

FOR SALE

901 N. SHABBONA STREET
STREATOR, ILLINOIS

CBRE

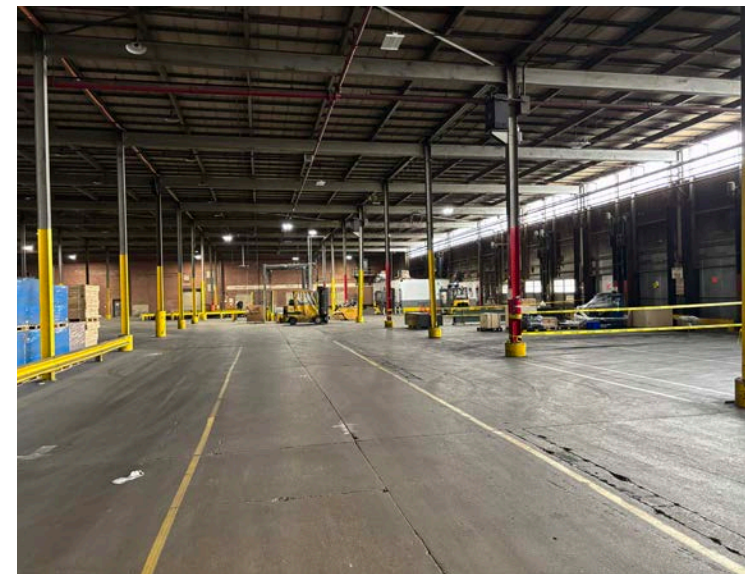
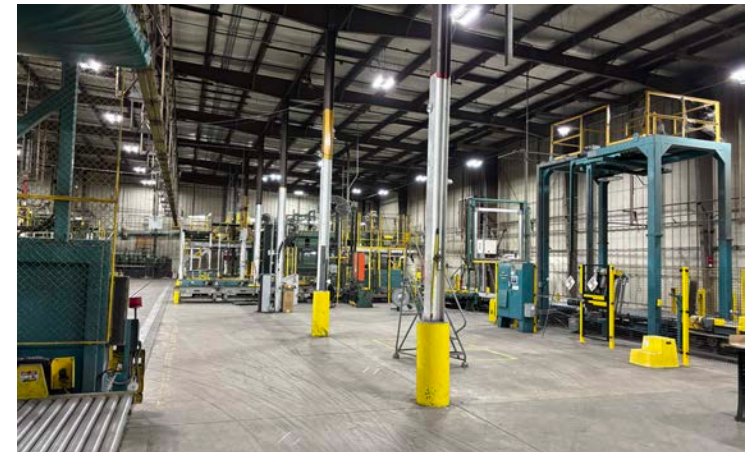
**~ 950K SF MANUFACTURING
FACILITY ON ~49.95 AC**

PROPERTY OVERVIEW

Exceptional Opportunity to Acquire Over ~950K SF Manufacturing Facility on ~49.95 Acres

