

- 693,000 SF facility (divisible)
- 20'-50' clear height
- State of Illinois Enterprise Zone (eliminates sales tax on natural gas & other benefits)
- Visibility & Frontage on US 6 near I-80 & I-55 interchanges
- 10 miles west of UP Joliet and BNSF LPC Intermodal Terminals
- Ideal for trailer storage & bulk transload of bulk commodities including grain, plastics, aggregates & liquids
- Container yard with stacking capabilities
- 13.2 KVA electric service
- 70 Acre Canadian National Railroad-Served Terminal
- Near Intersection of I-80 & I-55

for additional information, please contact:

Pat Stanton

main 630.922.6800 | cell 630.269.2968 | fax 630.922.6900 | pat@patrickcommercial.com

The above information has been obtained from sources deemed reliable, however, no liability is assumed for its accuracy. The above information is subject to change or withdrawal without further notice. Patrick Commercial Real Estate has been hired by the property owner for services rendered. Any broker that receives the enclosed listing information and submits it to a prospect must submit a letter of registration to Patrick Commercial Real Estate identifying the prospective purchaser/tenant, date of submittal, broker's relationship with prospect (i.e. buyer's broker), and if broker expects compensation or a commission fee from the exclusive broker of the property if and when a transaction does occur. Within three days of receipt of a letter of registration, Patrick Commercial Real Estate will send, via fax or mail, notice of acceptance of registration or denial of registration.

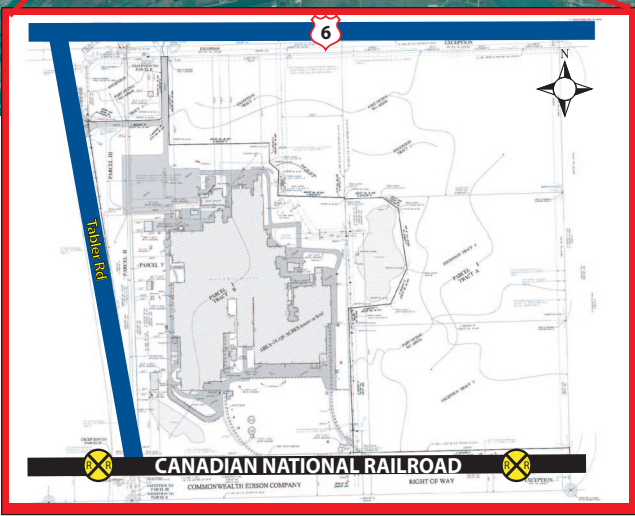
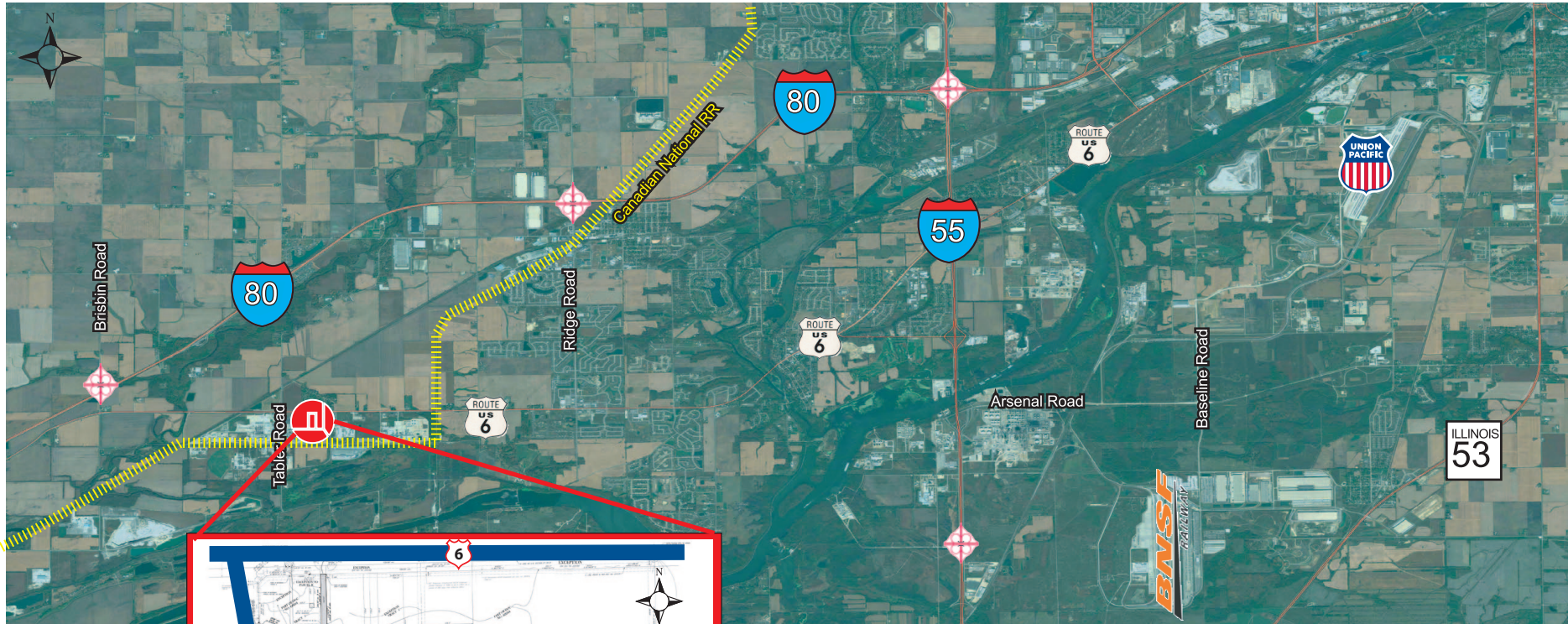
Patrick

COMMERCIAL REAL ESTATE

AVAILABLE: 70-ACRE CANADIAN NATIONAL RAILROAD-SERVED TERMINAL NEAR I-80/I-55 INTERSECTION

8920 N Tabler Rd

Channahon (Unincorporated Grundy), IL



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