

# FOR LEASE WILMINGTON - 70,000 SQ FT WAREHOUSE

660 N. KANKAKEE ST., WILMINGTON, IL 60481



EXCLUSIVELY PRESENTED BY:

**BUCK TAMBLYN**

Broker

815.549.4301

bucktamblyn@mccolly.com



29 HERITAGE DR, | BOURBONNAIS, IL 60914 | MCCOLLYCRE.COM

**FOR SALE**

# FOR SALE OR LEASE - 70,000 SQ FT WAREHOUSE



**McCOLLY BENNETT**  
COMMERCIAL *advantage*

660 N. Kankakee St., Wilmington, IL 60481



## OFFERING SUMMARY

Available SF:

Lot Size:

Lease / SF:

Zoning:

## PROPERTY OVERVIEW

Three connected units - 20,000/20,000/30,000 SQ FT.

20' - 30' ceiling height throughout.

All metal building, concrete floors.

Also, 3 overhead doors and 5 dock spaces.

Additional outdoor parking too!

A lot of space with many potential uses!

Easily divisible into 20K, 30K, or 50K square foot units!

120,000 SF

\$1.50

M-1

**MCCOLLY BENNETT**  
**COMMERCIAL ADVANTAGE**

29 Heritage Dr  
Bourbonnais, IL 60914  
P: 815.929.9381  
mccollycre.com

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<b>Industrial</b>		MLS #:	<b>10859798</b>	List Price:	
Status:	<b>NEW</b>	List Date:	<b>09/16/2020</b>	Orig List Price:	
Area:	<b>481</b>	List Dt Rec:	<b>09/16/2020</b>	Sold Price:	
Address:	<b>660 N Kankakee St , Wilmington, IL 60481</b>				
Directions:	<b>I-80 TO 53 S INTO WILMINGTON, N ON KANKAKEE OVER RR CROSSING ON LEFT.</b>				
Sold by:		Mkt. Time (Lst./Tot.):	<b>1/1</b>	Rented Price:	
Closed:		Contract:		Lease SF/Y:	<b>\$1.50</b>
Off Mkt:		Concessions:		Mthly. Rnt. Price:	<b>\$8,750</b>
Township:	<b>Wilmington</b>	Unincorporated:	<b>No</b>	CTGF:	
				Blt Before 78:	<b>No</b>
Year Built:	<b>1990</b>	PIN #:		County:	<b>Will</b>
Zone Type:	<b>Warehouse</b>	Multiple PINs:			
Act Zoning:	<b>M1</b>	Relist:		Min Rentable SF:	<b>20000</b>
Subtype:	<b>Distribution Warehouse, Garage, Manufacturing / Warehousing, Truck Terminal</b>	Unit SF:		Max Rentable SF:	<b>70000</b>
			<b>20000 (Leasable Area Units: Square Feet)</b>		
Tot Bldg SF:		# Stories:	<b>1</b>	Lease Type:	<b>Modified Gross</b>
Office SF:		Gross Rentable Area:		Com Area Maint SF/Y:	<b>\$0</b>
Lot Dim:		Net Rentable Area:		Est. Tax per SF/Y:	<b>\$0</b>
Lot Size Source:	<b>County Records</b>	Investment:	<b>Yes</b>	User:	<b>No</b>
Mobility Score:	<b>38 - Minimal Mobility.</b>	List Price Per SF:	<b>\$0</b>	Sold Price Per SF:	<b>\$0</b>

Remarks: **WILMINGTON -FOR LEASE - 70,000 SQ FT WAREHOUSE - Three connected units - 20,000/20,000/30,000 SQ FT. 20' - 30' ceiling height throughout. All metal building, concrete floors. Also, 3 overhead doors and 5 dock spaces. Additional outdoor parking too! A lot of space with many potential uses! Easily divisible into 20K, 30K, or 50K square foot units!**

