

# 2401 S. NORTHERN ILLINOIS DR. Channahon, IL

trucking property | **FOR SALE OR LEASE**

**JOSHUA HEARNE, SIOR**  
(630) 729-7933  
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**REINIER PRANGER**  
(630) 735-8737  
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## 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



within 5 miles of UP Joliet  
Intermodal & 4 miles of  
BNSF Logistics



fenced & secured with  
electronic gate



drivers lounge/check-In  
room

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## site plan

