

Kankakee County Industrial Real Estate Report January 2015

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Available Square Feet/Vacancy Rate

	Jan. 2006	Jan. 2008	Jan. 2010	Jan. 2012	Jan. 2014	Jan. 2015
Total SF	16,231,000	16,550,375	16,550,400	16,578,400	16,887,250	16,893,400
Available SF	630,125	499,145	1,484,606	1,290,284	651,185	330,086
Vacancy Rate	3.9%	3.0%	9.0%	7.8%	3.9%	2.0%

Current Available Industrial Facilities (Over 10,000 SF)

66,500 SF (Freezer Bldg.)	1260 Sycamore Manteno, Illinois 28' ceiling height 8 docks and ample land Good location (hwy 2 miles) Lease Rate: 6.50 psf net	53,987 SF (Divisible)	1551 E. Willow Street (Space Center) Kankakee, Illinois 16' - 20' ceiling height 3 docks and ample land Good location (hwy 1.5 miles) Lease Rate: 4.25 psf full gross
58,500 SF (Divisible)	2407 Eastgate Industrial Parkway Kankakee, Illinois 24' ceiling height 12 docks and ample land Excellent location (hwy 1/2 miles) Lease Rate: 3.50 psf net	27,850 SF	555 N. Hobbie Avenue Kankakee, Illinois 18' ceiling height 2 docks and ample land Good location (hwy 1.5 miles) Lease Rate: 3.50 psf gross
20,682 SF	Charles Street Kankakee, Illinois 18' ceiling height 2 docks and limited land Fair location (hwy 3 miles) Lease Rate: 4.000 psf	25,000 SF (2 Buildings) (Divisible)	450 S. Spruce Street Kankakee, Illinois 22' ceiling height 2 docks and ample land Excellent location (hwy 1/2 miles) Lease Rate: \$5.75 psf gross Sale Price: \$70.00 psf
20,000 SF (Divisible)	555 1/2 N. Hobbie Avenue Kankakee, Illinois 16' ceiling height No docks and ample land Good location (hwy 1.5 miles) Lease Rate: 5.00 psf gross	17,600 SF	13581 East Central Hopkins Park, Illinois 20' ceiling height Docks and ample land Fair location (hwy 5+ miles) Lease Rate: 2.25 & \$8.00 psf

15,500 SF
(Investment)
1590 Grinnell Road
Kankakee, Illinois
16' ceiling height
2 docks and ample land
Good location (hwy 2 miles)
Sale Price: \$750,000

15,367 SF
1 East Bradford Drive
Bradley, Illinois
25' ceiling height
1 dock and ample land
Good location (hwy 2 miles)
Sale Price: \$850,000
Lease Rate: 5.47 psf

9,100 SF
1021 South Route 115
Kankakee, Illinois
16' ceiling height
No docks and ample land
Fair location (hwy 5 miles)
Sale Price: \$375,000

Major Industrial Transactions in 2014

155,629 SF Sale to MJP Realty, LLC (former Exel/Power Packaging facility)
144,819 SF Sale to Mike Scanlon (former Esselte facility)
46,539 SF Sale to Urban Farmer, LLC (former ThreeSource facility)
35,324 SF Sale to Trust (former Illinois Fabricators)
30,000 SF Lease to JR Edwards Brushes & Rollers (River Valley Recycling W. South-Tec Drive facility)
22,295 SF Lease to Central Illinois Transportation (River Valley Recycling Hobbie Avenue facility)
12,000 SF Lease to JR Edwards Brushes & Rollers (AH Alliance warehouse / expansion of lease to 30,000 SF)
5,000 SF Lease to Orkin (I-57 Industrial Commons)

Notes

- 1) Vacancy rate down from 1 year ago and at a record low (3.9% vs 2.0%)
- 2) 6,150 SF of new construction in 2014 (Turn-Key Environmental facility rebuilt from fire in 2013)