



32.70 ACRES FOR LEASE
2475 West Station Street
Kankakee, Illinois 60901



**CUSHMAN &
WAKEFIELD**

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**
- **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**

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

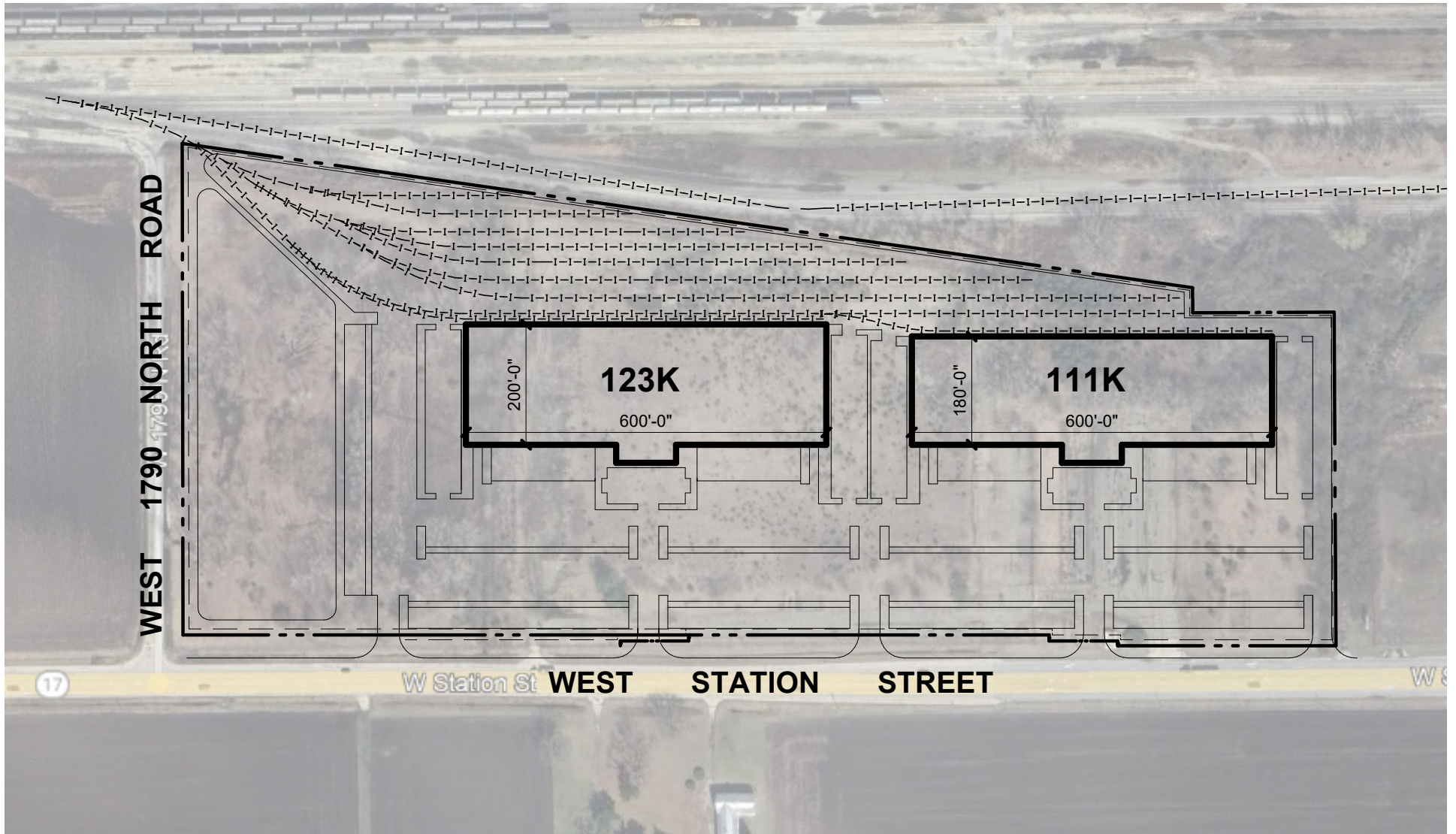
CONCEPTUAL SITE PLANS

FLEXIBLE CONFIGURATIONS & USES POSSIBLE

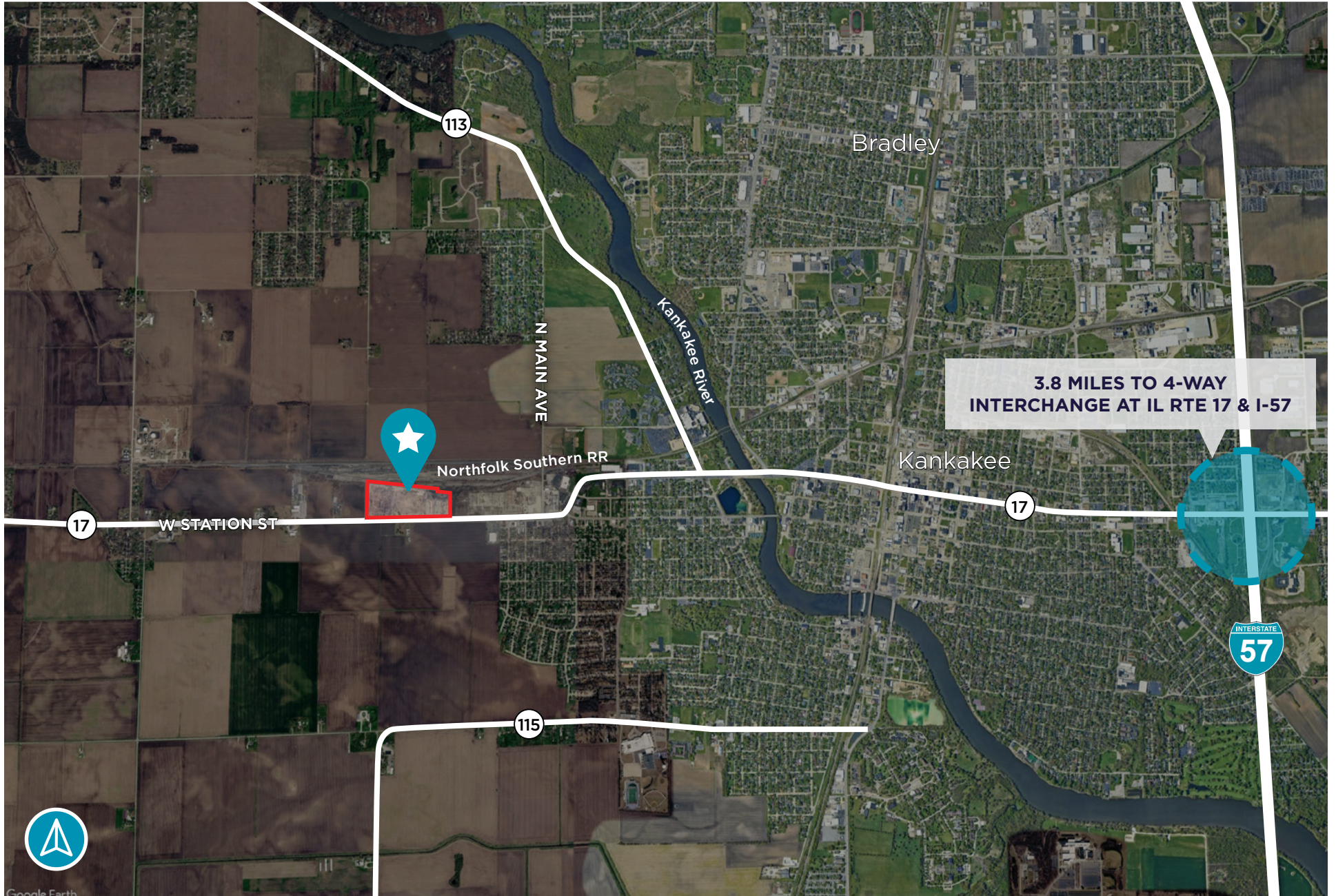


CONCEPTUAL SITE PLANS

BUILD-TO-SUITS UP TO 600,000 SF



ACCESS MAP



2475 WEST STATION ST, KANKAKEE | 32.70 ACRES FOR LEASE



CONTACT

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A map of the Chicago metropolitan area and surrounding regions, including parts of Indiana and Illinois. Major highways like I-90, I-55, I-290, and I-57 are shown. A red pin is placed on the map, pointing to the location of 2475 W Station St. in Bourbonnais, Illinois. The pin contains the text '2475' in large white font and 'W STATION ST' in smaller white font below it. Other cities labeled on the map include Arlington Heights, Evanston, Schaumburg, Elmhurst, Naperville, Aurora, Joliet, Frankfort, Chicago Heights, Hammond, Gary, Portage, Valparaiso, Merrillville, Crown Point, De Motte, North Judson, Winamac, and many others.

2475
W STATION ST