

**572 Brewery Lane  
Bourbonnais, IL**

## **Space For Lease**

8,728 SqFt Of Adaptable Warehouse,  
Production, Showroom, Retail, Office Or  
Specialty-Use Space

Built in 2015



# An Outstanding Leasing Opportunity

572 Brewery Lane is one of the most unique and versatile commercial properties in the Bourbonnais/Kankakee County market.

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## Property Snapshot

- 8,728 SqFt freestanding building
- 3.18 acres (~138,520 SqFt) of land
- Built in 2015 — modern construction
- Zoned B-2 Business District General Retail
- Lease For \$7,273/month gross
- PIN: 17-09-19-118-002
- Taxes: approx. \$22,000/yr

Originally purpose-built as a state-of-the-art brewery and production facility in 2015, this high-quality freestanding building delivers modern infrastructure, exceptional flexibility and excellent regional accessibility — all in the heart of Bourbonnais.

Sitting on approximately 3.18 acres, the facility accommodates an extraordinarily wide range of commercial uses, from production and fulfillment to retail showroom and creative office concepts.

The combination of open floor plans, high ceilings, loading access and heavy utility capacity makes this a truly rare find in the local market.

# Facility Features At A Glance

A modern, full-featured commercial facility designed for serious business operations.

## Structure & Space

- 8,728 SqFt freestanding building
- Two-story ceilings with exposed metal trusses
- Large open production/storage areas
- Concrete flooring throughout
- Mezzanine space

## Loading & Access

- One flush loading dock (XL garage door)
- One recessed loading dock
- Ample parking for 23 vehicles
- On 3.18 acres of land

## Utilities & Mechanical

- 3-phase 480/280V electrical service
- 2 HVAC rooftop units (gas-fired + A/C)
- 80-gallon water heater
- City water, sewer, electric and phone

## Specialty Infrastructure

- 16x26 walk-in cooler
- Second-floor office component
- 2 washrooms
- Walk-in refrigeration ready

# Built For A Wide Range Of Uses

Originally designed as a brewery, this adaptable facility is B-2 zoned and positioned to serve diverse commercial concepts. Whether you need production space, a customer-facing showroom, or a fulfillment hub, 572 Brewery Lane delivers.



## **Brewery Or Beverage Production**

Original purpose-built infrastructure, walk-in cooler and heavy utilities make this ideal for brewing, kombucha or bottling operations.



## **Food Or Commissary Operations**

Large open floor space, refrigeration infrastructure and utility capacity suit commercial kitchens and ghost restaurant concepts.



## **E-Commerce Fulfillment**

Loading docks, open warehouse layout and ample parking make last-mile fulfillment and product distribution highly efficient.



## **Trade Contractors & Service Businesses**

Secure vehicle parking, equipment storage and office components provide an ideal base for contractors and fleet-based operations.



## **Specialty Retail Or Showroom**

High ceilings, open-span layout and a professional exterior presence create an impressive customer-facing showroom environment.



## **Fitness, Recreational, Entertainment, Event Or Experiential Concepts**

The large open floor plan and versatile layout accommodate fitness studios, recreational concepts, entertainment & event venues and experiential businesses.

# Exterior Photos



# Interior Photos



# Interior Photos



# Upstairs Photos



# Additional Photos



# Strategic Location In Bourbonnais

## Prime Commercial Corridor

Located at 572 Brewery Lane near the corner of Main St NW and US 52 — the main routes running through town and lined with popular restaurants, retailers, hotels and national brands.

The property sits close to Bourbonnais Towne Centre (anchored by Jewel-Osco) and multiple auto dealerships including Ford, Mercedes-Benz and Toyota.

## Regional Highway Access

Strategically positioned just off Interstate 57, providing direct connectivity to Chicagoland and Central Illinois.

Only ~45 miles south of Chicago and 80 miles north of Champaign — an exceptional location for regional distribution, client traffic and workforce recruitment.

# A Growing, High-Traffic Community

572 Brewery Lane benefits from a dense, active commercial ecosystem and a rapidly growing community investment.

**67K**

## Residential Population

Within a 5-mile radius of the property

**75K**

## Daytime Population

Within a 5-mile radius — strong consumer traffic

**\$20M**

## Community Campus

New year-round destination being built within walking distance

**1 Hr**

## From Chicago

Approximately 45 miles south via Interstate 57

# Surrounded By Commerce, Culture & Connectivity

The property sits within Bourbonnais' most vibrant commercial zone, drawing from a broad and growing regional base.

## **National Retailers & Restaurants**

Positioned near Bourbonnais Towne Centre and US 52's robust retail strip, the site benefits from strong daily consumer foot traffic and neighboring destination anchors.

## **Olivet Nazarene University**

Proximity to ONU provides access to a skilled and growing local workforce, student consumers and educational partnership opportunities.

## **Industrial Employers & Residential Neighborhoods**

Surrounded by local factories, businesses and homes — ensuring consistent employee availability and a built-in customer base right at your doorstep.

## **Kankakee-Bourbonnais-Bradley Metro Area**

Part of one of the strongest retail and business districts in the region, with Bourbonnais serving as the commercial hub drawing customers from surrounding communities.

# Why This Property Stands Apart

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## Competitive Advantages

- Modern 2015 construction — low deferred maintenance
- Attractive, professional exterior presence
- High ceilings and open-span flexible layout
- Dual loading docks for efficient logistics
- 3-phase power and heavy utility infrastructure
- Walk-in cooler already in place
- Ample on-site parking for employees and customers
- Excellent access to I-57 and regional highways
- Significantly lower occupancy costs vs. suburban Chicago

## Room To Grow

The building's contemporary construction, professional appearance and highly functional layout create an exceptional opportunity for businesses seeking an operational facility with room for future expansion.

The generous 3.18-acre site provides flexibility for outdoor storage, equipment staging or future development.

Its position within the growing Bourbonnais-Bradley commercial corridor — one of the strongest retail and business districts in Illinois outside of Chicago — ensures long-term demand, foot traffic and market relevance for tenants of all types.

# Details & Lease Terms



## Zoning

**B-2 Business District General Retail** — permits a wide range of commercial and specialty uses. Refer to the Permitted Use Document for complete details.

## Monthly Rent

**\$7,273/month gross** — all-inclusive gross lease structure for predictable occupancy costs

## Lease Structure

Landlord will provide a new lease with options. Lease terms are negotiable to accommodate the right tenant's needs.

## Real Estate Taxes

Approximately **\$22,000/year**. PIN: 17-09-19-118-002.

# Next Steps

Don't miss this rare opportunity to secure one of Kankakee County's most versatile and well-located commercial facilities.

📄 For a complete list of permitted uses, please request the Permitted Use Document from the listing broker.

## • Contact

Tom Traina at EatZ & Associates

## • Email

[Tom@eatz-associates.com](mailto:Tom@eatz-associates.com)

## • Phone

847-651-3834

