

MANTENO-FOR LEASE - 4,800 SF SHOP / WAREHOUSE

8086 N 2000 E RD. UNIT 6, MANTENO, IL 60950



EXCLUSIVELY PRESENTED BY:

BUCK TAMBLYN

Broker

815.549.4301

bucktamblyn@mccolly.com



29 HERITAGE DR, | BOURBONNAIS, IL 60914 | MCCOLLYCRE.COM

FOR LEASE

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8086 N 2000 E Rd. Unit 6, Manteno, IL 60950



Lease Rate

\$5,000.00 PER MONTH

PROPERTY OVERVIEW

2 AND A HALF ACRES OF OUTDOOR YARD SPACE AVAILABLE.

Over 8,000 vehicles per day at your doorstep on Rt. 50.

Clear span, heated/insulated shop area with floor drain / 3 compartment oil catch system.

Heated office area with two ADA restrooms.

New lightning, 2 new 12' x 12' overhead door.

220 power and free water and sewer.

Close to the new I-57 interchange.

Clean building, great location, call today!

LOCATION OVERVIEW

Rte. 50 South of Manteno, entrance off of Rte. 50 or off of 2000 East (Cardinal Dr.)

OFFERING SUMMARY

Building Size: 4,800 SF

Available SF: 4,800 SF

**MCCOLLY BENNETT
COMMERCIAL ADVANTAGE**

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

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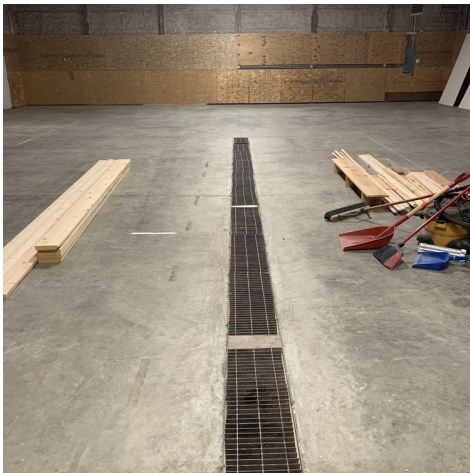
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The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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COMMERCIAL *advantage*



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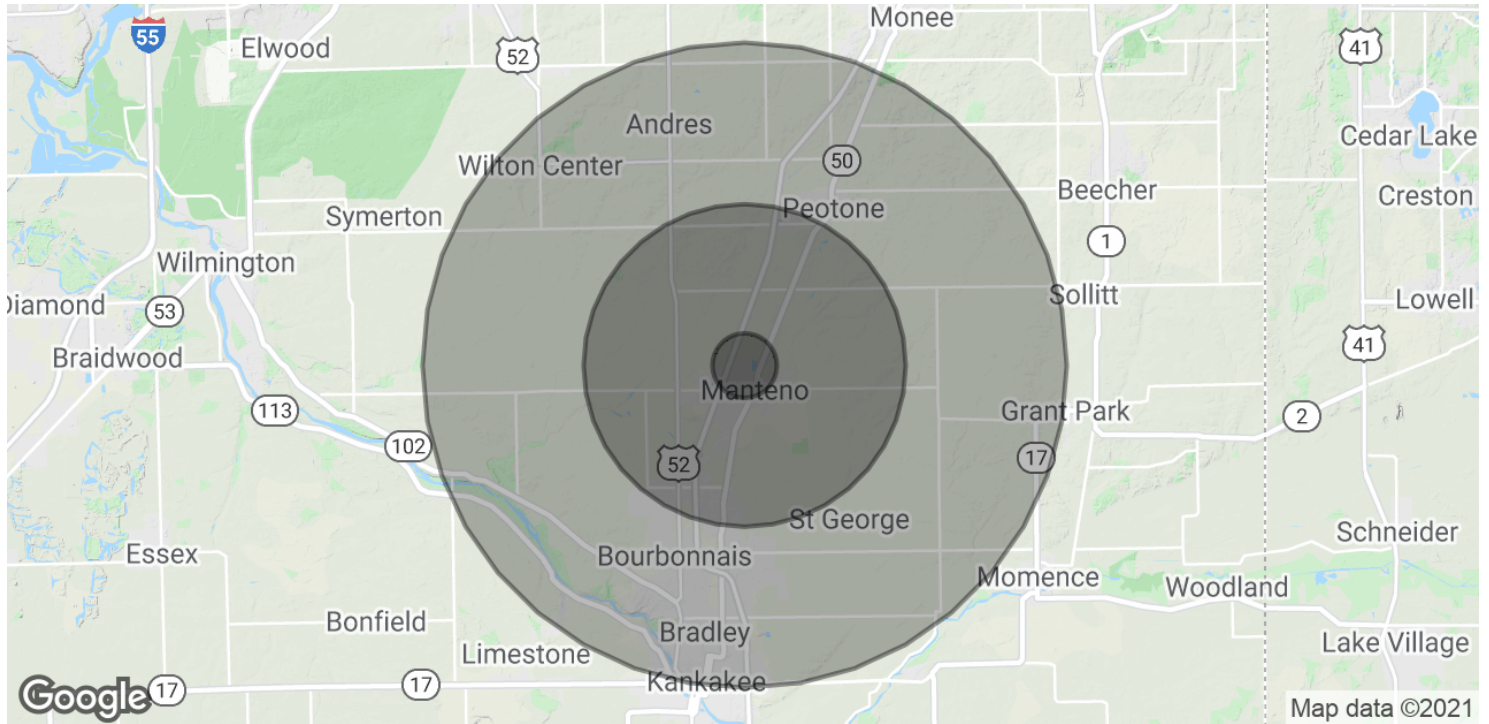
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,136	19,420	91,091
Average age	39.5	38.4	34.9
Average age (Male)	38.1	36.8	32.9
Average age (Female)	40.2	39.6	36.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	433	7,393	33,494
# of persons per HH	2.6	2.6	2.7
Average HH income	\$67,384	\$67,893	\$64,493
Average house value	\$195,533	\$194,985	\$188,646