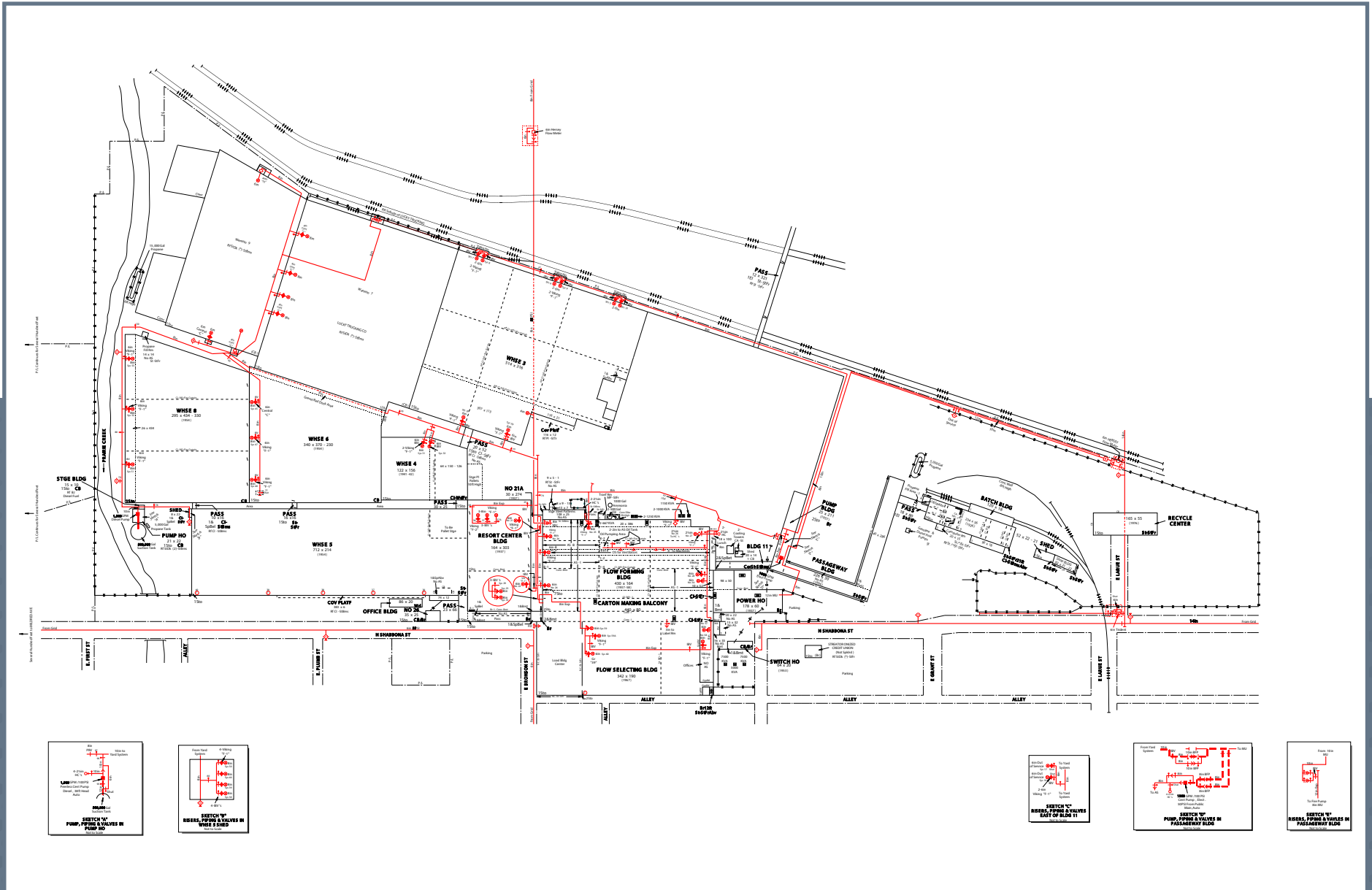
- **EXCELLENT ACCESS:** Property directly connects to Illinois State Routes 23 & 18 and is roughly 20 miles to I-39 and I-55
- **GREAT LOCATION:** Streator, IL is located 100 miles south of Chicago
- **IDEAL FOR:** Warehousing, distribution, or office environments
- **RAIL SERVICED:** Adjacent rail stub track with on-site switch
- **POTENTIAL INCENTIVES:** Potential tax incentives from City, County & State
- **OWNER ENTITY:** Owens-Brockway Glass Container Inc.

