

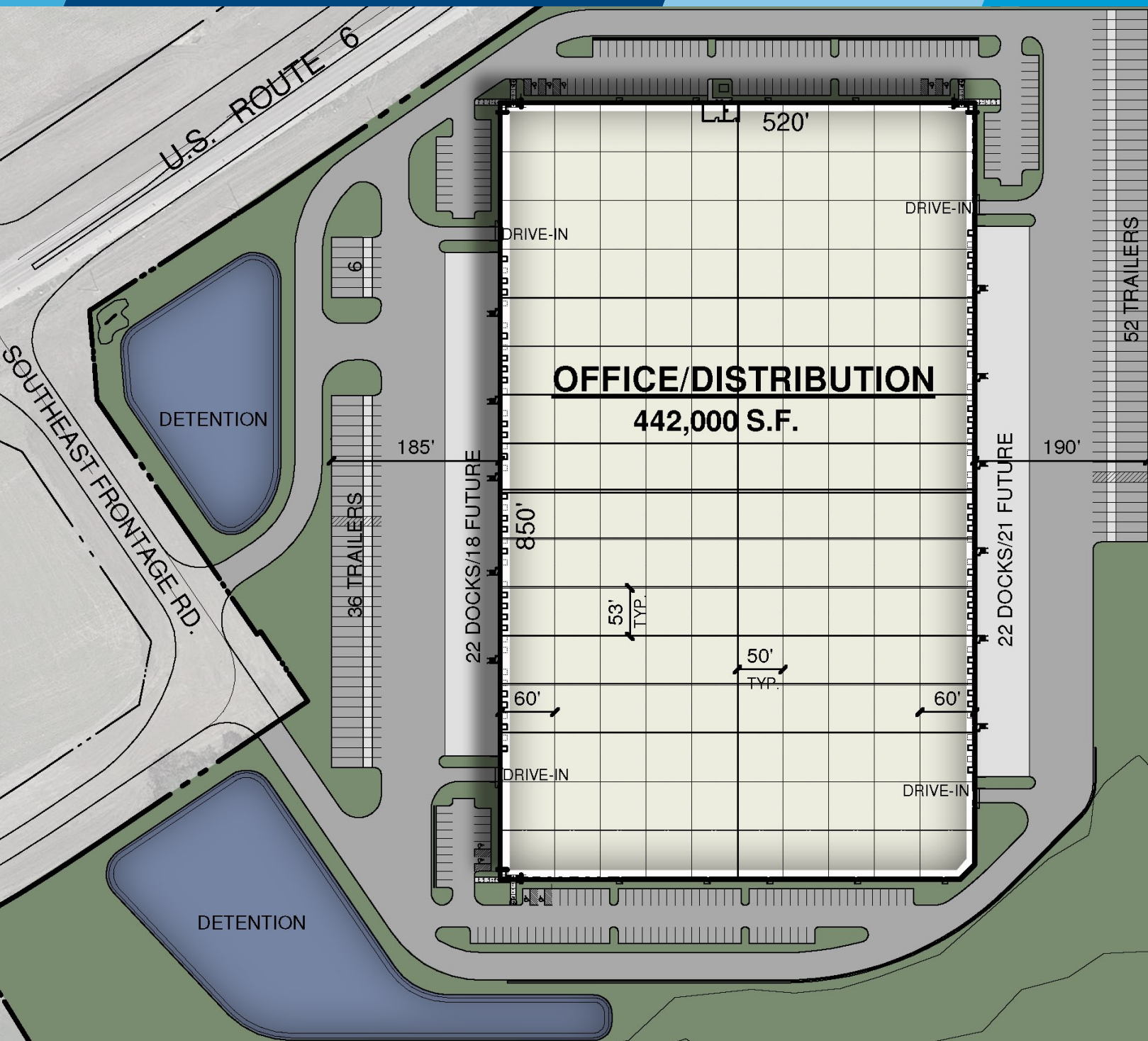
# CHANNAHON BUSINESS CENTER

442,000 SQUARE FEET (DIVISIBLE)  
23400 US ROUTE 6 - CHANNAHON, IL



# CHANNAHON BUSINESS CENTER

442,000 SQUARE FEET (DIVISIBLE)  
23400 US ROUTE 6 - CHANNAHON, IL

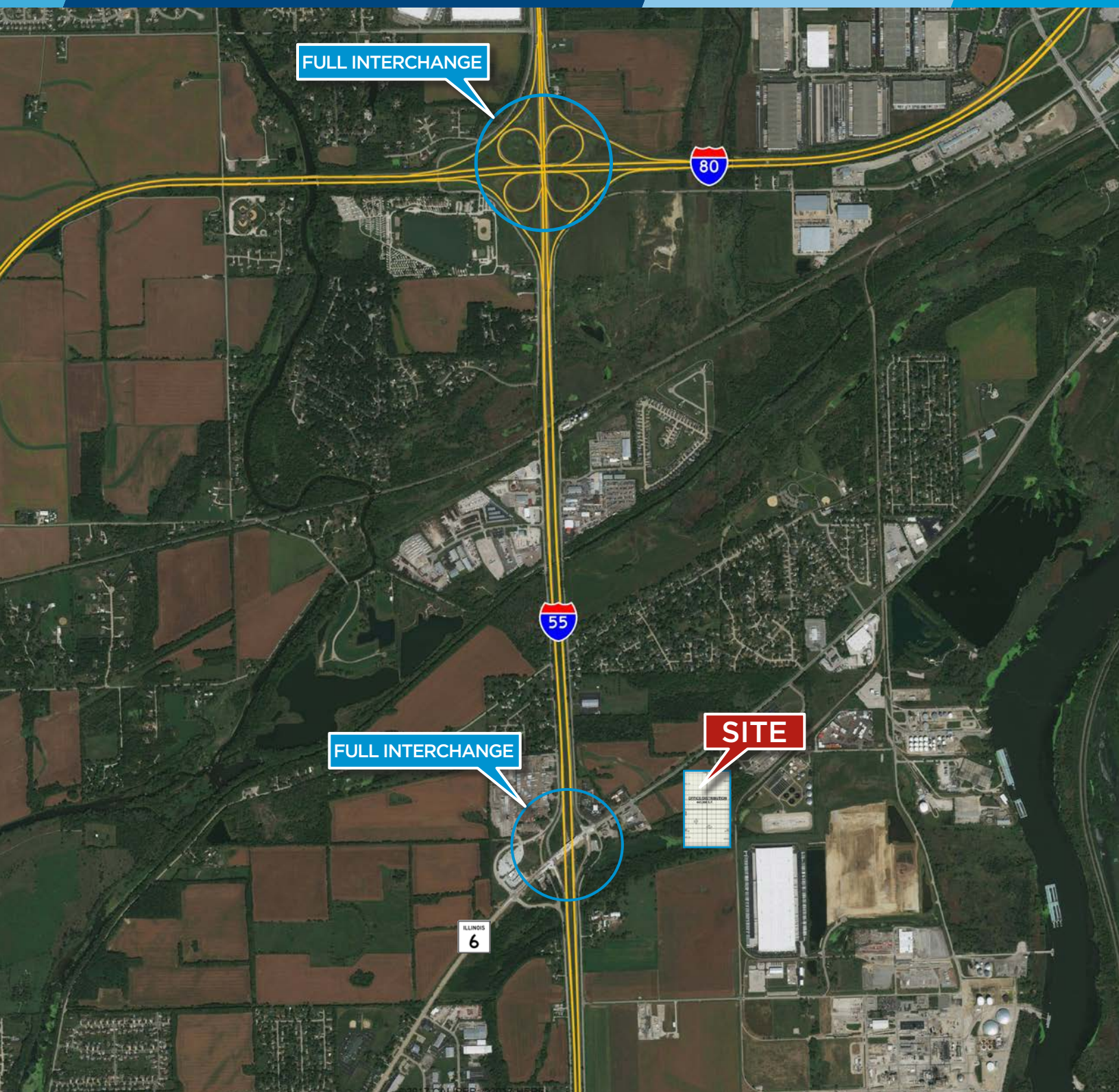


Channahon Business Center is a 442,000 square foot, Class A, cross-dock warehouse facility available for lease. The project is located on U.S. Route 6 in Channahon, Illinois. Features of the project include immediate access to the full interchange on Interstate 55, 36' clear height, ESFR sprinkler system, 50' x 53' column bays, 60' loading bays, 75 dock doors + 4 drive-in doors and a 7" reinforced concrete slab system.



