## 2401 S. NORTHERN ILLINOIS DR.

# Channahon, IL

trucking property | FOR SALE OR LEASE

#### **JOSHUA HEARNE, SIOR**

(630) 729-7933 jhearne@cawleychicago.com

### **REINIER PRANGER**

(630) 735-8737 rpranger@cawleychicago.com



# building specifications

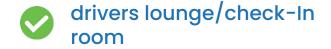
Building Size:	± 6,000 Sq. Ft.
Land:	± 3.42 Acres
Year Built:	2005
Parking:	50 Cars 40 Trailers/Containers 25 Tractors with Plug-Ins
Zoning:	M-1 Limited Industrial
Heat:	Gas
Real Estate Taxes:	\$19,124/Year
Lease Asking Rate:	Subject to Offer
Sale Price:	\$2,995,000



paved with dolly pads









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## site plan

