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Kankakee County Industrial Real Estate Report January 2013

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Available Square Feet/Vacancy Rate

	Jan. 2006	Jan. 2008	Jan. 2010	Jan. 2011	Jan. 2012	Jan. 2013
Total SF	16,231,000	16,550,375	16,550,400	16,620,400	16,578,400	16,663,400
Available SF	630,125	499,145	1,484,606	1,464,280	1,290,284	668,411
Vacancy Rate	3.9%	3.0%	9.0%	8.8%	7.8%	4.0%

Current Available Industrial Facilities (Over 10,000 SF)

155,629 SF <i>(Freezer Bldg.)</i>	1260 Sycamore Manteno, Illinois 28' ceiling height 24 docks and ample land Good location (hwy 2 miles) Sale Price: \$9,000,000.00	113,787 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: \$950,000.00 Lease Rate: \$2.50 psf gross
50,145 SF <i>(2 buildings)</i>	555 N. Hobbie Avenue Kankakee, Illinois 18' ceiling height 4 docks and ample land Good location (hwy 1.5 miles) Lease Rate: \$3.50 psf gross	60,000 SF	South-Tec Industrial Park Kankakee, Illinois 18' - 22' ceiling height 12 docks and ample land Excellent location (hwy ½ mile) Lease Rate:
58,500 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	53,987 SF <i>(Divisible)</i>	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: \$4.25 psf full gross
46,539 SF	655 Mulberry Manteno, Illinois 20' ceiling height 2 docks and extra land Good location (hwy 2 miles) Sale Price: \$1,675,000.00	17,600 SF	13581 East Central Hopkins Park, Illinois 20' ceiling height Docks and ample land Poor location (hwy 5+ miles) Lease Rate: \$2.25 & \$8.00 psf

35,324 SF	265 South Kinzie Avenue Bradley, Illinois 16 - 20' ceiling height 2 docks and ample land Good location (hwy 2 miles) Sale Price: \$400,000.00	32,200 SF	745 Eastgate Industrial Parkway Kankakee, Illinois 16' ceiling height 2 docks and ample land Good location (hwy 2.5 miles) Sale Price: \$750,000.00
15,500 SF	1590 Grinnell Road Kankakee, Illinois 16 - 20' ceiling height 2 docks and ample land Good location (hwy 2 miles) Sale Price: \$400,000.00	17,300 SF <i>(Divisible)</i>	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
11,900 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		

Major Transactions in 2012

- 210,000 SF Sale to Peddinghaus Corp. (former American Spring Wire)
- 178,000 SF Sale to Heartland Harvest (former Unipar/Eastgate Facility)
- 58,500 SF Lease to Exel WD-40 (AH Alliance Warehouse)
- 36,866 SF Sale to High Performance Lubricant (former Bimba)
- 31,032 SF Lease to BHMC (former Esselte Warehouse)
- 18,000 SF Lease to Reynolds (AH Alliance Warehouse)

Notes

- 1) Vacancy decreased 3.8% from 1 year ago (7.8% vs 4.0%)
- 2) 85,000 SF of new construction in 2012 (JR Edwards Brush & Sun Chemical)
- 3) 205,000 SF under construction with completion in 2013 (Ring Can - 65,000 SF & CSL Behring - 140,000 SF)
- 4) 250,000 SF removed from market (former Westside Roper)

