

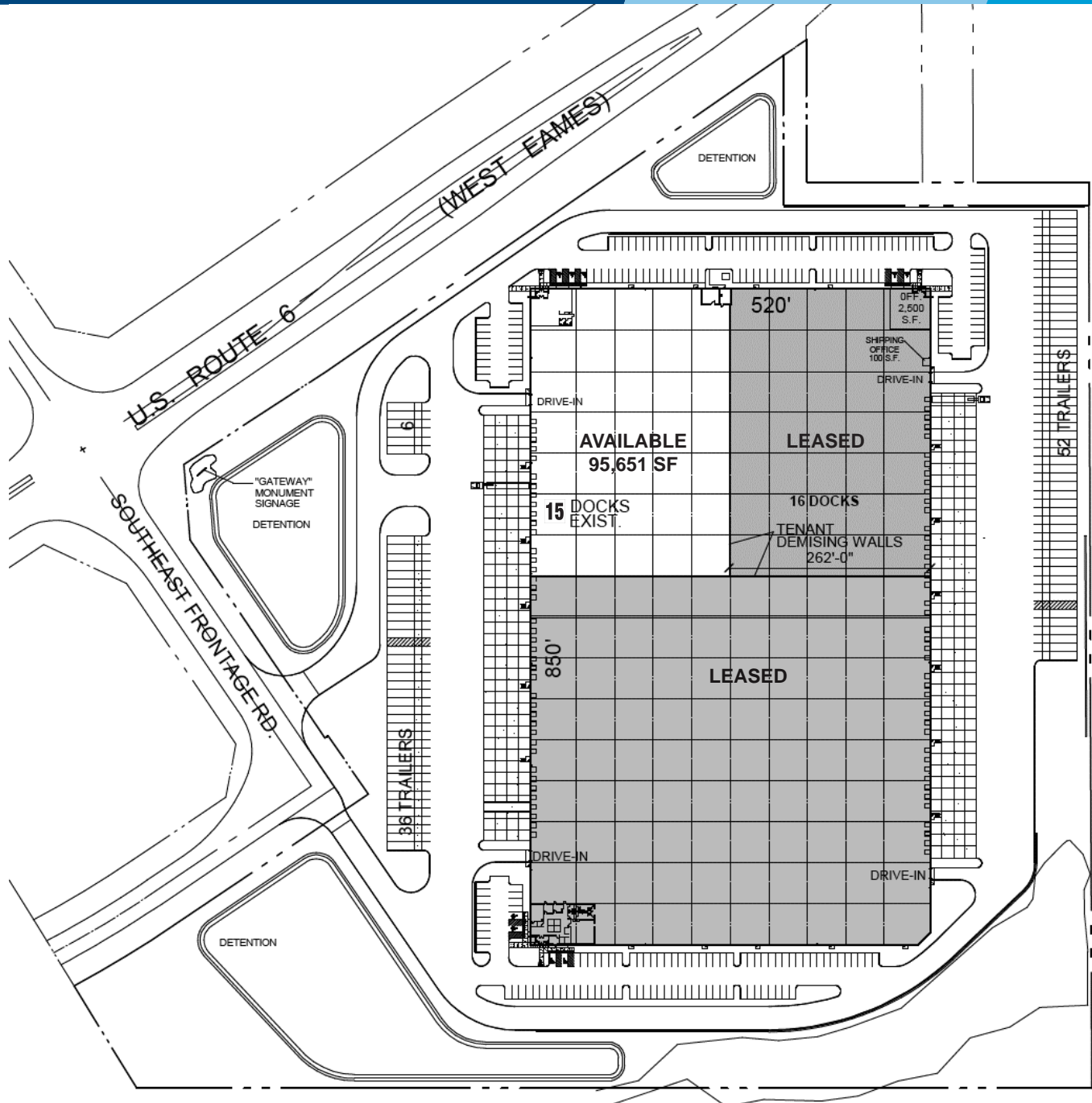
ROUTE 6 BUSINESS CENTER

95,651 SQUARE FEET AVAILABLE
23647 W. EAMES ST. - CHANNAHON, IL



ROUTE 6 BUSINESS CENTER

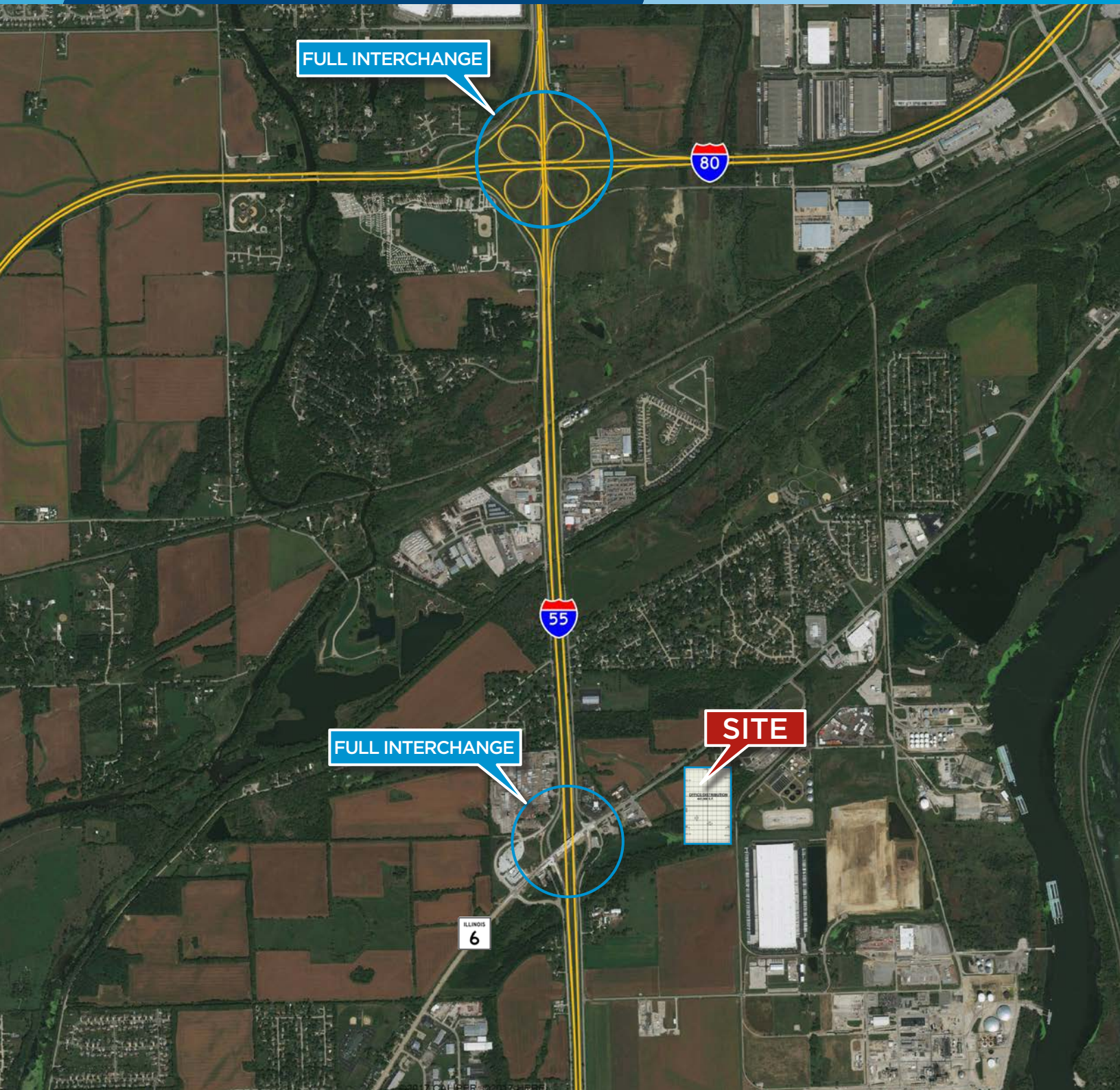
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Route 6 Business Center is a new, Class A, cross-dock warehouse facility with 95,651 square feet available for lease. Located in Channahon, Illinois, features of the project include immediate access to a full interchange on Interstate 55, 36' clear height, ESFR sprinkler system, 50' x 53' column bays, 60' loading bays, 16 dock doors, 1 drive-in door and a 7" reinforced concrete slab system. Space is move-in ready with offices & restrooms in place.

