

1109 E. Lake Street | Steamwood, IL

443,493 SF Total Building

\$100,000
CASH
MOVING
ALLOWNACE

\$0.99/SF
Year 1!

For more information,
 please contact:

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No warranty or representation is made to
 the accuracy of the foregoing information.

Available Size:	443,493 SF divisible to 67,539 SF
Land Site:	32.91 Acres. ±1,282' frontage and 1,479' depth
Ceiling Height:	20', 24 and two sections at 34' (see chart below)
Loading:	29 docks, 5 drive-in doors
Sprinklers/Heat:	Wet/Gas
Electrical:	Four at 1,600 amps + one at 1,200 amps, 3 phase, 4-wire, 277/480 volt
Car Parking:	215 spaces
Trailer Parking:	54 spaces
Lighting:	Metal Halide
Year Built/Construction:	1966-1995 / Insulated Metal Panel
Rail:	Canadian Pacific
Sale Price:	STO
Lease Rate:	\$1.95/SF Net
Real Estate Taxes:	\$1.04/SF (2008)
Possession:	Immediate
Comments:	<ul style="list-style-type: none"> ■ Canadian Pacific rail spur ■ Resin silos

Division Descriptions

Unit 1 & 2	238' x 238'	105,840 SF	1974	3 CP rail doors	20' clear
	298' x 300'	102,053 SF	1985	14 docks (8 covered)	24' clear
Total		207,893 SF			
Unit 3	257' x 341'	81,281 SF	1994	3 docks	Part 34', part 24' clear
Unit 4	300' x 257'	74,960 SF	1995	8 docks	34' clear
Unit 4		67,539 SF	1966	4 docks crane bays	16' clear