SPEC TYPE	SPEC DETAILS
Building Site	~950,000 SF
Acreage	~49.95 AC
Parcels LaSalle County	33-25-105-019; 33-25-106-009; 33-25-113-015; 33-25-123-023; 33-25-131-022; 33-25-138-012; 33-25-200-013; 33-25-400-014
Zoning	Heavy Industrial
Rail	Adjacent rail stub track with on-site switch BNSF Railway
Doors/Drive-Ins	20+
Additional Features	BNSF rail spur and Norfolk railroad close by, ComEd substation 1 mile west is expandable



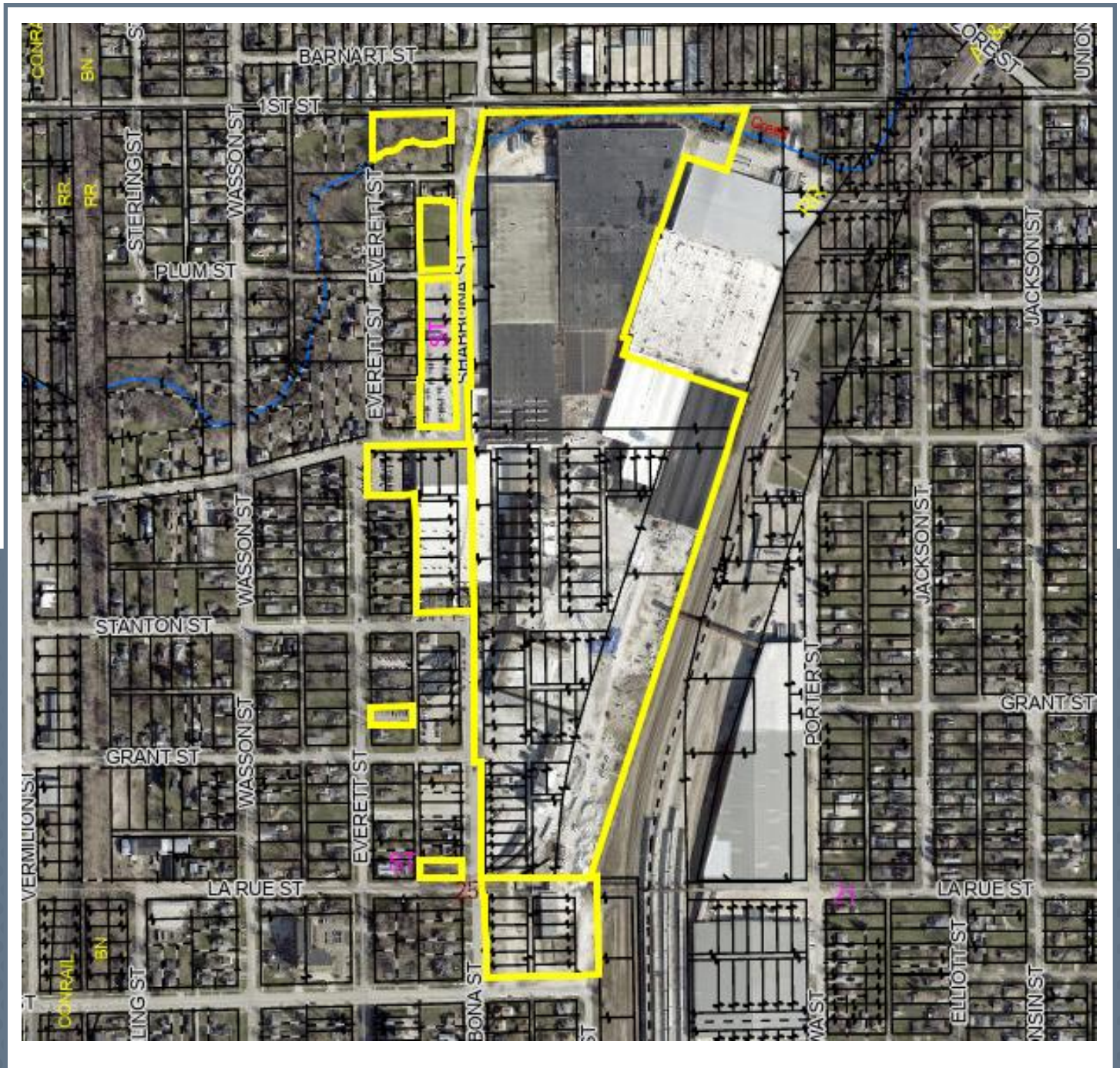
FLOOR PLAN