Approximate Age:	<b>16-25 Years</b>	Bay Size:		Air Cond:	<b>None</b>
Type Ownership:		# Trailer Docks:	<b>5</b>	Electricity:	<b>201-600 Amps, 3 Phase</b>
Frontage/Access:	<b>City Street, Public Road</b>	Construction:	<b>Concrete, Steel</b>	Heat/Ventilation:	<b>Ceiling Units</b>
Current Use:	<b>Commercial</b>	Exterior:	<b>Steel Siding</b>	Fire Protection:	<b>Fire Extinguisher/s</b>
Potential Use:	<b>Commercial, Industrial/Mfg, Divisible</b>	Foundation:	<b>Concrete</b>	Water Drainage:	<b>Floor Drains</b>
Known Encumbrances:	<b>None Known</b>	Roof Structure:	<b>Metal Decking</b>	Utilities To Site:	<b>Electric to Site, Gas to Site, Sanitary Sewer Nearby, Water-Nearby</b>
Client Needs:		Roof Coverings:	<b>Metal</b>	Tenant Pays:	<b>Varies by Tenant</b>
Client Will:		Docks/Delivery:	<b>Barge/Boat, Depressed</b>	HERS Index Score:	
Geographic Locale:	<b>Southwest Suburban</b>	Misc. Outside:		Green Disc:	
Location:	<b>Industrial Area/Campus</b>	# Parking Spaces:	<b>50</b>	Green Rating Source:	
# Drive in Doors:	<b>3</b>	Indoor Parking:	<b>Over 100 Spaces</b>	Green Feats:	
Door Dimensions:	<b>14'</b>	Outdoor Parking:	<b>31-50 Spaces</b>	Backup Info:	
Freight Elevators:	<b>0</b>	Parking Ratio:		Sale Terms:	
Min Ceiling Height:	<b>20'0</b>	Total # Units:	<b>3</b>	Possession:	<b>Closing</b>
Max Ceiling Height:	<b>30'0</b>	Total # Tenants:	<b>0</b>		
Clear Span:	<b>No</b>	Extra Storage Space:	<b>Yes</b>		
		Misc. Inside:	<b>Overhead Door/s, Storage Inside</b>		
		Floor Finish:	<b>Concrete</b>		

Financial Information		
Gross Rental Income:	Total Monthly Income:	Total Annual Income:
Annual Net Oper Income:	Net Oper Income Year:	Cap Rate:
Real Estate Taxes:	Total Annual Expenses:	Expense Year:
Tax Year:	Expense Source:	Loss Factor:

Operating Expense Includes:

Broker Private Remarks:

Internet Listing:	<b>Yes</b>	Remarks on Internet?:	<b>Yes</b>	Broker Owned/Interest:	<b>No</b>
VOW AVM:	<b>Yes</b>	VOW Comments/Reviews:	<b>No</b>	Lock Box:	<b>None</b>
Listing Type:	<b>Exclusive Right to Lease</b>	Address on Internet:	<b>Yes</b>	Special Comp Info:	<b>None</b>
Coop Comp:	<b>1 OR 2 YEAR LEASE - 1/2 OF 1 MONTHS RENTAL AMOUNT 3 OR 4 YEAR LEASE - 1 MONTH RENTAL AMOUNT 5 OR MORE YEAR LEASE - 1.5 MONTHS RENTAL AMOUNT (on Gross RP)</b>	Other Compensation:		Call for Rent Roll Info:	
Information:	<b>None</b>	Cont. to Show?:		Expiration Date:	<b>09/01/2021</b>
Showing Inst:	<b>Call listing agent for showings.</b>				
Broker:	<b>McColly Bennett Real Estate (94050) / (815) 929-9381</b>				
List Broker:	<b>Jay "Buck" Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com</b>				
CoList Broker:	<b>More Agent Contact Info:</b>				

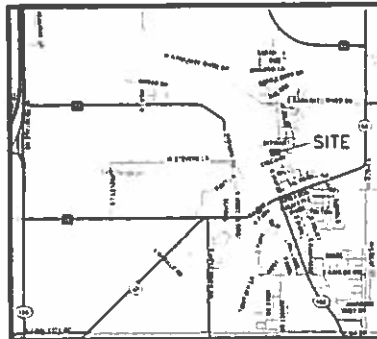
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MLS #: 10859798

Prepared By: Jay "Buck" Tamblyn | McColly Bennett Real Estate | 09/16/2020 03:13 PM



# ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP  
SEP 14 2014

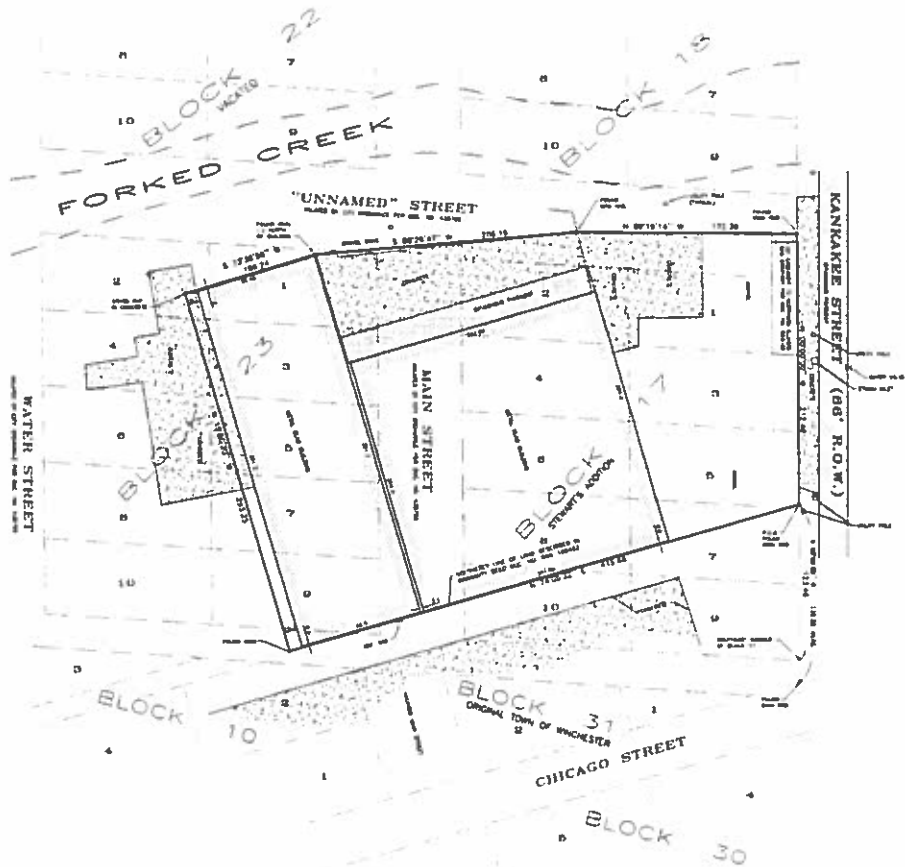
## LEGAL DESCRIPTION

THAT PART OF BLOCK 17, BLOCK 22, VACATED MAIN STREET, VACATED UNNAMED STREET NORTH OF BLOCKS 17 AND 23 OF STENOGRAPHY ADDITION TO THE TOWN OF WINCHESTER (FROM ILLINOIS) AND PART OF THE UNINCORPORATED STREET ON STRIP OF LAND 1988 NORTH OF BLOCKS 10, 21, AND 32 IN SAID TOWN OF WINCHESTER, ALL SITUATE IN THE WEST HALF OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID BLOCK 17 00 FEET NORTH OF CORNER 00, 152.40 FEET NORTH OF THE SOUTHEAST CORNER OF SAID BLOCK 17; AN BEARING ALONG SAID EAST LINE, THENCE NORTH 88 DEGREES 30 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE OF BLOCK 17 A DISTANCE OF 212.40 FEET THENCE NORTH 88 DEGREES 18 MINUTES 14 SECONDS WEST 152.50 FEET THENCE SOUTH 88 DEGREES 24 MINUTES 47 SECONDS WEST 200.24 FEET THENCE SOUTH 77 DEGREES 30 MINUTES 00 SECONDS EAST 200.24 FEET THENCE NORTH 74 DEGREES 30 MINUTES 74 SECONDS EAST 118.86 FEET TO THE POINT OF BEGINNING, ALL IN WILSON TOWNSHIP, ILL. COUNTY, ILLINOIS.

SCALE 1"=40'



1" = 40' SCALE  
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## ALTA TABLE A NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
2. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.  
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## GENERAL NOTES

1. THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND INTO LOTS.  
2. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS.  
3. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS.  
4. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS.

