

## Kankakee County Industrial Real Estate Report January 2012

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### Available Square Feet/Vacancy Rate

	Jan. 2004	Jan. 2006	Jan. 2008	Jan. 2010	Jan. 2011	Jan. 2012
Total SF	15,991,000	16,231,000	16,550,375	16,550,400	16,620,400	16,578,400
Available SF	490,158	630,125	499,145	1,484,606	1,464,280	1,290,284
Vacancy Rate	3.1%	3.9%	3.0%	9.0%	8.8%	7.8%

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

250,000 SF (Divisible)	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	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 (Bank Owned)	2405 Eastgate Industrial Parkway Kankakee, Illinois 24' ceiling height 18 docks and ample land Excellent location (hwy ½ mile) Sale Price: \$3,250,000	144,819 SF (Divisible)	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
117,000 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	100,500 SF (Divisible)	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
96,800 SF (2 buildings)	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	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 mile) Lease Rate: \$4.25 psf full gross

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	35,324 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
19,988 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' - 18' ceiling height 2 docks and ample land Good location (hwy 2 miles) Sale Price: \$292,000.00
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	10,000 SF	1149 East Brookmont Blvd. Kankakee, Illinois 16' ceiling height No docks and ample land Good location (hwy 2 miles) Lease Rate: \$2.00 psf
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		

### **Major Transactions in 2011**

52,225 SF Lease to Heartland Harvest (former Kankakee Thoro-Matic)  
30,000 SF Sale to Inland Plastics (former Dow Chemical - 1 of 3 buildings)  
23,032 SF Lease to BMHC, LLC (former Esselte Warehouse)  
15,000 SF Lease to CMC Paving Solutions (former Wiseway Warehouse)  
10,000 SF Expansion (Lease) to Ring Container (AH Alliance Warehouse)

### **Notes**

- 1) Vacancy decreased 1% from 1 year ago (7.8% vs 8.8%).
- 2) 50,000 SF expansion completed in 2011 (J.R. Short Milling)
- 3) 92,000 SF lost in fire (Grinnell Road Warehouse)

