

Kankakee County Industrial Real Estate Report January 2014

Prepared By: Christopher W. Curtis, SIOR
Nugent Curtis Real Estate

Available Square Feet/Vacancy Rate

	Jan. 2006	Jan. 2008	Jan. 2010	Jan. 2012	Jan. 2013	Jan. 2014
Total SF	16,231,000	16,550,375	16,550,400	16,578,400	16,663,400	16,887,250
Available SF	630,125	499,145	1,484,606	1,290,284	668,411	651,185
Vacancy Rate	3.9%	3.0%	9.0%	7.8%	4.0%	3.9%

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: \$10,000,000.00	120,000 SF	South-Tec Industrial Park Kankakee, Illinois Up to 24' ceiling height 12+ docks and ample land Excellent location (hwy ½ mile) Lease Rate:
85,000 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: \$900,000.00 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
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
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: \$225,000.00 Lease Rate:

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: \$1,399,000.00

17,300 SF
(Divisible)

450 S. Spruce Street
Manteno, Illinois
22' ceiling height
2 docks and ample land
Excellent location (hwy ½ mile)
Lease Rate: \$5.75 psf gross
Sale Price: \$70.00 psf

15,500 SF 1590 Grinnell Road
Kankakee, Illinois
16 - 20' ceiling height
2 docks and ample land
Good location (hwy 2 miles)
Sale Price: \$750,000.00

10,000 SF

1410 Stanford Drive
Kankakee, Illinois
16' ceiling height
No docks and ample land
Good location (hwy 2 miles)
Sale Price: \$550,000.00

Major Transactions in 2013

52,225 SF Sale to Kankakee Community College (former Kankakee Container/Thoro-Matic facility)
47,000 SF Lease to Flanders (former Esselte warehouse)
18,000 SF Lease to JR Edwards Brushes & Rollers (AH Alliance warehouse)
17,280 SF Sale to Central Illinois Transportation (former Cooper warehouse)

Notes

- 1) Vacancy rate stable from 1 year ago (4.0% vs 3.9%)
- 2) 225,000 SF of new construction in 2013 (CSL Behring, Ring Container & BSI)
- 3) 6,150 SF lost in fire in 2013 and removed from total inventory square footage (Turn-Key Environmental facility)
- 4) 46,539 SF removed from availability market as not currently listed as result of bank foreclosure (former ThreeSource facility)

