

113-116 Industrial Drive
Minooka. IL

Available:	26,433 SF and 10,486 SF
Land Site:	7.87 Acre site- Expansion Land
Office:	6,368 SF
Ceiling Height:	24-30' Clear span
Cranes:	<ul style="list-style-type: none">• Two 25-ton cranes,• One 15 ton• 1 and 2 ton hoists
Docks:	1 exterior dock 6 drive-in doors
Year Built:	1982 and 1991
Construction:	Masonry and metal panel
Sprinklered:	Not sprinklered
Rail Access:	EJ&E
Power:	3,000+ Amps
Heat:	Gas fired
Possession:	Mutual agreement
Real Estate Taxes:	\$.70 PSF (2005)
Sale Price:	\$1,950,000
Comments:	<ul style="list-style-type: none">• Extra land• 8 – 12" floor thickness• Facility currently used as locomotive refurbishing• 5 rail lines into the site• Located 1 mile from a 4-way interchange at Ridge Road

FOR FURTHER INFORMATION, PLEASE CONTACT:

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