~950,000 SF Manufacturing Facility

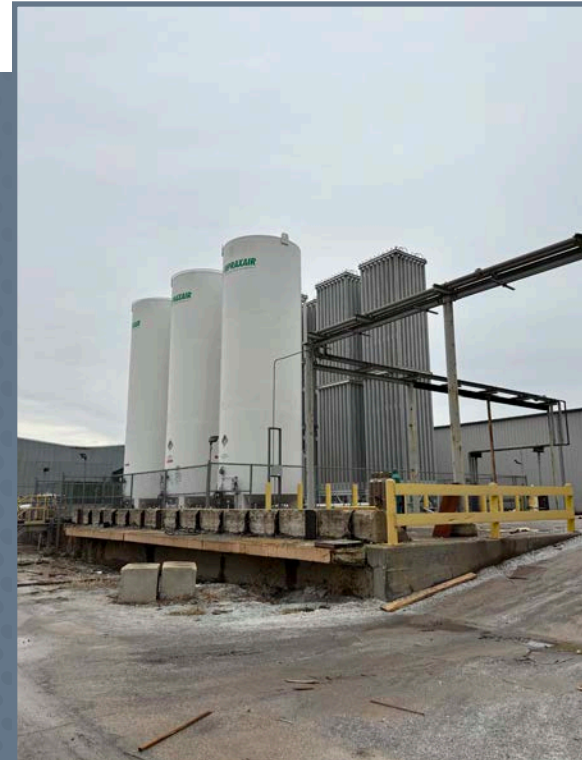
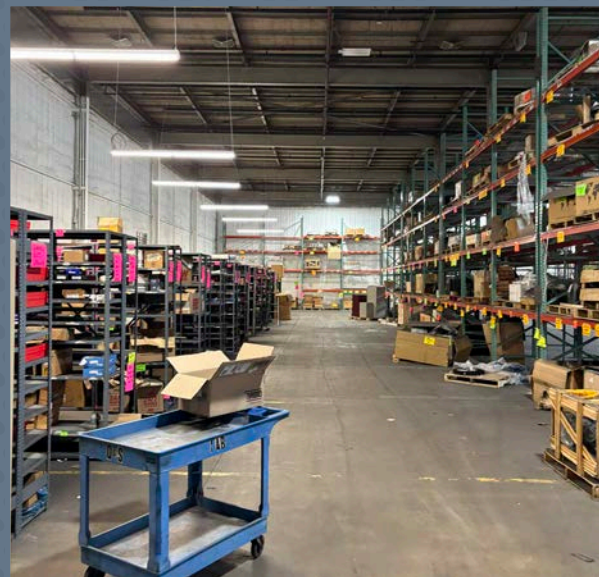
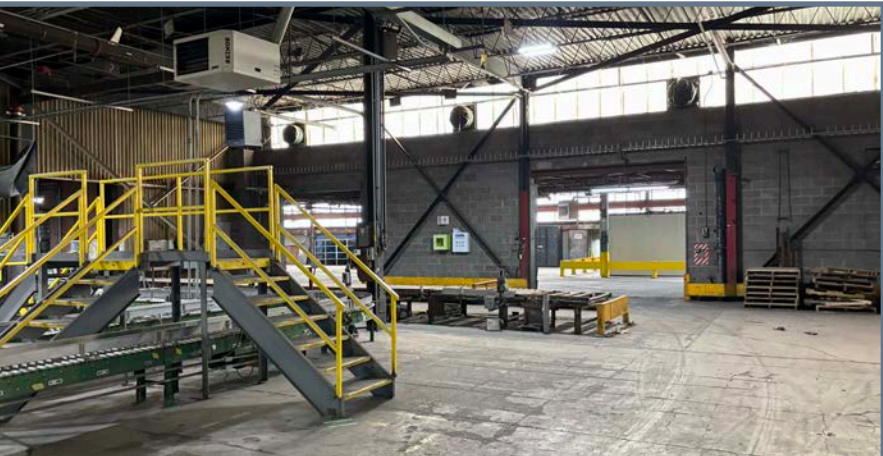
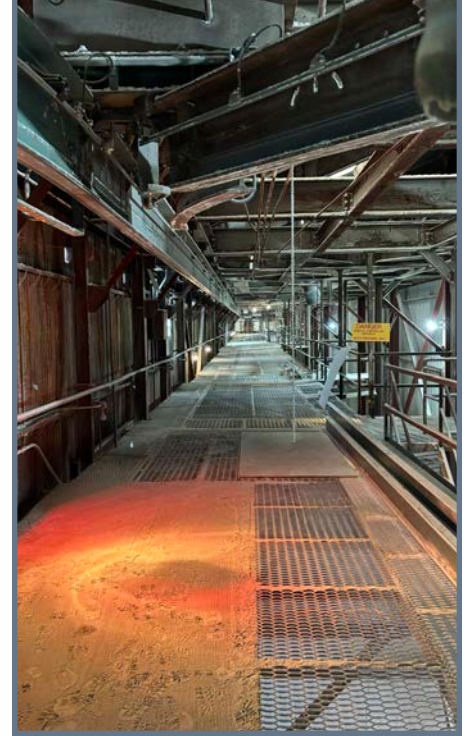
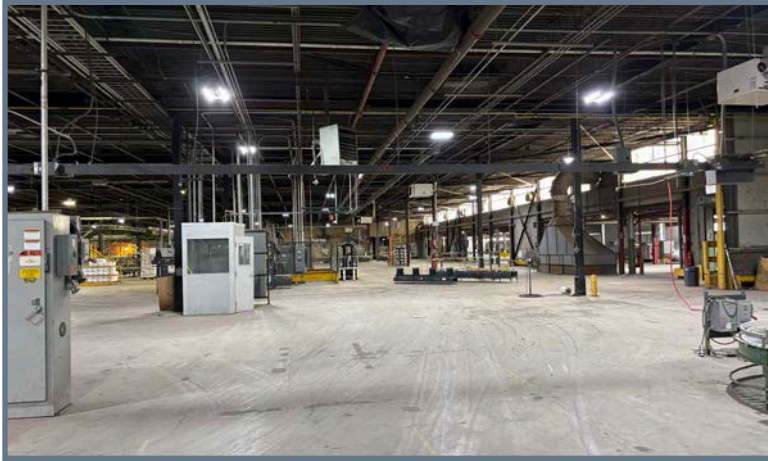