* Demographic data derived from 2010 US Census

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Industrial
 Status: **NEW**
 Area: **951**
 Address: **8086 N 2000 East Rd Unit 6, Manteno, IL 60950**
 Directions: **Rte. 50 South of Manteno, entrance off of Rte. 50 or off of 2000 East (Cardinal Dr.)**
 Sold by:
 Closed:
 Off Mkt:
 Township: **Manteno**
 Year Built: **1995**
 Zone Type: **Industrial**
 Act Zoning: **I2**
 Subtype: **Distribution Warehouse, Garage, Manufacturing / Warehousing**
 Tot Bldg SF:
 Office SF: **210**
 Lot Dim:
 Lot Size Source: **Other**
 Mobility Score: **39 - Minimal Mobility. ?**

MLS #: **11245048**
 List Date: **10/13/2021**
 List Dt Rec: **10/13/2021**
 Mkt. Time (Lst./Tot.): **2/211**
 Contract:
 Concessions:
 Unincorporated:
 PIN #:
 Multiple PINs:
 Relist:
 Unit SF: **4800**
 (Leasable Area Units: **Square Feet**)
 # Stories: **1**
 Gross Rentable Area:
 Net Rentable Area:
 Investment: **No**
 List Price Per SF: **\$0**

List Price:
 Orig List Price:
 Sold Price:
 Rented Price:
 Lease SF/Y: **\$12.50**
 Mthly. Rnt. Price: **\$5,000**
 CTGF:
 Blt Before 78: **No**
 County: **Kankakee**
 Min Rentable SF: **4800**
 Max Rentable SF: **4800**
 Lease Type: **Modified Gross**
 Com Area Maint SF/Y: **\$0**
 Est. Tax per SF/Y: **\$0**
 User: **No**
 Sold Price Per SF: **\$0**

Remarks: **MANTENO - FOR LEASE - 4,800 SF SHOP/WAREHOUSE. Over 8,000 vehicles per day at your doorstep on Rte. 50! Clear span, heated/insulated shop area with floor drains/3 compartment oil catch system. Heated office area with two ADA restrooms. New lightning, 2 new 12' x 12' overhead door and 2 AND A HALF ACRES OF outdoor yard space available. 220 power and free water and sewer. Close to the new 1-57 interchange! Clean building, great location, good signage! Call today!**

Approximate Age: 16-25 Years Type Ownership: Frontage/Access: County Road, State Road Current Use: Commercial Potential Use: Commercial, Industrial/Mfg Known Encumbrances: None Known Client Needs: Client Will: Geographic Locale: Out of Area Location: # Drive in Doors: 2 Door Dimensions: 12 X 12' 6" Freight Elevators: 0 Min Ceiling Height: ' Max Ceiling Height: 16' Clear Span: Yes	Bay Size: # Trailer Docks: 0 Construction: Steel, Wood Frame Exterior: Aluminum Siding Foundation: Concrete Roof Structure: Roof Coverings: Metal Docks/Delivery: Misc. Outside: # Parking Spaces: Indoor Parking: 13-18 Spaces Outdoor Parking: Over 100 Spaces Parking Ratio: Total # Units: 1 Total # Tenants: Extra Storage Space: Yes Misc. Inside: Handicapped Access, Handicapped Equip Washroom/s, Overhead Door/s, Private Restroom/s Floor Finish: Concrete	Air Cond: Office Only Electricity: Circuit Breakers, 201-600 Amps, 220 Volts Heat/Ventilation: Ceiling Units, Gas Fire Protection: None Water Drainage: Utilities To Site: Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Private Company Tenant Pays: Electric, Heat, Repairs & Maintenance, Varies by Tenant HERS Index Score: Green Disc: Green Rating Source: Green Feats: Backup Info: Sale Terms: Possession: Negotiable
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Financial Information

Gross Rental Income:	Total Monthly Income:	Total Annual Income:
Annual Net Oper Income:	Net Oper Income Year:	Cap Rate:
Real Estate Taxes:	Total Annual Expenses:	Expense Year:
Tax Year:	Expense Source:	Loss Factor:

Operating Expense Includes:

Broker Private Remarks:

Internet Listing: Yes VOW AVM: Yes Listing Type: Exclusive Right to Lease Coop Comp: 1 - 2 YEAR LEASE = EQUIVALENT OF 1/2 OF 1 MONTHS RENTAL RATE 3 - 4 YEAR LEASE = EQUIVALENT OF 1 MONTH RENTAL RATE 5 YEAR OR MORE LEASE = EQUIVALENT OF 1 1/2 MONTHS RENTAL RATE (on Gross RP) Information: 24-Hr Notice Required Showing Inst: Call LA to view Broker: McColly Bennett Real Estate (94050) / (815) 929-9381 List Broker: Jay Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com CoList Broker:	Remarks on Internet?: Yes VOW Comments/Reviews: Yes Address on Internet: Yes Other Compensation:	Broker Owned/Interest: No Lock Box: None (Located at None) Special Comp Info: Variable Call for Rent Roll Info:
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Cont. to Show?:

Expiration Date: **08/09/2022**

More Agent Contact Info:

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MLS #: 11245048

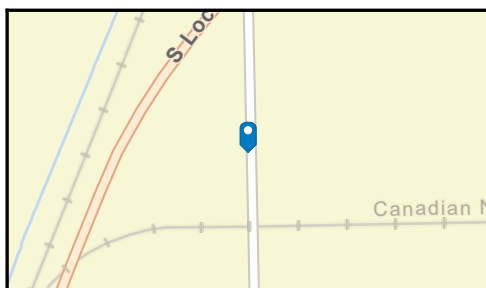
Prepared By: Jay Tamblyn | McColly Bennett Real Estate | 10/14/2021 12:02 PM



Traffic Count Map - Close Up

8086 N 2000E Rd, Manteno, Illinois, 60950
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.23682
Longitude: -87.83839

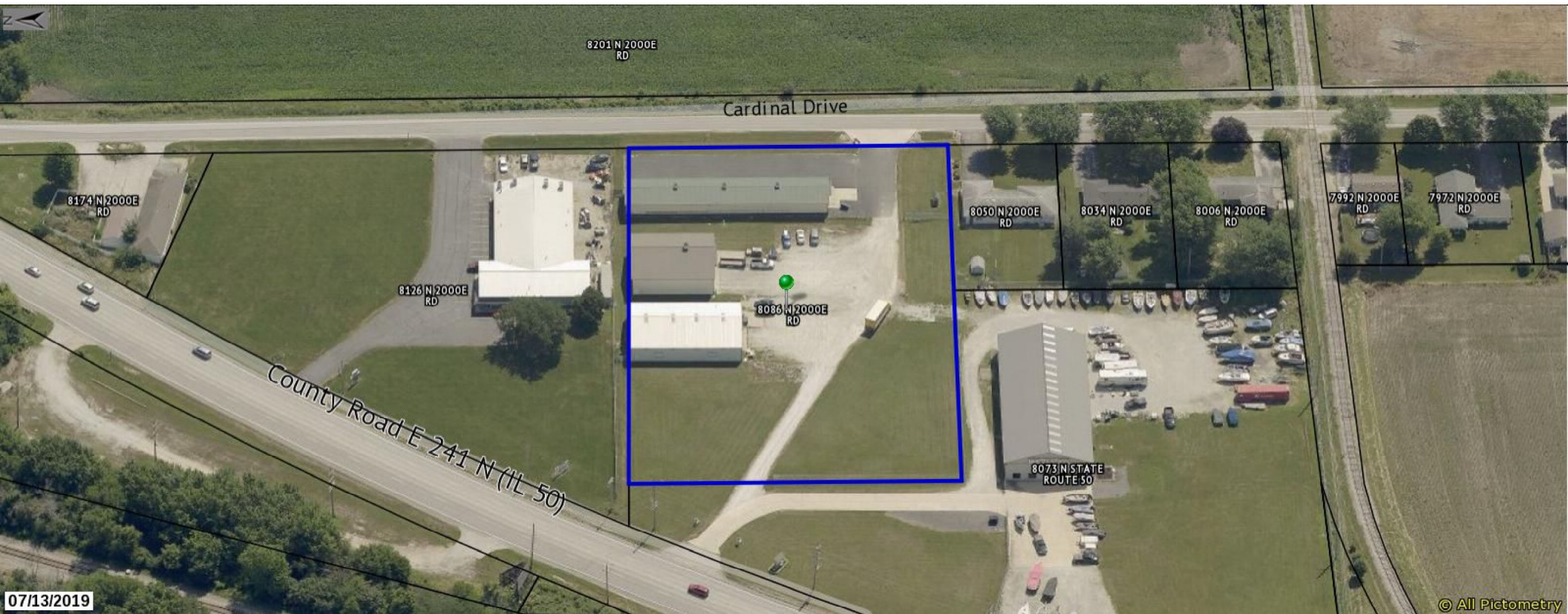


Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q4 2020).

January 14, 2021



07/13/2019

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