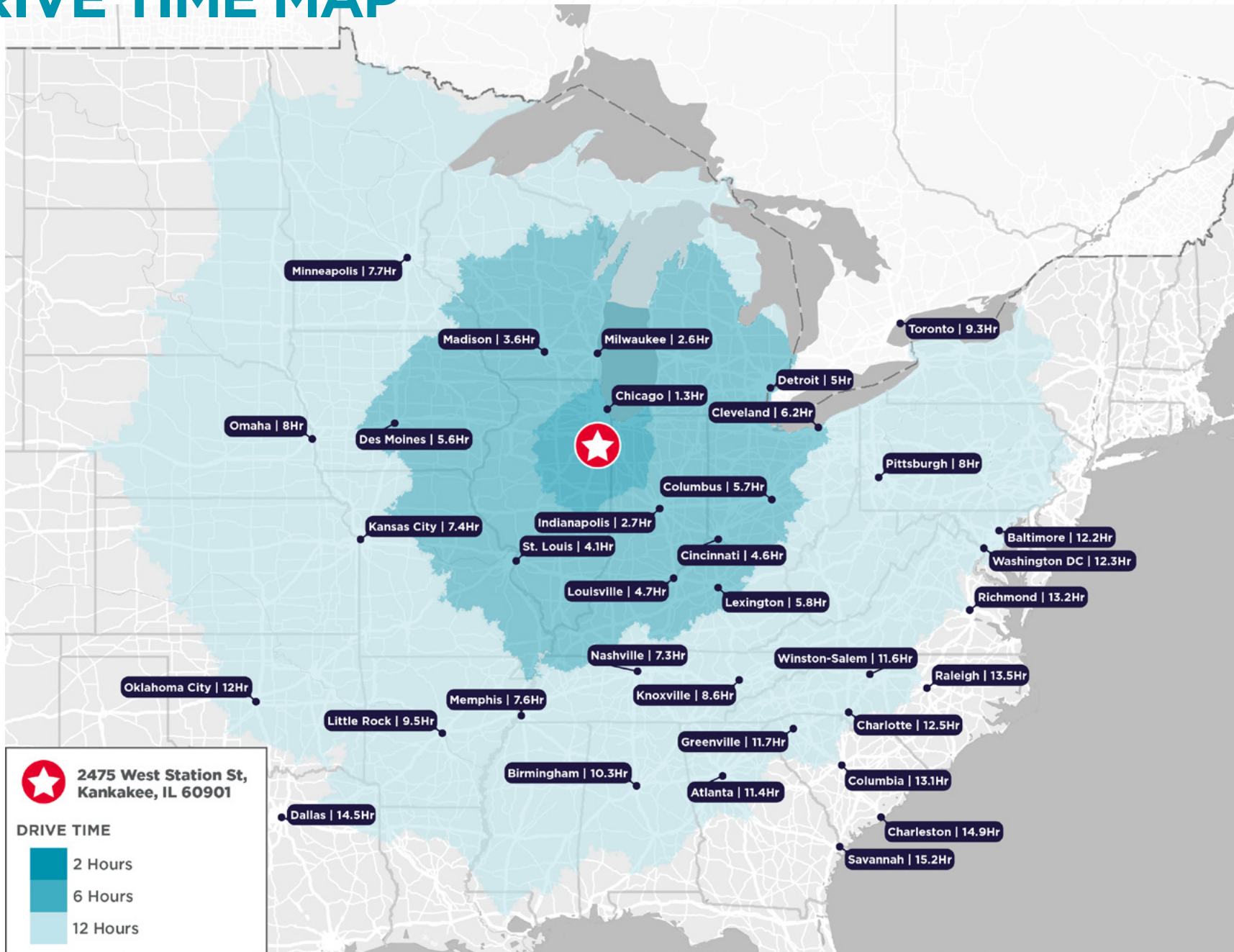
2475 WEST STATION ST, KANKAKEE | 32.70 ACRES FOR LEASE

ACCESS MAP



2475 WEST STATION ST, KANKAKEE | 32.70 ACRES FOR LEASE

DRIVE TIME MAP





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