PARCEL MAP

- 33-25-105-019
- 33-25-106-009
- 33-25-113-015
- 33-25-123-023
- 33-25-131-022
- 33-25-138-012
- 33-25-200-013
- 33-25-400-014



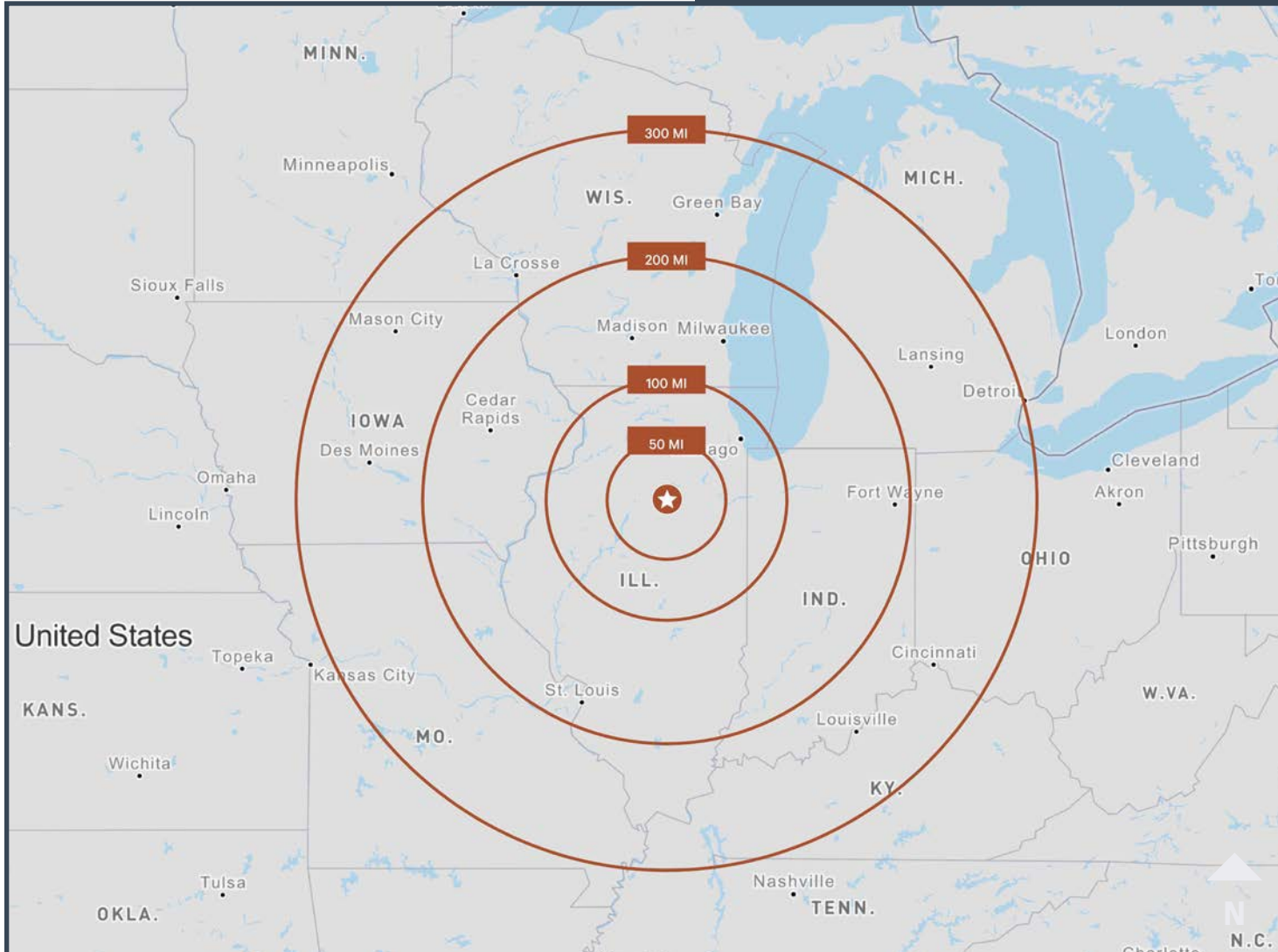
PROPERTY PHOTOS



LOCATION MAP

901 N. SHABBONA STREET
STREATOR, ILLINOIS

**Ideally Located
for Distribution**



Estimated Drive Mileage

- CHICAGO, IL
~100 MILES
- MILWAUKEE, WI
~180 MILES
- INDIANAPOLIS, IN
~200 MILES
- ST. LOUIS, MO
~220 MILES
- DES MOINES, IA
~300 MILES
- LOUISVILLE, KY
~350 MILES
- COLUMBUS, OH
~375 MILES
- DETROIT, MI
~380 MILES



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SHABBONA STREET
STREATOR, ILLINOIS

~950K SF
MANUFACTURING
FACILITY ON
~49.95 AC

AVAILABLE
FOR SALE

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CBRE

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