



Kankakee County Industrial Real Estate Report January 2016

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Available Square Feet/Vacancy Rate

	Jan. 2006	Jan. 2008	Jan. 2010	Jan. 2012	Jan. 2014	Jan. 2016
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	221,467
Vacancy Rate	3.9%	3.0%	9.0%	7.8%	3.9%	1.3%

Current Available Industrial Facilities (Over 10,000 SF)

59,250 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 miles) Lease Rate: 4.25 psf full gross	58,500 SF <i>(Divisible)</i>	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	25,000 SF <i>(2 Buildings)</i> <i>(Divisible)</i>	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 <i>(Divisible)</i>	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	15,500 SF <i>(Investment)</i>	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		

Major Industrial Transactions in 2015

58,500 SF Lease Renewal to Exel

12,470 SF Lease to Pipeline Supply (I-57 Industrial Commons)

10,500 SF Sale to F&P, LLC (Turn Key Environmental facility)

8,000 SF Sale to Todd Garcia (Reliable Limo occupies facility)

7,311 SF Sale to KMW Leasing, LLC (I-57 Industrial Commons)

Notes

- 1) Vacancy rate down from 1 year ago and at a record low for 2nd consecutive year (2.0% vs 1.3%)
- 2) No new construction completed in 2015