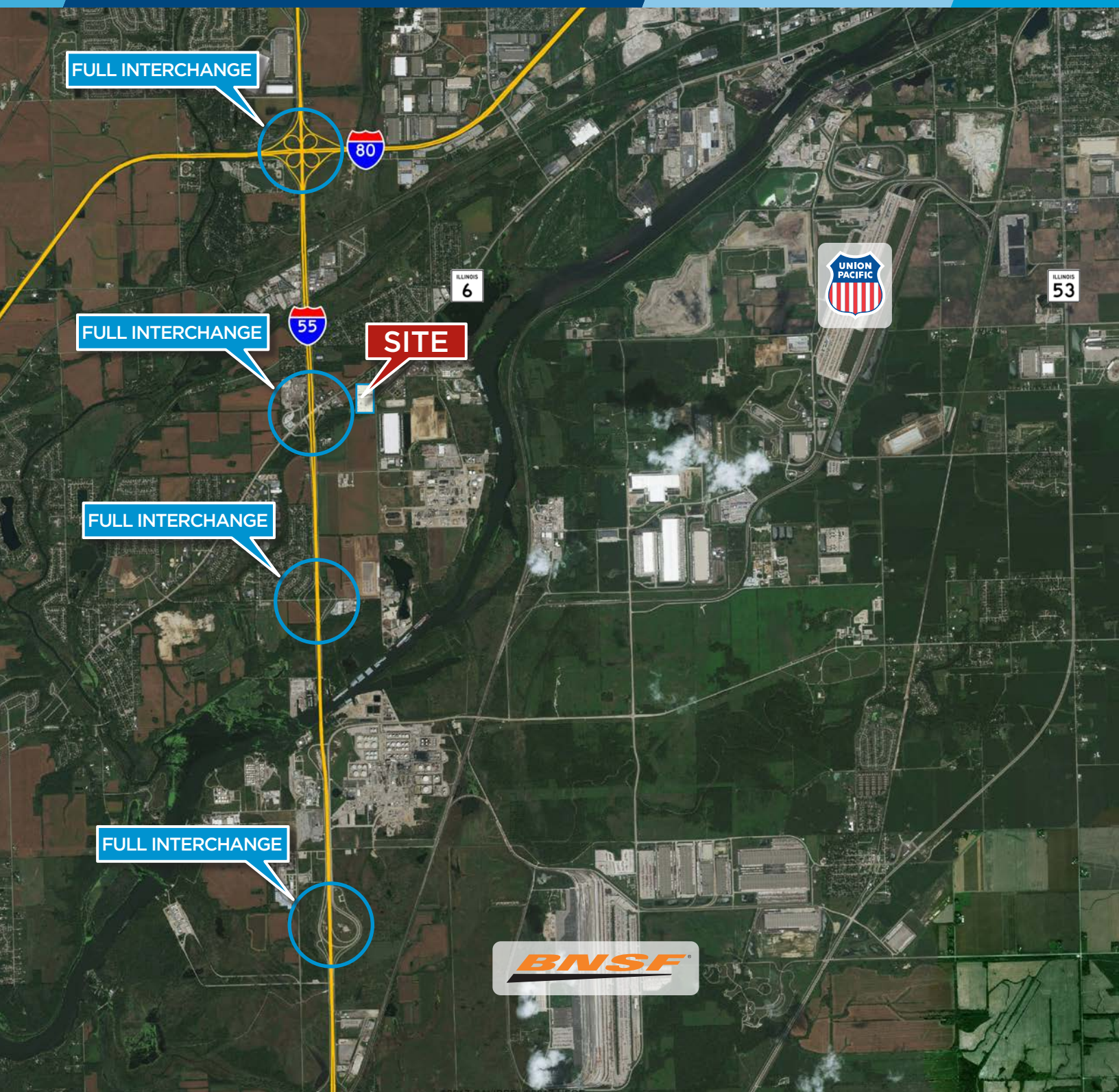
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BUILDING SPECIFICATIONS

Address	23647 W. Eames St., Channahon, IL
Available Space	95,651 SF - Unit A
Total Building Size	442,000 SF
Office Space	2,362 SF in place (additional to suit)
Site Size	+/-28.68 acres
Construction	Precast concrete panels
Ceiling Height	36' clear
Floor Slab	7" reinforced concrete
Loading	16 exterior docks 1 drive-in door
Crossload Configuration	520' building depth
Parking	22 trailer stalls 40 car parking spaces
Power	800 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	Immediate
Lease Rate	Subject to offer



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