# CHANNAHON BUSINESS CENTER

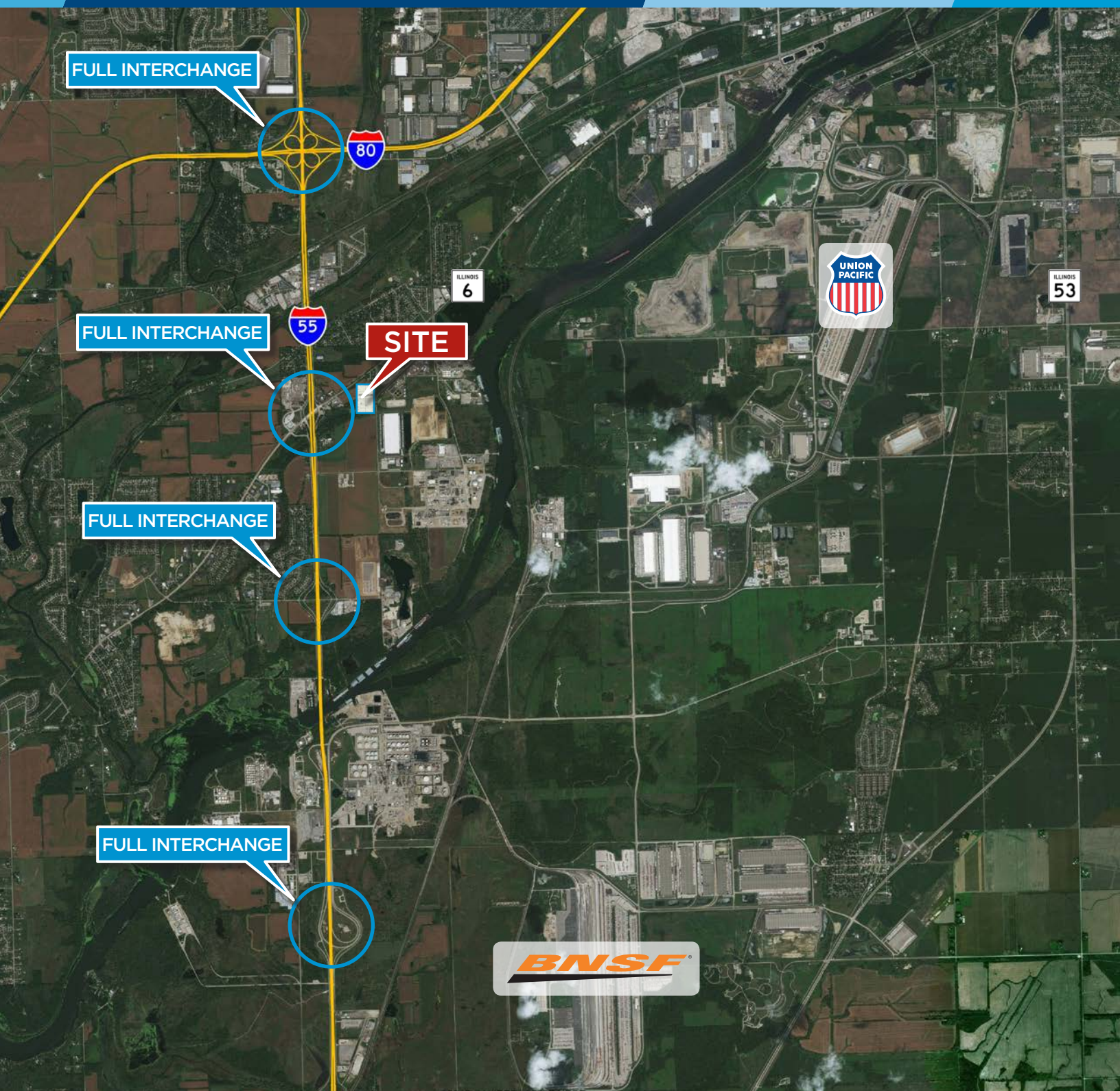
442,000 SQUARE FEET (DIVISIBLE)  
23400 US ROUTE 6 - CHANNAHON, IL





# CHANNAHON BUSINESS CENTER

442,000 SQUARE FEET (DIVISIBLE)  
23400 US ROUTE 6 - CHANNAHON, IL



# CHANNAHON BUSINESS CENTER

442,000 SQUARE FEET (DIVISIBLE)  
23400 US ROUTE 6 - CHANNAHON, IL



## BUILDING SPECIFICATIONS

Address	23400 US Route 6, Channahon, IL
Building Size	442,000 SF (divisible)
Office Space	To suit
Site Size	+/-28.68 acres
Construction	Precast concrete panels
Ceiling Height	36' clear
Floor Slab	7" reinforced concrete
Loading	75 exterior docks (expandable) 4 drive-in doors
Crossload configuration	520' building depth
Power	3,000 amps @ 480/277 volts
Heat	Roof-mounted, air-makeup units
Roof	Ballasted EPDM system (R-30)
Sprinklers	ESFR system
Bay Sizes	50' x 53' (typical bay) - 60' speed bays
Possession	4Q 2018
Lease Rate	Subject to offer



**RIDGELINE**  
PROPERTY GROUP



**CLARION PARTNERS**



**DAVID A. BERCU, SIOR**  
+1 847 698 8207  
david.bercu@colliers.com

**CHARLES V. CANALE**  
+1 847 698 8211  
charles.canale@colliers.com