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## Kankakee County Industrial Real Estate Report January 2011

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### Available Square Feet/Vacancy Rate

	Jan. 2002	Jan. 2004	Jan. 2006	Jan. 2008	Jan. 2010	Jan. 2011
Total SF	15,900,000	15,991,000	16,231,000	16,550,375	16,550,400	16,620,400
Available SF	874,808	490,158	630,125	499,145	1,484,606	1,464,280
Vacancy Rate	5.5%	3.1%	3.9%	3.0%	9.0%	8.8%

### Current Available Industrial Facilities (Over 10,000 SF)

250,000 SF <i>(Divisible)</i>	2207 West Station Street Kankakee, Illinois 18' - 22' ceiling height 18 docks and extra land Good location (hwy 3 miles) Lease Rate: \$2.50 psf gross	210,000 SF <i>(Divisible)</i>	1775 American Way Kankakee, Illinois 22' ceiling height 5 docks and ample land Good location (hwy 2 miles) Sale Price: \$2,310,000 Lease Rate: \$4.25 psf
178,000 SF	2405 Eastgate Industrial Parkway Kankakee, Illinois 24' ceiling height 18 docks and ample land Excellent location (hwy ½ mile) Sale Price: \$3,250,000	150,000 SF	South-Tec Industrial Park Kankakee, Illinois 18' - 22' ceiling height 12 docks and ample land Excellent location (hwy ½ mile) Lease Rate: \$4.20 psf gross
144,819 SF <i>(Divisible)</i>	1625 East Duane Blvd. Kankakee, Illinois 22' ceiling height 8 docks and ample land Good location (hwy 2 miles) Sale Price: \$715,000.00 Lease Rate: \$2.50 psf gross	126,800 SF <i>(3 buildings)</i>	555 N. Hobbie Avenue Kankakee, Illinois 18' ceiling height 8 docks and ample land Good location (hwy 1.5 miles) Sale Price: \$750,000.00
100,500 SF <i>(Divisible)</i>	2407 Eastgate Industrial Parkway Kankakee, Illinois 24' ceiling height 12 docks and ample land Excellent location (hwy ½ mile) Lease Rate: \$3.50 psf net	52,225 SF <i>(Divisible)</i>	2580 South Route 45/52 Kankakee, Illinois 18' ceiling height 4 docks and ample land Excellent location (hwy ½ mile) Sale Price: \$1,350,000 Lease Rate: \$3.50 psf gross

50,000 SF	451 Olive Street Manteno, Illinois 18' ceiling height 4 docks and ample land Good location (hwy 3 miles) Sale Price: \$615,000	36,866 SF (100% A/C)	500 S. Spruce Street Manteno, Illinois 21' - 26' ceiling height 2 docks and ample land Excellent location (hwy ½ mile) Sale Price: \$1,300,000.00
35,000 SF (Divisible)	1551 E. Willow Street (Space Center) Kankakee, Illinois 16' - 20' ceiling height 3 docks and ample land Good location (hwy 1.5 mile) Lease Rate: \$3.75 psf gross	32,000 SF	745 Eastgate Industrial Parkway Kankakee, Illinois 20' – 22' ceiling height 2 docks and ample land Excellent Location (hwy 1 mile) Sale Price: \$1,650,000
12,470 SF (Divisible)	450 S. Spruce Street Manteno, Illinois 22' ceiling height 2 docks and ample land Excellent location (hwy ½ mile) Lease Rate: \$6.00 psf gross Sale Price: \$90.00 psf	17,600 SF	955 East Franklin Bradley, Illinois 16' ceiling height 2 docks and ample land Good location (hwy 2 miles) Sale Price: \$489,987
17,000 SF	8268 E. 7000 S. Road St. Anne, Illinois 12' ceiling height 3 docks and ample land Fair Location (hwy 15 miles) Lease Rate: \$3.00 psf gross	16,000 SF	351 Bramble Drive Manteno, Illinois 16' ceiling height 1 dock and limited land Good location (hwy 3 miles) Lease Rate: \$1,200 per month gross
15,000 SF	775 Eastgate Industrial Parkway Kankakee, Illinois 16' ceiling height 12 docks and extra land Excellent location (hwy 2 miles) Lease Rate: Not Disclosed	10,000 SF (Divisible)	1255 Stanford Drive Kankakee, Illinois 16' ceiling height 2 docks and limited land Good location (hwy 2 miles) Lease Rate: \$4.92 psf gross
10,000 SF	1410 Stanford Drive Kankakee, Illinois 16' ceiling height 10 D-I-D's and ample land Good location (hwy 2 miles) Sale Price: \$574,900		

### **Major Transactions in 2010**

50,000 SF Sale to Kankakee County Training Center (Siemens Facility)  
30,446 SF Sale to Microtec (former Chicago Steel Tape)  
20,000 SF Lease to Central Illinois Transportation (Former Esselte Warehouse)  
11,500 SF Expansion (Lease) to Ring Container (AH Alliance Warehouse)  
10,689 SF Sale to United Disposal (Former Blanchette Sheet Metal)

### **Notes**

- 1) Vacancy remained stable from year 1 ago (8.8% vs 9.0%).
- 2) Highest vacancy rate in Kankakee County since 1992 when the vacancy rate was 14.2%. Total square feet on the market in 1992 was similar as 2010, however total inventory was 37% less than 2010.
- 3) 70,000 SF new construction completed in 2010.