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MAP.  
1" = 40' SCALE

AUGUST 11, 2014  
JAN 10 2015

*Charles H. Smith*  
LAND SURVEYOR  
JAN 10 2015

**GEOTECH INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS  
1207 CEDARWOOD DRIVE WEST HILL, ILLINOIS 60403 815/730-1010

ALTA/ACSM LAND TITLE SURVEY  
660 N. Kenosha Street  
Wilmington, Illinois  
pt Sec 25, T33N, R9E

FOR CASH, OR  
SPRING & WYOMING LAND FIRM  
1615 BLACK HAWK  
JOLIET, ILLINOIS 60438

DRAWN BY: E.E. JOB # 10000  
CHECKED BY: E.E.P. DATE: 8/6/14

DATE BY REVISION

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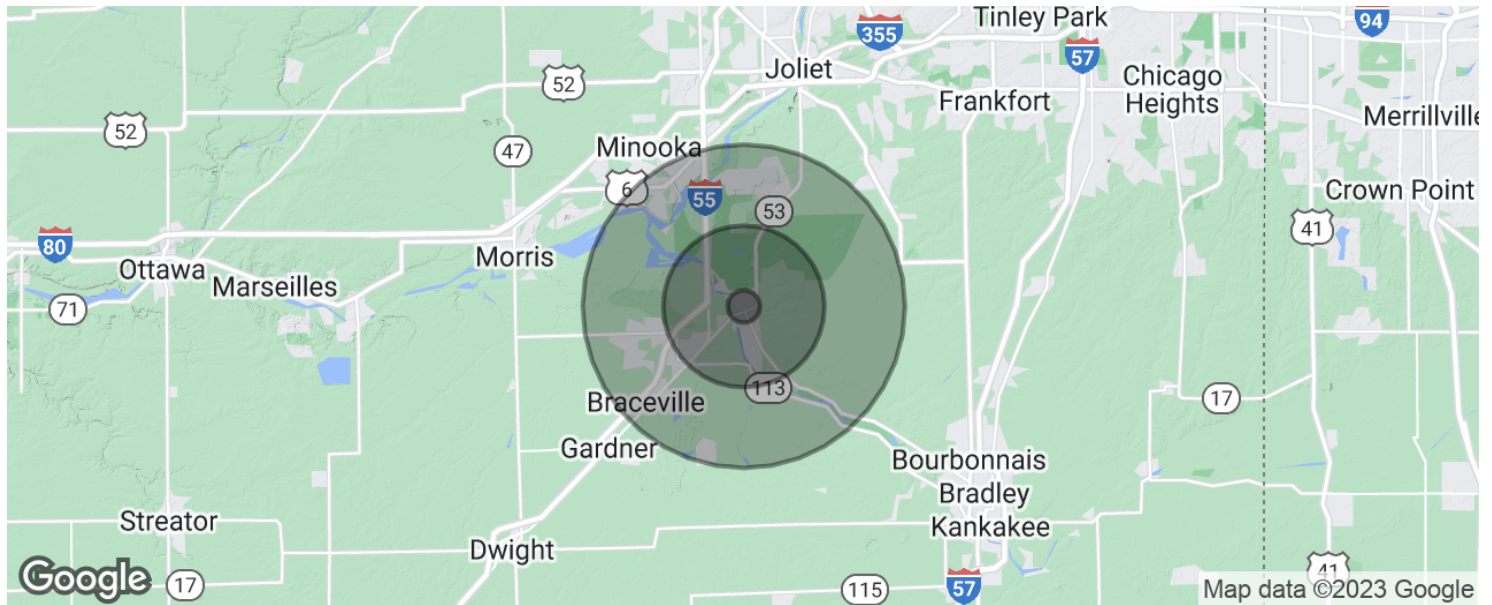
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,514	10,297	39,495
Median age	40.7	41.7	39.5
Median age (Male)	38.9	39.5	38.0
Median age (Female)	43.8	44.1	40.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	943	3,912	14,489
# of persons per HH	2.7	2.6	2.7
Average HH income	\$64,657	\$66,526	\$71,246
Average house value	\$198,407	\$204,026	\$223,412

\* Demographic data derived from 2020 ACS - US Census

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